

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5948 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 1 DAY OF MARCH , 2018

(2017-855-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF U S HIGHWAY 190, WEST OF N. MILL ROAD, BEING LOTS 362 & 363, NORTH OAKLAWN SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 5.58 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN I-1 (INDUSTRIAL DISTRICT), (WARD 7, DISTRICT 7) (2017-855-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-855-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-2 (Suburban 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-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF APRIL , 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: FEBRUARY 21 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

Exhibit "A"

2017-855-ZC

LEGAL DESCRIPTION
FOR A 5.58 ACRE PARCEL OF LAND
BEING LOTS 362 AND 363 AND A PORTION OF LOTS C & D, NORTH OAKLAWN,
SITUATED IN SECTION 39, TOWNSHIP 8 SOUTH, RANGE 13 EAST,
ST. TAMMANY PARISH, LOUISIANA

A CERTAIN PIECE OR PARCEL BEING LOTS 362 & 363 AND A PORTION OF LOTS C & D, NORTH OAKLAWN, SITUATED IN SECTION 39, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 190 AND THE WESTERLY RIGHT OF WAY LINE OF NORTH MILL ROAD, ST. TAMMANY PARISH, LOUISIANA, RUN WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 190 A DISTANCE OF 642.4 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 190 NORTH 72 DEGREES 30 MINUTES WEST A DISTANCE OF 307.6 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 190 RUN NORTH 26 DEGREES 30 MINUTES EAST A DISTANCE OF 800 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 30 MINUTES EAST A DISTANCE OF 307.6 FEET TO A POINT; THENCE RUN SOUTH 26 DEGREES 30 MINUTES WEST A DISTANCE OF 800 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.58 ACRES MORE OR LESS.

Case No.: 2017-855-ZC

PETITIONER: James "Sonny" Salande

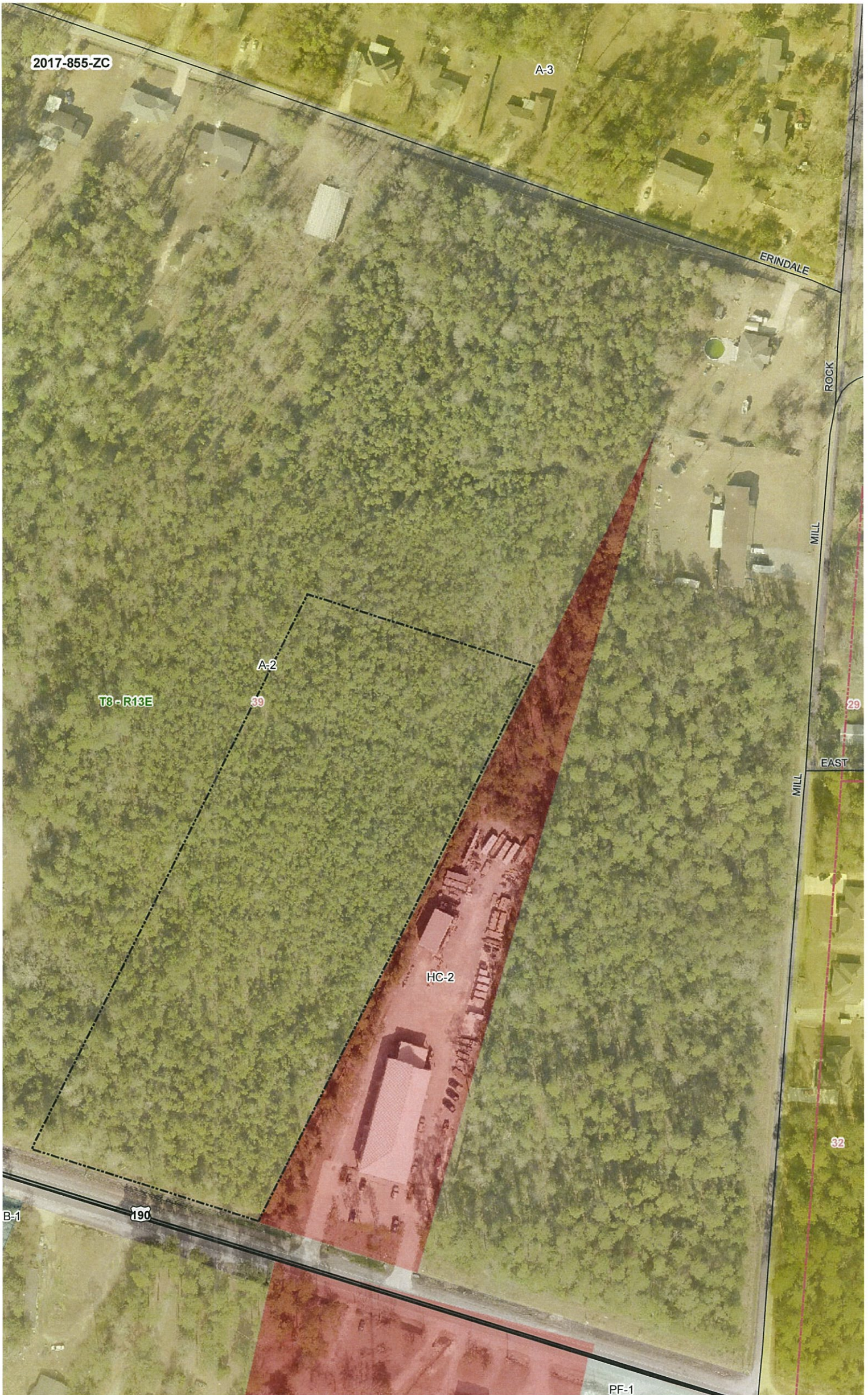
OWNER: Donald I. Geier, Thomas L. Hutchinson & Rebecca Hutchinson

REQUESTED CHANGE: From A-2 Suburban District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of US Highway 190, west of N. Mill Road, being lots 362 & 363, North Oaklawn Subdivision; S39, T8S, R13E; Ward 7, District 7

SIZE: 5.58 acres





2017-855-ZC

A-3

ERINDALE

ROCK

MILL

A-2

39

T8-R13E

29

EAST

MILL

HC-2

32

B-1

190

PF-1

0 250 Feet



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 1/29/2018
Case No.: 2017-855-ZC
Prior Action: Postponed (1/09/17)
Posted: 01/23/18

Meeting Date: 2/6/2018
Determination: Amended

GENERAL INFORMATION

PETITIONER: James "Sonny" Salande

OWNER: Donald I. Geier, Thomas L. Hutchinson & Rebecca Hutchinson

REQUESTED CHANGE: From A-2 Suburban District to I-1 Industrial District

LOCATION: Parcel located on the north side of US Highway 190, west of N. Mill Road, being lots 362 & 363, North Oaklawn Subdivision; S39, T8S, R13E; Ward 7, District 7

SIZE: 9.63 acres

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-2 Suburban District & HC-2 Highway Commercial District
East	Commercial/Office Warehouse	A-2 Suburban District & HC-2 Highway Commercial District
West	Undeveloped	A-2 Suburban 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 A-2 Suburban District to I-1 Industrial District. This site is located on the north side of US Highway 190, west of N. Mill Road, being lots 362 & 363, North Oaklawn Subdivision. 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 request, considering that it would create a significant increase in the intensity of the potential uses in the surrounding area.

STAFF RECOMMENDATION:

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