

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4849

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. BINDER

SECONDED BY: MR. BELLISARIO

ON THE 2 DAY OF AUGUST , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 434, SOUTH OF I-12 AND WHICH PROPERTY COMPRISES A TOTAL 195.1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & HC-3 (HIGHWAY COMMERCIAL DISTRICT) TO I-1 (INDUSTRIAL DISTRICT 70.72 ACRES), PF-2 (PUBLIC FACILITIES DISTRICT 69.7 ACRES), I-2 (INDUSTRIAL DISTRICT 28.54 ACRES) & SWM-1 (SOLID WASTE MANAGEMENT DISTRICT 26.14 ACRES). (ZC12-07-064)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-07-064, 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-1 (Suburban District) & HC-3 (Highway Commercial District) to I-1 (Industrial District 70.72 acres), PF-2 (Public Facilities District 69.7 acres), I-2 (Industrial District 28.54 acres) & SWM-1 (Solid Waste Management District 26.14 acres) 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 70.72 acres), PF-2 (Public Facilities District 69.7 acres), I-2 (Industrial District 28.54 acres) & SWM-1 (Solid Waste Management District 26.14 acres).

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-1 (Suburban District) & HC-3 (Highway Commercial District) to I-1 (Industrial District 70.72 acres), PF-2 (Public Facilities District 69.7 acres), I-2 (Industrial District 28.54 acres) & SWM-1 (Solid Waste Management District 26.14 acres).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF SEPTEMBER, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC12-07-064

Legal Description

LOT 3 I-1 ZONING

A certain parcel of land situated in Section 18, Township-8-South, Range-13-East, St. Tammany Parish, Louisiana and more fully described as follows

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 18, Township-8-South, Range-13-East and measure North 89 degrees 18 minutes 28 seconds West a distance of 43.84 feet to the POINT OF BEGINNING

From the POINT OF BEGINNING measure

North 89 degrees 18 minutes 28 seconds West a distance of 1,690.15 feet to a point; Thence North 18 degrees 04 minutes 10 seconds East a distance of 440.25 feet to a point; Thence North 31 degrees 08 minutes 24 seconds East a distance of 360.13 feet to a point; Thence North 01 degrees 24 minutes 53 seconds East a distance of 519.62 feet to a point; Thence North 57 degrees 10 minutes 54 seconds West a distance of 147.74 feet to a point; Thence North 04 degrees 07 minutes 43 seconds East a distance of 840.60 feet to a point; Thence South 81 degrees 38 minutes 36 seconds East a distance of 665.00 feet to a point; Thence South 48 degrees 32 minutes 15 seconds East a distance of 101.46 feet to a point of curve; Thence along a curve to the left having a radius of 200.00 feet, a delta of 41 degrees 25 minutes 47 seconds, an arc length of 144.62 feet, and a chord which bears South 69 degrees 15 minutes 08 seconds East having a chord distance of 141.49 feet to a point of tangency; Thence South 89 degrees 58 minutes 02 seconds East a distance of 596.73 feet to a point; Thence South 00 degrees 01 minutes 58 seconds West a distance of 1898.15 feet to a point; Thence South 31 degrees 06 minutes 31 seconds West a distance of 84.92 feet to the POINT OF BEGINNING, and containing 70.72 acre(s) of land, more or less.

Legal Description

LOT 3 PF-2 ZONING

A certain parcel of land situated in Section 18, Township-8-South, Range-13-East, St. Tammany Parish, Louisiana and more fully described as follows

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 18, Township-8-South, Range-13-East and measure North 89 degrees 18 minutes 28 seconds West a distance of 1733.99 feet to the POINT OF BEGINNING

From the POINT OF BEGINNING measure

North 89 degrees 18 minutes 28 seconds West a distance of 805.14 feet to a point on the centerline of Bayou Lacombe; Thence in a Northeasterly direction 5484 feet more or less to a point on the centerline of Bayou Lacombe; Thence leaving said centerline South 58 degrees 50 minutes 27 seconds East a distance of 597.86 feet to a point; Thence South 31 degrees 20 minutes 27 seconds West a distance of 91.56 feet to a point; Thence South 22 degrees 26 minutes 04 seconds West a distance of 147.25 feet to a point; Thence South 17 degrees 48 minutes 12 seconds West a distance of 170.81 feet to a point; Thence South 02 degrees 40 minutes 14 seconds West a distance of 103.41 feet to a point; Thence South 07 degrees 17 minutes 20 seconds East a distance of 62.11 feet to a point; Thence South 26 degrees 11 minutes 47 seconds West a distance of 50.52 feet to a point; Thence South 46 degrees 39 minutes 09 seconds West a distance of 105.05 feet to a point; Thence South 50 degrees 25 minutes 28 seconds West a distance of 98.88 feet to a point; Thence South 67 degrees 38 minutes 01 seconds West a distance of 46.72 feet to a point; Thence North 84 degrees 32 minutes 24 seconds West a distance of 73.24 feet to a point; Thence South 24 degrees 07 minutes 08 seconds West a distance of 1173.49 feet to a point; Thence South 04 degrees 07 minutes 43 seconds West a distance of 1186.46 feet to a point; Thence South 57 degrees 10 minutes 54 seconds East a distance of 147.74 feet to a point; Thence South 01 degrees 24 minutes 53 seconds West a distance of 519.62 feet to a point; Thence South 31 degrees 08 minutes 24 seconds West a distance of 360.13 feet to a point; Thence South 18 degrees 04 minutes 10 seconds West a distance of 440.25 feet to the POINT OF BEGINNING, and containing 69.7 acre(s) of land, more or less.

EXHIBIT "A"

ZC12-07-064 CONT'D

Legal Description

LOT 4 I-2 ZONING

A certain parcel of land situated in Section 18, Township-8-South, Range-13-East, St. Tammany Parish, Louisiana and more fully described as follows

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 18, Township-8-South, Range-13-East and measure North 00 degrees 01 minutes 58 seconds East a distance of 1971.39 Thence North 89 degrees 58 minutes 02 seconds West a distance of 112.00 feet to the POINT OF BEGINNING

From the POINT OF BEGINNING measure

North 89 degrees 58 minutes 02 seconds West a distance of 484.73 feet to a point of curve; Thence along a curve to the right having a radius of 200.00 feet, a delta of 41 degrees 25 minutes 47 seconds, an arc length of 144.62 feet, and a chord which bears North 69 degrees 15 minutes 08 seconds West having a chord distance of 141.49 feet to a point of tangency; Thence North 48 degrees 32 minutes 15 seconds West a distance of 101.46 feet to a point; Thence North 81 degrees 38 minutes 36 seconds West a distance of 665.00 feet to a point; Thence North 04 degrees 07 minutes 43 seconds East a distance of 345.86 feet to a point; Thence North 24 degrees 07 minutes 08 seconds East a distance of 901.65 feet to a point; Thence South 65 degrees 52 minutes 52 seconds East a distance of 249.44 feet to a point; Thence South 44 degrees 51 minutes 51 seconds East a distance of 1,108.94 feet to a point; Thence South 00 degrees 01 minutes 58 seconds West a distance of 364.23 feet to a point; Thence South 21 degrees 50 minutes 03 seconds West a distance of 140.01 feet to the POINT OF BEGINNING, and containing 28.54 acre(s) of land, more or less.

Legal Description

LOT 5 SWM ZONING

A certain parcel of land situated in Section 18, Township-8-South, Range-13-East, St. Tammany Parish, Louisiana and more fully described as follows

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 18, Township-8-South, Range-13-East and measure North 00 degrees 01 minutes 58 seconds East a distance of 1971.39 to the POINT OF BEGINNING

From the POINT OF BEGINNING measure

North 89 degrees 58 minutes 02 seconds West a distance of 112.00 feet to a point; Thence North 21 degrees 50 minutes 03 seconds East a distance of 140.01 feet to a point; Thence North 00 degrees 01 minutes 58 seconds East a distance of 364.23 feet to a point; Thence North 44 degrees 51 minutes 51 seconds West a distance of 1,108.94 feet to a point; Thence North 65 degrees 52 minutes 52 seconds West a distance of 249.44 feet to a point; Thence North 24 degrees 07 minutes 08 seconds East a distance of 271.84 feet to a point; Thence South 84 degrees 32 minutes 24 seconds East a distance of 73.24 feet to a point; Thence North 67 degrees 38 minutes 01 seconds East a distance of 46.72 feet to a point; Thence North 50 degrees 25 minutes 28 seconds East a distance of 98.88 feet to a point; Thence North 46 degrees 39 minutes 09 seconds East a distance of 105.05 feet to a point; Thence North 26 degrees 11 minutes 47 seconds East a distance of 50.52 feet to a point; Thence North 07 degrees 17 minutes 20 seconds West a distance of 62.11 feet to a point; Thence North 02 degrees 40 minutes 14 seconds East a distance of 103.41 feet to a point; Thence North 17 degrees 48 minutes 12 seconds East a distance of 170.81 feet to a point; Thence North 22 degrees 26 minutes 04 seconds East a distance of 147.25 feet to a point; Thence North 31 degrees 20 minutes 27 seconds East a distance of 91.56 feet to a point; Thence South 58 degrees 50 minutes 27 seconds East a distance of 602.71 feet to a point; Thence South 00 degrees 01 minutes 58 seconds West a distance of 2051.53 feet to the POINT OF BEGINNING, and containing 26.1376 acre(s) of land, more or less.

CASE NO.: ZC12-07-064
PETITIONER: Jeff Schoen
OWNER: IESI LA Corp and Valerie & John Van Vrancken, III
REQUESTED CHANGE: From A-1 (Suburban District) & HC-3 (Highway Commercial District) to I-1 (Industrial District 70.72 acres), PF-2 (Public Facilities District 69.7 acres), I-2 (Industrial District 28.54 acres) & SWM-1 (Solid Waste Management District 26.14 acres)
LOCATION: Parcel located on the west side of LA Highway 434, south of I-12; S18,T8S,R13E; Ward 7, District 7
SIZE: 195.1 acres



ZC12-07-064

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District), HC-3 (Highway Commercial District) and I-2 (Industrial District) to HC-3 (Highway Commercial District 20.66 acres), I-1 (Industrial District 70.72 acres), PF-2 (Public Facilities District 69.7 acres), I-2 (Industrial District 28.54 acres) & SWM-1 (Solid Waste Management District 26.14 acres). The site is located on the west side of LA Highway 434, south of I-12.

The existing zoning patterns were established with the comprehensive re-zoning of the South Central Study area completed in April of 2009. It included 53 acres of HC-3 Highway Commercial zoning and nearly 14 acres of I-2 Industrial zoning in the southwestern quadrant of Highway 434 and Interstate 12. There is also nearly 50 acres of HC-3 Zoning in the southeastern quadrant.

The proposal would create 146 acres of Highway Commercial, Industrial and Solid Waste Management zoning in the southwest quadrant. It will also create a nearly 70 acre buffer between these uses and Bayou Lacombe. This buffer will be zoned PF-2 Public Facilities and will measure from 250 feet to 500 feet in depth.

While there has been non-residential zoning on the south side of the intersection of Interstate 12 and Highway 434 since at least 1985, there has always been a question of how much non-residential zoning is appropriate.

The expansion of such areas must be considered carefully and provide for buffering and/or transitions to surrounding properties.

In the southeastern quadrant of the intersection, the HC-3 zoning extends approximately 3000 feet down Highway 434. The proposal would extend the non-residential zoning to approximately 2500 feet down the western side of the highway. However, this proposal would place I-1 Industrial zoning directly across Cappel Road (a small private road) from two residential structures.

It is the staff position that if this request is granted the PF-2 Public Facilities should be expanded to include the southern 250 feet (10 acres) of the proposed I-1 Industrial District so as to provide a buffer to the residential properties to the south and to provide for a clear delineation of the southern edge of the I-12/Highway 434 Commercial/Industrial node.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 (Highway Commercial District), I-2 (Industrial District), & SWM-1 (Solid Waste Management District) designations be approved as proposed.

The staff further recommends that the PF-2 (Public Facilities District) and I-2 (Industrial District) be modified so that the PF-2 Public Facilities is expanded to include the southern 250 feet (10 acres) of the proposed I-1 Industrial District.