

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6254 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 3 DAY OF OCTOBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED SOUTH SIDE OF HWY 190, EAST OF PONTCHARTRAIN DRIVE, BEING A PORTION OF LOT 545, FOREST GLEN ADDITION TO LACOMBE PARK, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.123 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-2 (INDOOR RETAIL AND SERVICE DISTRICT) AND CBF-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN I-1(INDUSTRIAL DISTRICT), (WARD 7, DISTRICT 7). (2019-1550-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1550-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 NC-2 (Indoor Retail and Service District) and CBF-1 (Community Based Facilities 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-2 (Indoor Retail and Service District) and CBF-1 (Community Based Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 7 DAY OF NOVEMBER , 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: SEPTEMBER 25 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1550-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements hereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 48, Township 8 South, Range 12 East, Greensburg Land District, St. Tammany Parish, Louisiana, in that part thereof known as FOREST GLEN ADDITION TO LACOMBE PARK, according to subdivision plan by Preston Herndon, Surveyor, on file with the clerk of court and ex-officio recorder of St. Tammany Parish, Louisiana, and further in accordance with map and plat of survey of Eddie J. Champagne, surveyor, dated August 9, 1979, a copy of which is annexed to sale before Julian J. Rodrigue, N.P. dated August 20, 1979, as follows, to-wit:

BEING a portion of Farm 545 of Forest Glen Addition to Lacombe Park, which said portion is described as follows, to-wit:

From the southerly corner of the intersection of Pontchartrain Boulevard to U. S. Highway 190; being the northwesterly corner of Farm 544 run in an easterly direction 2312.5 feet to an iron corner situated on U. S. Highway No. 190 and the point of beginning.

From the point of beginning continue to an easterly direction along the southerly line of U. S. Highway No. 190 151.0 feet to a point; thence turn at right angles and go in a southerly direction on a line parallel to Pontchartrain Boulevard, 324.97 feet to a point; thence turn at right angles and go in a westerly direction, along the rear line of Lot 545, 1151.0 feet to a point; thence turn at right angles and go in a northerly direction on a line parallel to Pontchartrain Boulevard, 324.5 feet to an iron corner situated on U. S. Highway No. 190 and the point of beginning.

Case No.: 2019-1550-ZC

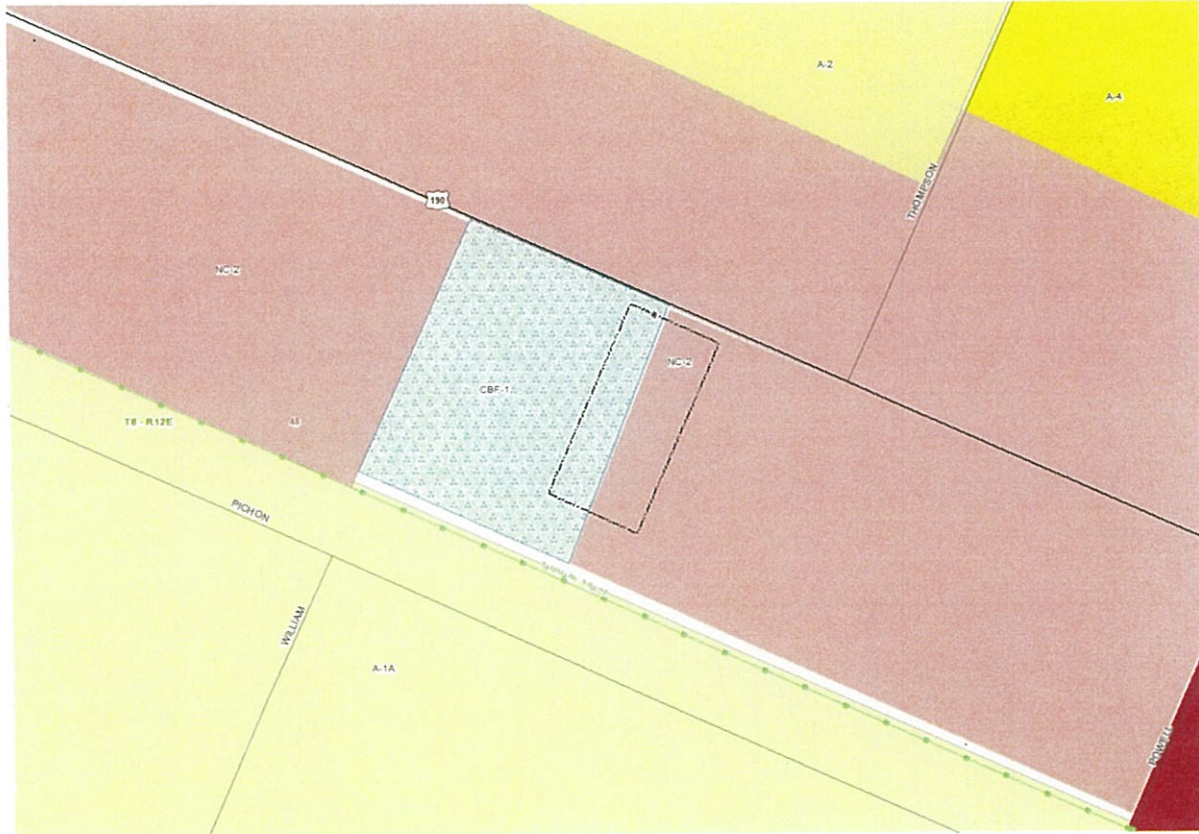
PETITIONER: Julie and Brian Daire

OWNER: Julie and Brian Daire

REQUESTED CHANGE: From NC-2 Indoor Retail and Service District and CBF-1 Community Based Facilities District to I-1 Industrial District

LOCATION: Parcel located on the south side of US Highway 190, east of North Pontchartrain Drive, being a portion of Lot 545, Forest Glen Addition to Lacombe Park, Lacombe, S48, T8S, R12E, Ward 7, District 7

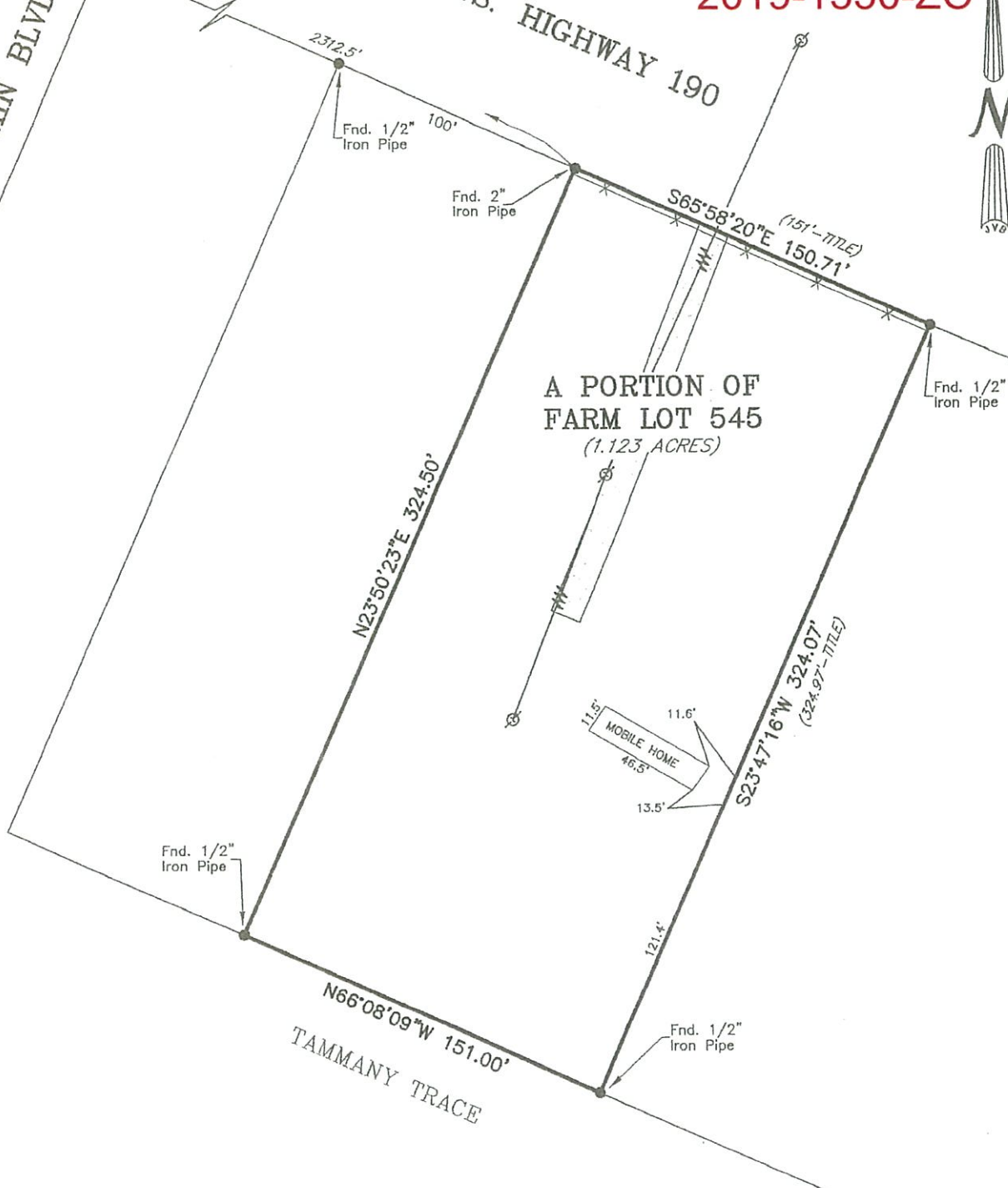
SIZE: 1.123 acres



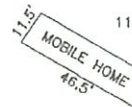
2019-1550-ZC

PONTCHARTRAIN BLVD.

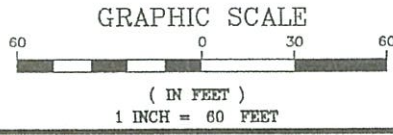
U.S. HIGHWAY 190



A PORTION OF FARM LOT 545 (1.123 ACRES)



- LEGEND
- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - ⊕ Cross



BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: U.S. HIGHWAY 190

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 STANDARDS OF PRACTICE 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 0380 C

F.I.R.M. Date 4/2/91

ZN: C B.F.E. N/A

* Verify prior to construction with Local Governing Body.

DRAWING NO. 20190033

DATE: 1/7/19

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

DRAWN BY: JDL

CHECKED BY: RMK

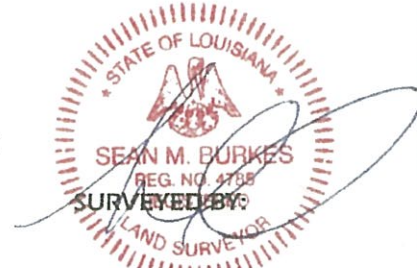
SCALE: 1" = 60'



1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

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 SURVEY MAP OF A PORTION OF FARM LOT 545, FOREST GLEN ADD. TO LACOMBE PARK IN SECTION 48, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA



CERTIFIED TO: BRIAN DAIRE

SEAN M. BURKES
LA REG. No. 4785

2019-1550-ZC

T8S - R12E

48

A-2

THOMPSON
A-4

190

NC-2

CBF-1

TAMMANY
TRACE

NC-2

WILLIAM

PICHON

A-1A

SHELBY



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 8/23/2019
Case No.: 2019-1550-ZC
Posted: 8/16/2019

Meeting Date: 9/3/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Julie and Brian Daire

OWNER: Julie and Brian Daire

REQUESTED CHANGE: From NC-2 Indoor Retail and Service District and CBF-1 Community Based Facilities District to I-1 Industrial District

LOCATION: Parcel located on the south side of US Highway 190, east of North Pontchartrain Drive, being a portion of Lot 545, Forest Glen Addition to Lacombe Park, Lacombe, S48, T8S, R12E, Ward 7, District 7

SIZE: 1.123 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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	Undeveloped	NC-2 Indoor Retail and Service District and A-2 Suburban District
South	Residential and Undeveloped	A-1A Suburban District
East	Commercial	NC-2 Indoor Retail and Service District
West	Civic	NC-2 Indoor Retail and Service 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-2 Indoor Retail and Service District and CBF-1 Community Based Facilities District to I-1 Industrial District. The site is located on the south side of US Highway 190, east of North Pontchartrain Drive, being 26246 Hwy 190, Lacombe. The 2025 future land use plan calls for the area to be developed with residential dwelling units that vary in site design and density. Although the Hwy 190 corridor maintains a various level of commercial zoning districts, staff feels that the uses permitted in the I-1 Industrial District are too intense for the adjacent residential neighborhood to the south.

STAFF RECOMMENDATION:

Staff recommends that the request for the I-1 Industrial District be denied.