# ST. TAMMANY PARISH COUNCIL

# ORDINANCE

ORDINANCE CALENDAR NO: <u>6032</u>	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: <u>BLANCHARD/BRISTER</u>	PROVIDED BY: :PLANNING DEVELOPMENT	
INTRODUCED BY:	SECONDED BY:	
ON THE $\underline{6}$ DAY OF <u>SEPTEMBER</u> , $\underline{2018}$		
ZONING MAP OF ST. TAMMAN A CERTAIN PARCEL LOCATED J. SMITH PARKWAY, WEST OF PROPERTY COMPRISES A TOT MORE OR LESS, FROM ITS PRE	CE AMENDING THE OFFICIAL Y PARISH, LA, TO RECLASSIFY D ON THE SOUTH SIDE OF T. F U HIGHWAY 11 AND WHICH FAL OF 3.988 ACRES OF LAND ESENT I-4 (HEAVY INDUSTRIAL SOLID WASTE MANAGEMENT C 9). (2018-1099-ZC)	
Case No. 2018-1099-ZC, has recommended to the Country the zoning classification of the above referenced are	of St. Tammany after hearing in accordance with law, Council of the Parish of St. Tammany, Louisiana, that ea be changed from its present I-4 (Heavy Industrial istrict) see Exhibit "A" for complete boundaries; and	
Whereas, the St. Tammany Parish Council has h	neld its public hearing in accordance with law; and	
	found it necessary for the purpose of protecting the nate the above described property as SWM-I (Solid	
THE PARISH OF ST. TAMMANY HEREBY (	ORDAINS, in regular session convened that:	
SECTION I: The zoning classification of the a present I-4 (Heavy Industrial District) to an SWM-I	bove described property is hereby changed from its (Solid Waste Management District).	
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified i	rish of St. Tammany shall be and is hereby amended n Section I hereof.	
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.	
· · · · · · · · · · · · · · · · · · ·	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.	
EFFECTIVE DATE: This Ordinance shall beco	me effective fifteen (15) days after adoption.	
MOVED FOR ADOPTION BY:	SECONDED BY:	
WHEREUPON THIS ORDINANCE WAS SUI FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE	
YEAS:		
NAYS:		
ABSTAIN:		

ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\frac{4}{}$ DAY OF $\frac{OCTOBER}{OCTOBER}$ , $\frac{2018}{}$ ; AND BECOMES ORDINANCE COUNCIL SERIES NO
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN
ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: <u>AUGUST 29</u> , <u>2018</u>
Published Adoption:, 2018
Delivered to Parish President:, 2018 at
Returned to Council Clerk: , 2018 at

## **EXHIBIT "A"**

# 2018-1099-ZC

Legal Description - A 3.988 acre parcel of land situated in Section 23 – Township 8 South – Range 14 East,

Greensburg Land District, Saint Tammany Parish, Louisiana

A certain parcel of land, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 14, 15, 22 & 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 89 Degrees 30 Minutes 00 Seconds East a distance of 2754.20 feet to a point on the southerly right of way line of T.J. Smith Parkway; Thence run South 40 Degrees 18 Minutes 01 Seconds East a distance of 312.54 feet to a point; Thence run North 89 Degrees 32 Minutes 03 Seconds East a distance of 130.00 feet to a point and the **Point of Beginning**.

From the **Point of Beginning** run North 89 Degrees 32 Minutes 03 Seconds East a distance of 298.07 feet to a point; Thence run South 01 Degrees 24 Minutes 19 Seconds East a distance of 751.04 feet to a point; Thence run South 89 Degrees 27 Minutes 45 Seconds West a distance of 199.74 feet to a point; Thence run North 00 Degrees 30 Minutes 53 Seconds West a distance of 691.19 feet to a point; Thence run South 89 Degrees 32 Minutes 03 Seconds West a distance of 110.00 feet a point; Thence run North 00 Degrees 31 Minutes 12 Seconds West a distance of 60.00 feet and back to the **Point of Beginning**.

Said parcel contains **3.988 acres of land more or less**, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Case No.: 2018-1099-ZC

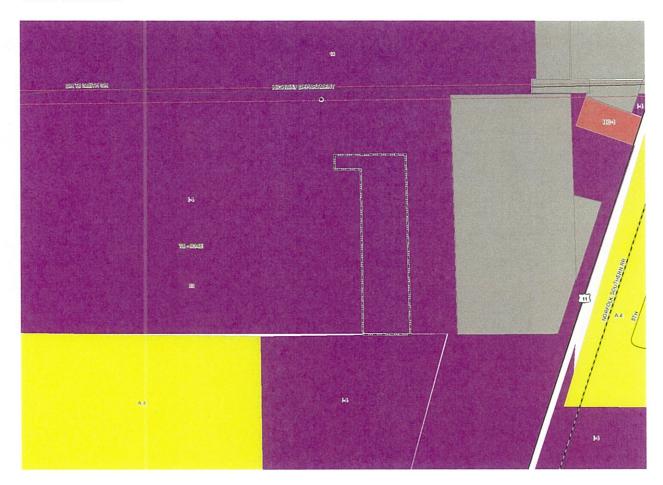
PETITIONER: St. Joe Brick Works INC. - M.P. Schneider

OWNER: St. Joe Brick Works INC. - M.P. Schneider

REQUESTED CHANGE: From I-4 Heavy Industrial District to SWM-1 Solid Waste Management District

LOCATION: Parcel located on the south side of T.J Smith Parkway, west of US Highway 11; S23, T8S, R14E;

Ward 8, District 9 **SIZE:** 3.988 acres



018-1049-20 P.O.B. IS REPORTED TO BE SB9'30'E 2754.2';
THENCE S40'18'01"E 312.54' FROM THE SECTION
CORNER COMMON TO SECTIONS 14, 15, 22 & 23,
T-8-S, R-14-E, GREENSBURG LAND DISTRICT, ST.
TAMMANY PARISH, LOUISIANA. \$00°30′53″E 40.00′ T.J. SMITH PARKWAY 330.00 N89\*32'03"E 495.01' N89'32'03"E S. O. T. S. O. T. S. VIEW. 22.343 | ACRES N00'31'12"W N89'32'03"E 60.00 130.00 298,07 N89'32'03"E P.O.B. 110.00' / 13.0 589'32'03"W ACRES 8 9.343 ACRES 199.74 240.00 440.00 \$89'27'45"W S89"27"45"W N89'32'03"E 842.87 ζÓ \$89\*27'45"W BUILDING SETBACKS (\* Verify Prior to Construction) GRAPHIC SCALE Front Setback..... Side Setback...... Rear Setback...... ( IN FEET ) 1 INCH = 200 FEET ADDRESS: T.J. SMITH PARKWAY 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. ENCUMBRANCES SHOWN HEREON ARE NOT FLR.M. No. 225205 0410
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD F.I.R.M. Date 4/21/99
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ZNI. A.S. C. B.F.E. N. ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT. Verify prior to construction Local Governing Body. F.I.R.M. No. 225205 0410 D F.I.R.M. Date 4/21/99 DRAWN BY: CHECKED BY: DRAWING NO. J.V. Burkes & Associates, Inc. **JDL** RMK 20180356 NEERING • ENVIRONMENTAL 1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvbassoc@jvburkes.com 985-649-0075 Fax: 985-649-0154 **ENGINEERING** ENVIRONMENTAL **SURVEYING** SCALE: DATE: 1" 6/8/18 200' DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR. A REZONING MAP OF A 3.495 AC. FROM A 9.343 AC. TRACT & 3.988 AC. FROM A 13.0 AC. TRACT, FROM A CURRENT ZONING OF I-4 TO A ZONING OF SWM - 1, IN SECTION 23, T-8-S, R-14-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA CERTIFIED CHRIS JEAN



### ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: 7/27/2018 Case No.: 2018-1099-ZC

Posted: 07/18/18

**Meeting Date: 8/7/2018 Determination:** Approved

### GENERAL INFORMATION

PETITIONER: St. Joe Brick Works INC. - M.P. Schneider

OWNER: St. Joe Brick Works INC. - M.P. Schneider

REQUESTED CHANGE: From I-4 Heavy Industrial District to SWM-1 Solid Waste Management District

LOCATION: Parcel located on the south side of T.J Smith Parkway, west of US Highway 11; S23, T8S, R14E;

Ward 8, District 9 **SIZE: 3.988 acres** 

#### GENERAL INFORMATION

## ACCESS ROAD INFORMATION

Type: Parish Road Surface: 4 lane asphalt with Condition: Good

turning lane

## LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	Surrounding Use	Surrounding Zone
North	Undeveloped	I-4 Heavy Industrial District
South	Undeveloped	I-4 Heavy Industrial District
East	Undeveloped	I-4 Heavy Industrial District
West	Vacant	I-4 Heavy Industrial District

### **EXISTING LAND USE:**

Existing development: No Multi occupancy development: No

## **COMPREHENSIVE PLAN:**

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives - such means will be considered in subsequent phases of the New Directions 2025 planning process.

# **STAFF COMMENTS:**

The petitioner is requesting to change the zoning from I-4 Heavy Industrial District to SWM-1 Solid Waste Management District. This site is located on the south side of T.J Smith Parkway, west of US Highway 11. The 2025 future land use plan calls for the area to be developed as a conservation area. The site is currently surrounded by land zoned I-4 Heavy Industrial District and is proposed to be developed as a solid waste management site. Note that the purpose of the SWM-1 Solid Waste Management District is to provide for the location of uses including and generally compatible with the collection of solid waste material for transport to processing facilities.

## STAFF RECOMMENDATION:

The staff recommends that the request for a SWM-1 Solid Waste Management District designation be approved.