

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5819

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF MAY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF SLOAT ROAD, ALONG BAYOU BONFOUCA AND WHICH PROPERTY COMPROMISES OF 2.928 ACRES OF LAND MORE OR LESS; S9, T9S, R14E; FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT), (WARD 9, DISTRICT 12); (2016-386-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-386-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-3 (Suburban District) to an I-2 (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-2(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-3 (Suburban District) to an I-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JUNE , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 26 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2016-386-ZC

A certain piece or portion of ground, located in Section 9, Township 9 South, Range 14 East, Greensburg District, St. Tammany Parish, Louisiana, consisting in particular the following:

A certain parcel of land in LOTS 12 & 14 Section 9, Township 9 South, Range 14 East, Ninth Ward, St. Tammany Parish, Louisiana and more fully described as:

From the quarter section corner, common to Sections 9 and 10 of Township 9 South, Range 14 East, go South 64 degrees 45' West 1161.6 feet; thence South 35 degrees West 705.5 feet; thence South 55 degrees 30' East 130 feet; thence South 15 degrees West 205.00 feet to point of beginning.

Thence South 15 degrees West 490 feet to the edge of Bayou Bonfouca to point "A"; thence go back to the point of beginning and go South 76 degrees East 99.3 feet; thence South 14 degrees West 107.7 feet; thence South 72 degrees East 261.0 feet to the edge of Bayou Bonfouca; thence traverse the North or West bank of Bayou Bonfouca to the point first described as Point "A".

The parties to this act are aware of the fact that no survey has been made in connection with this transaction, and hereby release and relieve First Title Corp of St. Tammany and me, notary, from any and all liability in connection herewith and any loss or damage resulting from or arising out of discrepancies in square footage or acreage content and defects which might have been disclosed by a survey of the property.

2016-386-ZC

VINCENT

HC-1

SLOAT

I-3

T9-R14E

2016-386-ZC

A-3

HC-2

44

3

HWY 43

0 300 Feet



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 03/27/2017 Case No.: 2016-386-ZC Prior Action: Approved (10/04/16) Referred back to Zoning from Council Posted: 03/22/17	Meeting Date: 4/4/2017 Determination: Amended to I-2 Industrial District
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GENERAL INFORMATION

PETITIONER: Michael Breeding
OWNER: Venora M. Galatas
REQUESTED CHANGE: From A-3 Suburban District to I-3 Heavy Industrial District
LOCATION: Parcel located at the end of Sloat Road, along Bayou Bonfouca; S9, T9S, R14E; Ward 9, District 12
SIZE: 2.928 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Fair

**LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Industrial	I-3 Heavy Industrial District
South	Bayou & Industrial	City of Slidell
East	Bayou & Industrial	City of Slidell
West	Industrial	I-2 Industrial District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 Suburban District to I-3 Heavy Industrial District. This site is located at the end of Sloat Road, along Bayou Bonfouca. The 2025 Future Land Use Plan calls for the area to be developed with industrial uses. The staff initially had no objection to the requested zoning change as the current zoning is incompatible with the surrounding land uses and the objectives of the Future Land Use Plan. However, in referring the case back to the Commission, the Parish Councilman requested that the staff re-evaluate the proposal based upon the zoning of not only the unincorporated side of Bayou Bonfouca, but also the industrial classifications for those properties across the Bayou within the City of Slidell.

The property located within the City of Slidell is M-1 (Planned Industrial District) and appears to be limited to the assembly of cranes. The remainder of the property is zoned M-2 and permits the following:

- (a) *Assembly.* Assembly shall be the fitting together of manufactured parts in a machine, structure or unit which is complete in and of itself or into components which may be further fitted together and where such assembly takes place within an enclosed building with both walls and roof.
- (b) *Manufacturing.* Manufacturing shall be the process of making goods or wares from raw materials by hand or machinery when that process takes place within an enclosed building with both walls and roof.
- (c) *Retail; retail services or retailing.* Retailing shall be the sale of goods or services to the public. Services may include cleaning, maintenance and repair insofar as these services are conducted in accordance with the environmental requirements of section 2.1901 of this ordinance. Storage of goods for retail sale or service shall meet the requirements for storage established for wholesaling.
- (d) *Wholesaling.* The storage and sale of goods or wastes for the purpose of further sale to a distributor or retail merchant. Wholesaling shall not include final sales to the public which shall be considered retailing. A warehouse provided for wholesale goods storage shall meet requirements for warehouses in the commercially zoned area of the city.
- (e) *Research services.* Refers to establishments primarily engaged in research of an industrial or scientific nature but shall not include chemical, biological, nuclear or animal research.

It appears that City M-2 designation falls between the Parish I-1 and I-2 zoning districts with some of the permitted I-2 manufacturing uses allowed and some of the more intense manufacturing uses, specifically prohibited (i.e. Chemical and paints manufacturing, some metalworking operations). It also specifically prohibits many of the uses that would be permitted if the requested I-3 District is approved.

STAFF RECOMMENDATION:

The staff recommends denial of the I-3 request, but feels that the existing Single Family District is equally inappropriate. We would have no objection to the Commission considering an I-1 or I-2 designation for the subject property.