

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5928 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: : PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 4 DAY OF JANUARY , 2018

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF US HIGHWAY 190, ON THE NORTH SIDE OF SUSAN STREET, WEST OF MARC DRIVE, BEING 30152 US HIGHWAY 190, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.196 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT), (WARD 7, DISTRICT 7), (2017-829-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-829-ZC hasrecommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present NC-4 (Neighborhood Institutional District) to an I-1 (Industrial District) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as I-1 (Industrial District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present NC-4 (Neighborhood Institutional District) to an I-1 (Industrial District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 1 DAY OF FEBRUARY , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 27 , 2017

Published Adoption: \_\_\_\_\_ , 2018

Delivered to Parish President: \_\_\_\_\_ , 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2018 at \_\_\_\_\_

## Exhibit "A"

### 2017-829-ZC

#### 0.616 Acres

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 33, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana and more fully described as follows:

From the section corner common to Sections 32 & 33, Township 8 South, Range 13 East go North 01 degree 30 minutes 00 seconds East 3,880.00 feet to a point; thence go South 72 degrees 00 minutes 00 seconds East 944.00 feet to a point; thence go South 82 degrees 30 minutes 00 seconds East 630.00 feet to an iron pipe at the intersection of U.S. Hwy. #190 southern r/w line and Marc Drive west r/w line; thence go Northwesterly 200.00 feet to a ½" iron rod on the southern r/w line of U.S. Hwy. E 190 and the Point of Beginning.

Thence go South 01 degree 35 minutes 17 seconds West 258.20 feet to a ½" iron rod on the northern r/w line of Susan Street; thence go West 101.82 feet along said northern r/w line to a ½" iron rod; thence go North 02 degrees 12 minutes 25 seconds East 276.49 feet to a ½" iron rod on the southern r/w line of U.S. Hwy. #190; thence go South 79 degrees 31 minutes 23 seconds East 100.00 feet along U.S. Hwy. #190 southern r/w line to the Point of Beginning.

Containing 0.616 acre of land more or less, lying and situated in Section 33, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana.

All in accordance with Survey Drawing Number 1060867, dated 4/25/2006 by J.V. Burkes & Associates, Inc. AND

#### 0.58 Acres

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 33, Township 8 South, Range 13 East, 7<sup>th</sup> Ward, St. Tammany Parish, Louisiana and more fully described as follows:

From the southwest corner of Section 33, of said Township 8 South, Range 13 East, go North 01 degree 30 minutes East 3,880 feet to U.S. Hwy. #190, thence go South 72 degrees East 944.0 feet; thence go South 82 degrees 30 minutes East 630 feet to the West right of way line of March Drive and the intersection of the South right of way line of U.S. Hwy. #190; thence go in a westerly direction along said U.S. Hwy. #190, 100 feet to the point of beginning; thence go South 245.4 feet to an iron pipe set on Susan Street; thence go West along Susan Street 99.2 feet; thence go North 258.2 feet to the aforementioned U.S. Hwy. #190; thence go in a Southeasterly direction along said U.S. Hwy. #190, 100 feet to the Point of Beginning.

All in accordance with plat of survey #2823 by John H. Sollberger, C.E., dated July 19, 1960.

Case No.: 2017-829-ZC

PETITIONER: Inferno Customz - Jeffrey Shoen

OWNER: B and CP Corporation - Peter Penton

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to I-1 Industrial District

LOCATION: Parcel located on the south side of US Highway 190, on the north side of Susan Street, west of Marc Drive, being 30152 US Highway 190, Lacombe; S33, T8S, R13E; Ward 7, District 7

SIZE: 1.196 acres



# Proposed Plan 2017-829-ZC

**GENERAL NOTES**

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE RECORDS OF THE TOWN OF LACOMBE AND THE RECORDS OF THE LACOMBE PUBLIC UTILITY DEPARTMENT. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON MAY BE DISCREPANT FROM THE ACTUAL LOCATION OF SUCH UTILITIES. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY TO LOCATE BURIED UTILITIES ON THE PROJECT. THE ENGINEER HAS CONDUCTED THE FLOOD HAZARD MAP AND RAINFALL MAPS FOR THIS PROJECT. THE FLOOD HAZARD MAP IS BASED ON THE FLOOD HAZARD MAP FOR THE TOWN OF LACOMBE. THE ENGINEER HAS CONDUCTED THE FLOOD HAZARD MAP AND RAINFALL MAPS FOR THIS PROJECT. THE FLOOD HAZARD MAP IS BASED ON THE FLOOD HAZARD MAP FOR THE TOWN OF LACOMBE.

N.C.V.D. - NATIONAL GEODETIC VERICAL DATUM (1983) S.M. - MEADOWDALE PUBLISHED S.M. =

DATE: 4/23/2008

DATE: 4/23/2008

PROJECT NO: 17-829-ZC

DATE: 4/23/2008

DATE: 4/23/2008

(A) = ACTUAL

(R) = RECORD
















1/2" = 1'00'

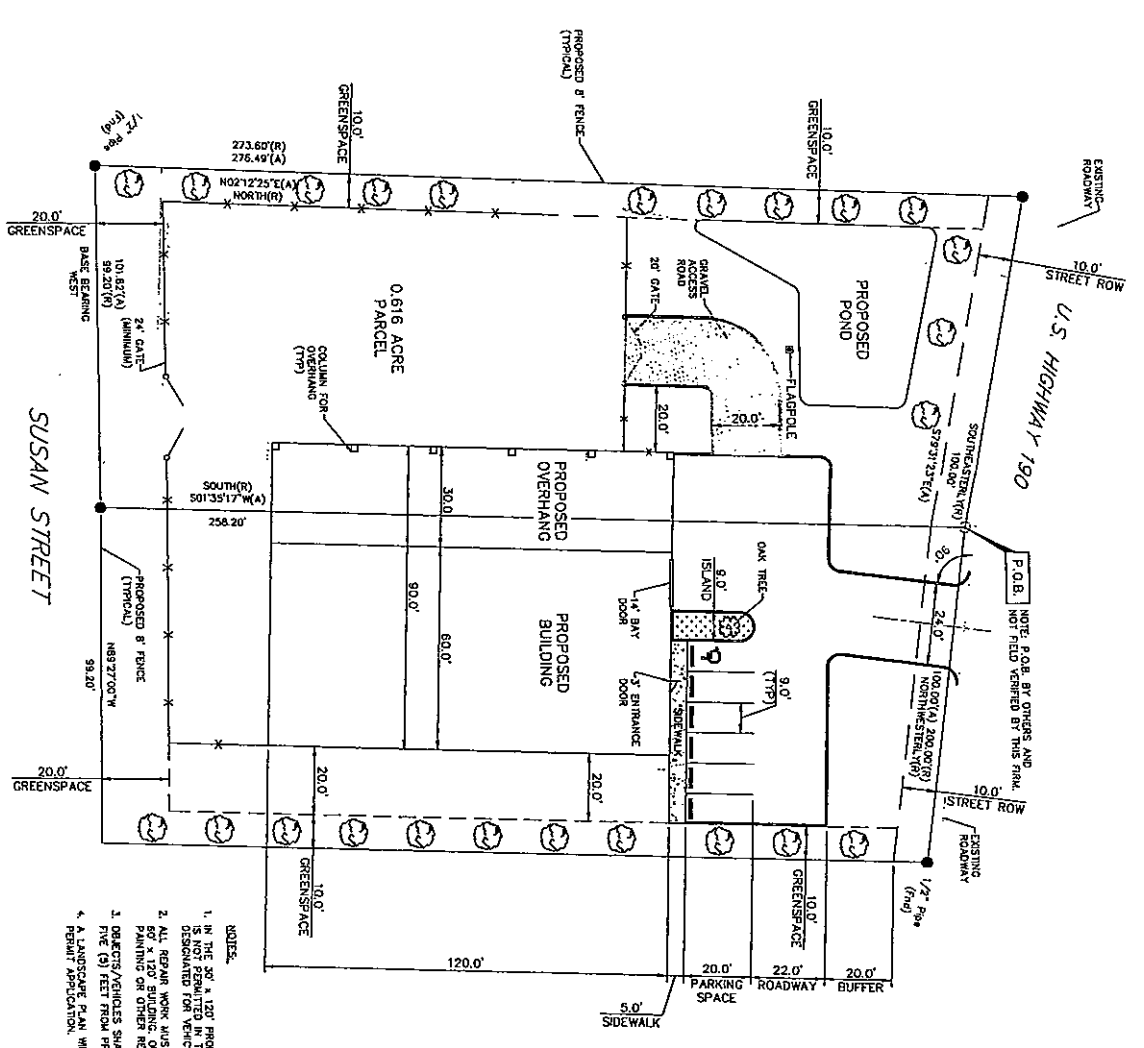
1/4" = 1'00'

1/8" = 1'00'

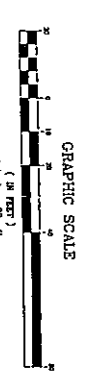
1/16" = 1'00'

**LEGEND**

	SEWER MAIN
	WATER MAIN
	GAS LINE
	TEL. LINE
	POWER POLE
	ELECTRIC LINE
	CATCH BASIN
	LIGHT STANDOFF
	TRAFFIC LIGHT
	GAS METER
	WATER VALVE
	FIRE HYDRANT
	TREE
	SHRUB
	FENCE



- NOTES**
1. IN THE 30' X 120' PROPOSED OVERHANG AREA, WORK IS NOT PERMITTED IN THIS AREA. THIS AREA IS DESIGNATED FOR VEHICLE PICK-UP AND DROP OFF.
  2. ALL REPAIR WORK MUST BE PERFORMED INSIDE THE 50' X 120' BUILDING OUTSIDE ARE NOT PERMITTED. PAINTING ON OTHER SURFACES ARE NOT PERMITTED.
  3. OBJECTS/VEHICLES SHALL BE STORED A MINIMUM OF FIVE (5) FEET FROM PROPOSED FENCE.
  4. A LANDSCAPE PLAN WILL BE PROVIDED FOR BUILDING PERMIT APPLICATION.



**CERTIFICATION**

I, J.V. BURKES, SURVEYOR, HEREBY CERTIFY THAT THIS PLAN DOES REPRESENT AN ACTUAL SURVEY AND THAT THE DATA AND INFORMATION HEREON ARE TRUE AND CORRECT. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE REVIEWED THE RECORDS OF THE TOWN OF LACOMBE AND THE LACOMBE PUBLIC UTILITY DEPARTMENT. I HAVE CONDUCTED A VISUAL SURVEY TO LOCATE BURIED UTILITIES ON THE PROJECT. THE ENGINEER HAS CONDUCTED THE FLOOD HAZARD MAP AND RAINFALL MAPS FOR THIS PROJECT. THE FLOOD HAZARD MAP IS BASED ON THE FLOOD HAZARD MAP FOR THE TOWN OF LACOMBE.

DATE: 4/23/2008

PROJECT NO: 17-829-ZC

DATE: 4/23/2008

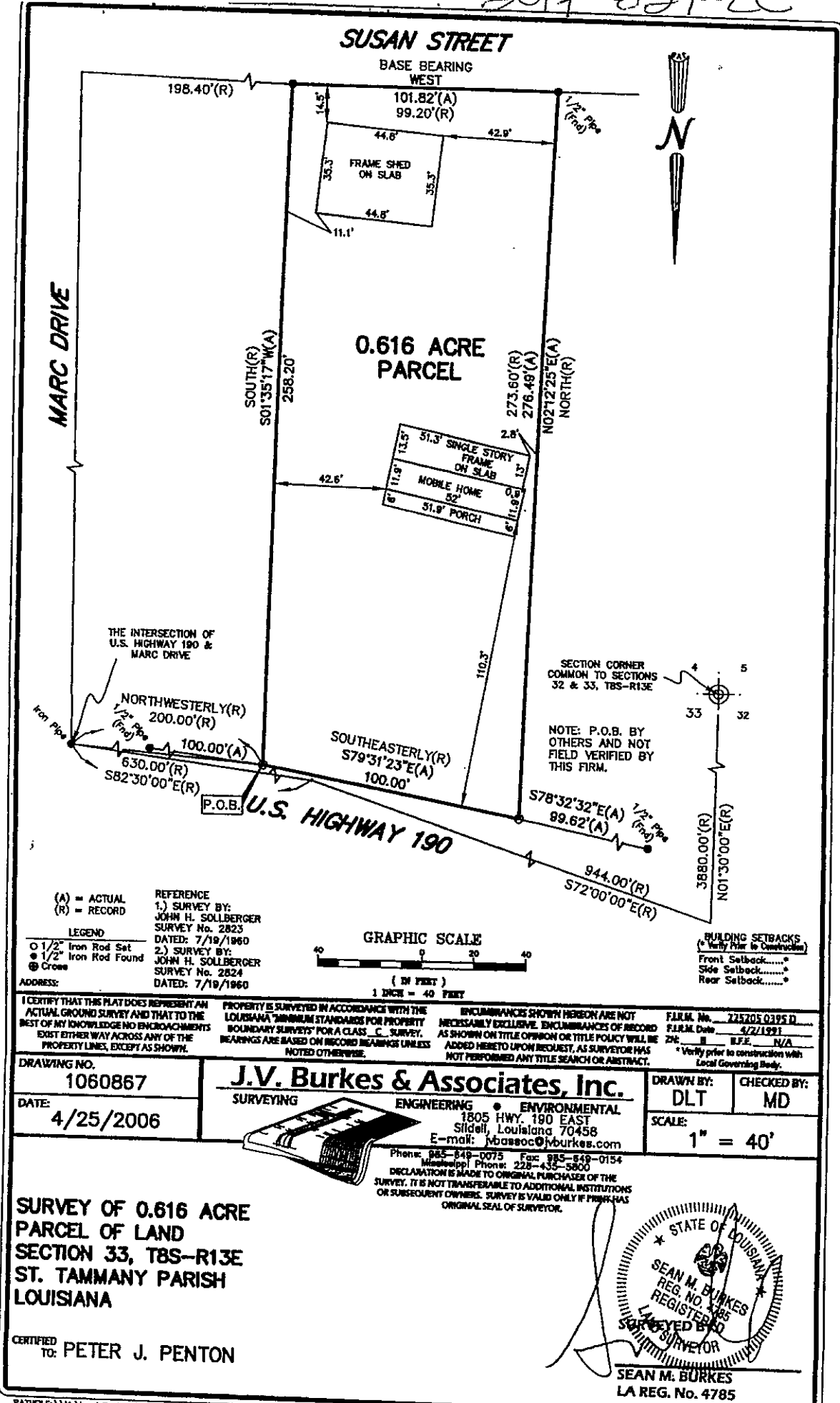
DATE: 4/23/2008

SITE PLAN FOR A PORTION OF LAND LOCATED IN THE TOWN OF LACOMBE IN SECTION 33, T8S-R13E

J.V. Burkes & Associates, Inc.  
SURVEYING - ENGINEERING - ENVIRONMENTAL

Sheet 1 of 2

2017-829-2C



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 11/27/2017  
Case No.: 2017-829-ZC  
Posted: 11/14/17

Meeting Date: 12/5/2017  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Inferno Customz - Jeffrey Shoen

**OWNER:** B and CP Corporation - Peter Penton

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to I-1 Industrial District

**LOCATION:** Parcel located on the south side of US Highway 190, on the north side of Susan Street, west of Marc Drive, being 30152 US Highway 190, Lacombe; S33, T8S, R13E; Ward 7, District 7

**SIZE:** 1.196 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential & Undeveloped	A-3 Suburban District
South	Residential	A-4 Single Family Residential District
East	Commercial/office warehouse	NC-4 Neighborhood Institutional District
West	Residential & vacant	NC-4 Neighborhood Institutional District

**EXISTING LAND USE:**

Existing development: No

Multi occupancy development: No

**COMPREHENSIVE PLAN:**

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District to I-1 Industrial District. This site is located on the south side of US Highway 190, on the north side of Susan Street, west of Marc Drive, being 30152 US Highway 190, Lacombe. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval of the requested zoning change to I-1, considering that it would create a significant increase in the intensity of the allowable uses, compared to the permitted uses listed under the existing NC-4 zoning designation.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an I-1 Industrial District designation be denied.