

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6177 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 11 DAY OF JULY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF US HIGHWAY 11, ON THE SOUTH SIDE OF A AVENUE, ON THE NORTH SIDE OF AMOS STREET AND ON THE EAST SIDE OF NORTH SEVENTH STREET, SQUARE 69, ALTON SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 1.65 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT), (WARD 8, DISTRICT 14). (2019-1382-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1382-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-4 (Single Family Residential 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 A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 8 DAY OF AUGUST , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: APRIL 24 , 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

## **EXHIBIT "A"**

**2019-1382-ZC**

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in that area known as ALTON SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA, and being more particularly described as follows, to wit:

Lots 1 to 18, SQUARE 69, ALTON SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.

**Case No.:** 2019-1382-ZC

**PETITIONER:** Jones Fussell - Paul J. Mayronne

**OWNER:** Deltus Mitchell

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to I-1 Industrial District

**LOCATION:** Parcel located on the west side of US Highway 11 & on the south side of A Avenue & on the north side of Amos Street & on the east side of North Seventh Street, Square 69, Alton Subdivision ; S26, T8S, R14E; Ward 8, District 14

**SIZE:** 1.65 acres





2019-1382-ZC

APPROVED:

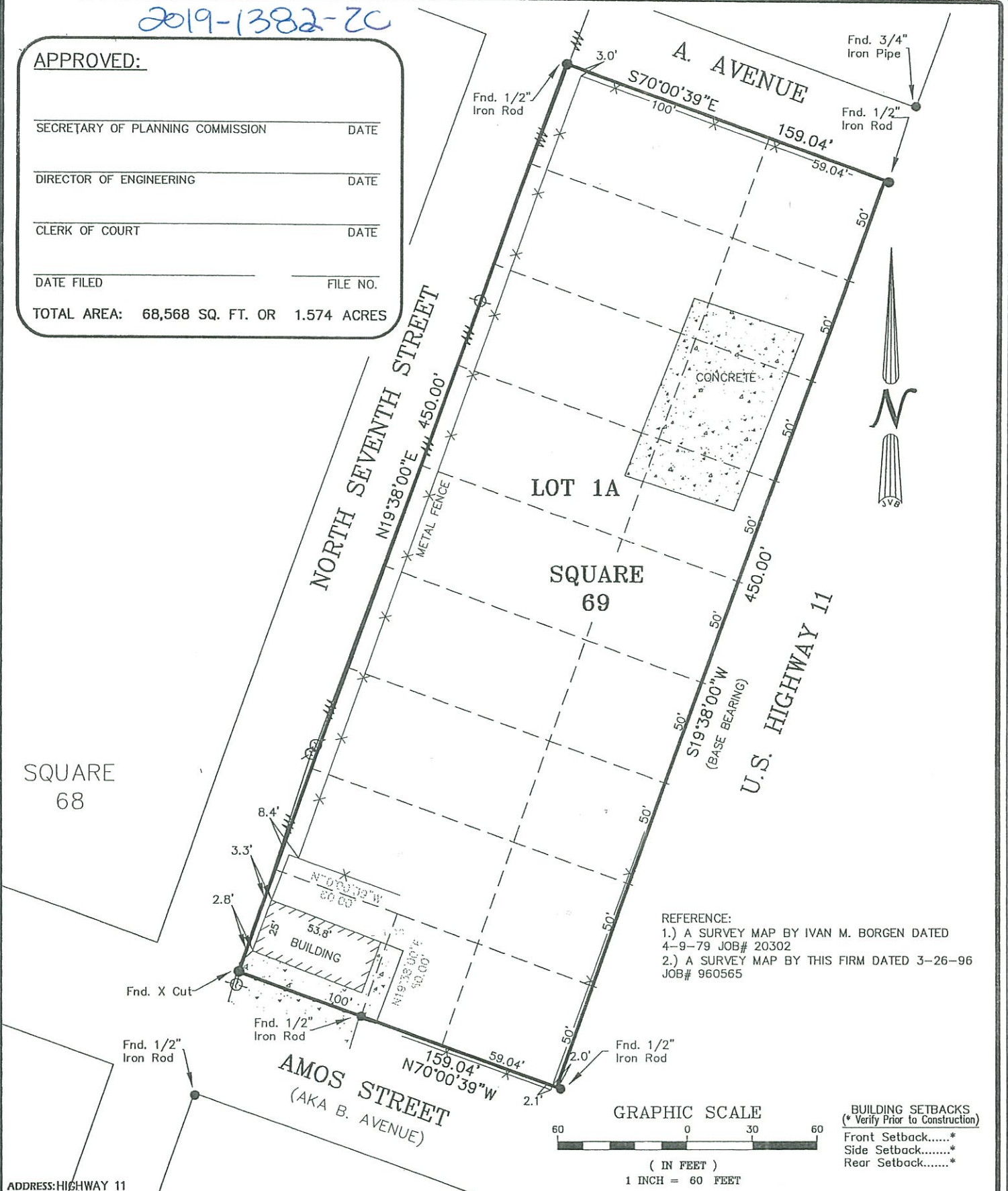
SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 68,568 SQ. FT. OR 1.574 ACRES



I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0410 C  
F.I.R.M. Date 10-17-89  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.

20180769

DATE:

11/16/2018

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway  
Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

DRAWN BY:

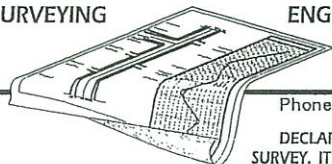
JWG

CHECKED BY:

JDL

SCALE:

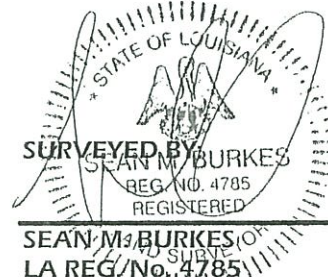
1" = 60'



Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800  
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A RESUBDIVISION MAP OF LOTS 1-18 INTO LOT 1A, SQ. 69, ALTON SUBDIVISION, SITUATED IN SECTION 26, T-8-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: GUS MITCHELL





2019-1382-ZC

1ST

23

1ST

HAAS

5TH

11

H-1

A-4

A

9TH

T8 - R14E

AMOS

26

8TH

7TH

A-3

NORFOLK SOUTHERN RR

ESTRID

HC-3

PUD



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 3/25/2019  
**Case No.:** 2019-1382-ZC  
**Posted:** 3/15/19

**Meeting Date:** 4/2/2019  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Jones Fussell - Paul J. Mayronne

**OWNER:** Deltus Mitchell

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to I-1 Industrial District

**LOCATION:** Parcel located on the west side of US Highway 11 & on the south side of A Avenue & on the north side of Amos Street & on the east side of North Seventh Street, Square 69, Alton Subdivision ; S26, T8S, R14E; Ward 8, District 14

**SIZE:** 1.65 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	A-4 Single-Family Residential District
South	Commercial	A-4 Single-Family Residential District
East	Undeveloped	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

**EXISTING LAND USE:**

**Existing development:** Yes                      **Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to I-1 Industrial District. This site is located on the west side of US Highway 11 & on the south side of A Avenue & on the north side of Amos Street & on the east side of North Seventh Street, Square 69, Alton Subdivision. The 2025 future land use plan calls for the area along Hwy 11 to be developed with commercial uses. The site is currently being used as an outdoor storage yard and has been for many years. The objective of the request is to bring the property in compliance with the appropriate zoning. Staff is not opposed to the request.

**STAFF RECOMMENDATION:**

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