

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5711

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF NOVEMBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT END OF SLOAT ROAD, ALONG BAYOU BONFOUCA AND WHICH PROPERTY COMPRISES A TOTAL OF 2.928 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN I-3 (HEAVY 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-3 (Heavy 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-3 (Heavy 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-3 (Heavy 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 DECEMBER, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 27, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 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.

Case No.: 2016-386-ZC

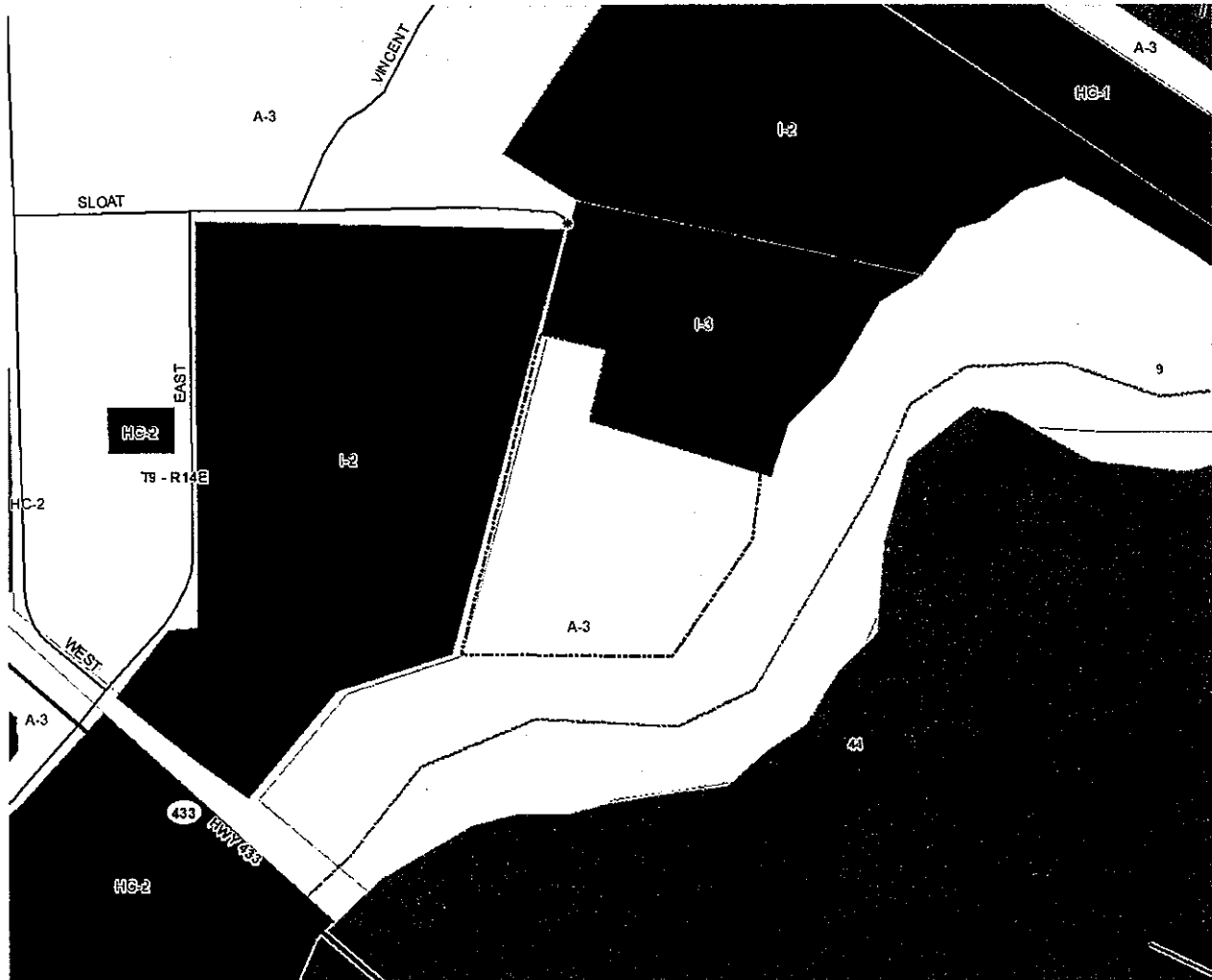
PETITIONER: Michael Breeding

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



2016-386-ZC

VINCENT

HC-1

SLOAT

0

I-2

I-3

T9-R14E

2016-386-ZC

A-3

HC-2

44

433

HWY 433

0 300 Feet

N



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 9/26/2016
Case No.: 2016-386-ZC
Posted: 09/21/16

Meeting Date: 10/4/2016
Determination: Approved

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
South	Bayou & Industrial	City of Slidell
East	Bayou & Industrial	City of Slidell
West	Industrial	I-2 Industrial

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 for industrial uses. Staff has no objection to the requested zoning change to I-3 Heavy Industrial, considering that the current zoning is incompatible with the surrounding land uses and the objectives of the Future Land Use Plan.

STAFF RECOMMENDATION:

The staff recommends that the request for I-3 Heavy Industrial District to be approved.