

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4870

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 6 DAY OF SEPTEMBER, 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF COMMERCIAL DRIVE, NORTH OF BROWNS VILLAGE ROAD, BEING 114 COMMERCIAL DRIVE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 2.14 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN NC-6 (PUBLIC, CULTURAL AND RECREATIONAL DISTRICT). (WARD 9, DISTRICT 14) (ZC12-08-082)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-082, 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 I-1 (Industrial District) to a NC-6 (Public, Cultural and Recreational 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 NC-6 (Public, Cultural and Recreational 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 I-1 (Industrial District) to a NC-6 (Public, Cultural and Recreational 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 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: AUGUST 30 , 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC12-08-082**

**ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto, belonging or in anywise appertaining, being situated in Section 27, Township 8 South, Range 14 East, St. Tammany, Parish, Louisiana, being more fully described as follows, to-wit:**

**From the section corner common to Sections 27, 28, 33 and 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, go East 3887.59 feet to a point; thence go North 510.00 feet to a point; which point is the Point Of Beginning;**

**From the point of beginning go North 200.00 feet to a point; thence go East 232.80 feet to a point; thence go South 200.00 feet to a point; thence go West 232.80 feet back to the point of beginning.**

**The property consists of 1.07 acres more or less, all in accordance with a Survey No. 98076 of John E. Bonneau & Associates, Inc. dated February 3, 1998, a copy of which is annexed hereto and made a part hereof.**

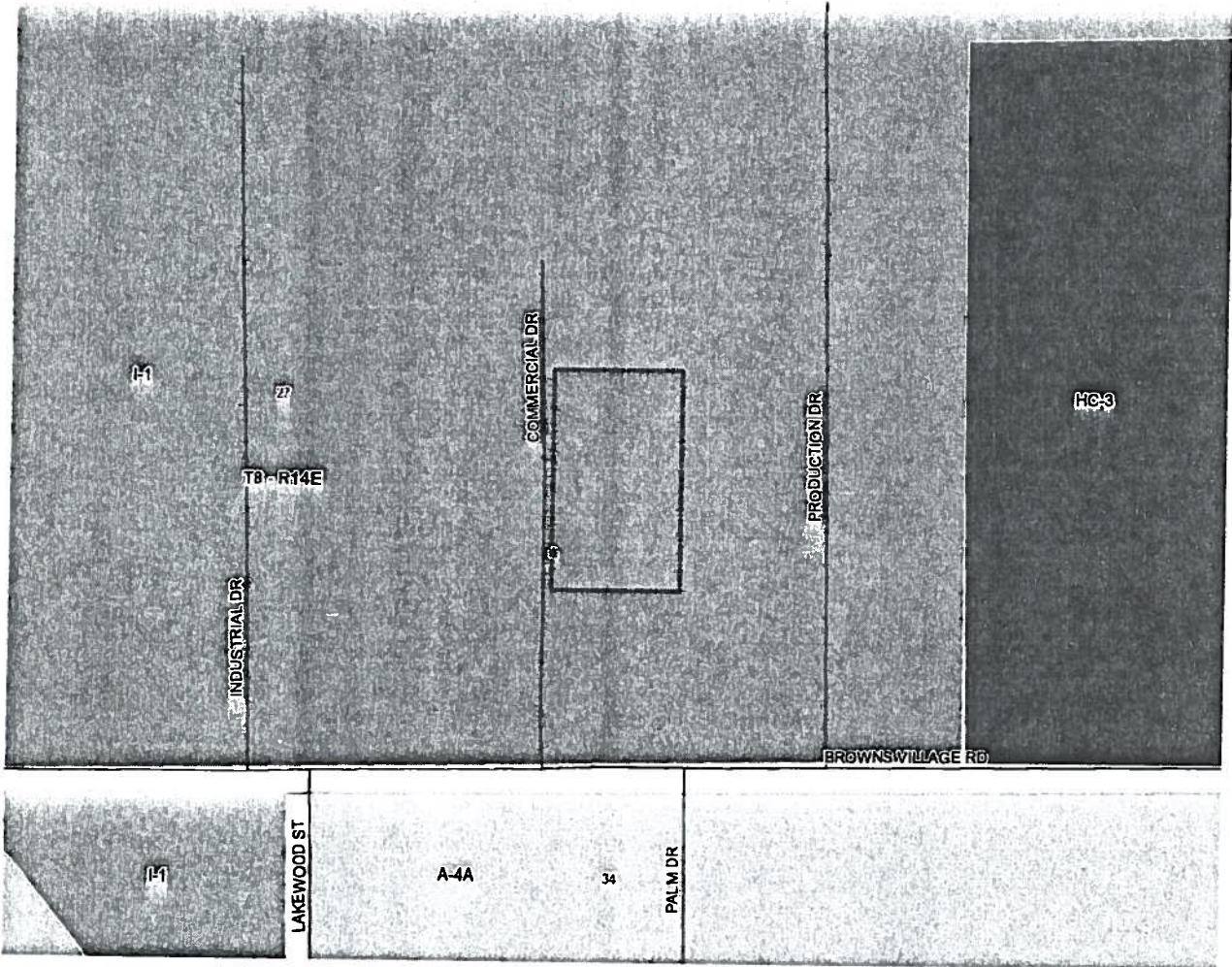
**The property bears the municipal address of: 114 Commercial Drive, Slidell, Louisiana.**

**A certain piece or portion of ground situated in Section 27, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows:**

**From the Section corner common to Sections 27, 28, 33 and 34 Township 8 South, Range 14 East, St. Tammany Parish, go East 3887.59 feet; thence North 310.0 feet to the Point of Beginning. From the Point of Beginning, go North 200.0 feet; thence East 232.8 feet; thence South 200.0 feet, thence West 232.8 feet back to the Point of Beginning.**

**Said parcel of land contains 1.07 Acres more or less.**

**CASE NO.:** ZC12-08-082  
**PETITIONER:** Chuck Walker  
**OWNER:** Parish Properties LLC/Chris Jean  
**REQUESTED CHANGE:** From I-1 (Industrial District) to NC-6 (Public, Cultural and Recreational District)  
**LOCATION:** Parcel located on the east side of Commercial Drive, north of Browns Village Road, being 114 Commercial Drive, Slidell; S27,T8S,R14E; Ward 9, District 14  
**SIZE:** 2.14 acres



ZC12-08-082

NORTH

Fnd. 1/2" Iron Pipe

200.00' SOUTH

Fnd. 1/2" Iron Rod

25' DRAINAGE EASEMENT 12.5' EACH SIDE

Vacant Lot

1.07 ACRES

232.8' EAST

WEST 232.8'

BROWNS VILLAGE ROAD

MOVEABLE SHED

Fnd. 1/2" Iron Pipe

NORTH 200.00'

Fnd. 1/2" Iron Pipe

NORTH-310.0'

COMMERCIAL DRIVE

EAST-3887.58'

27 34  
28 33

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found the property described is located in Flood Zone(s) (A-1) with a Base Flood Elevation of 18.5'. In accordance with Community Panel No. 225205 0410 0; Revised: APRIL 21, 1999

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "B" SURVEY.

SURVEY MAP OF

A 1.07 ACRE PARCEL OF LAND SITUATED IN SECTION 27, T-8-S, R-14-E,

In St. Tammany Parish, Louisiana for

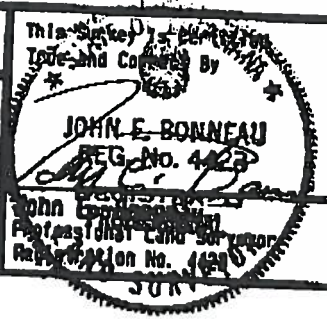
JANICE S. SMITH

Survey No. 2001 324 Date: MAY 25, 2001

Drawn by: AMK/JEB Revised:

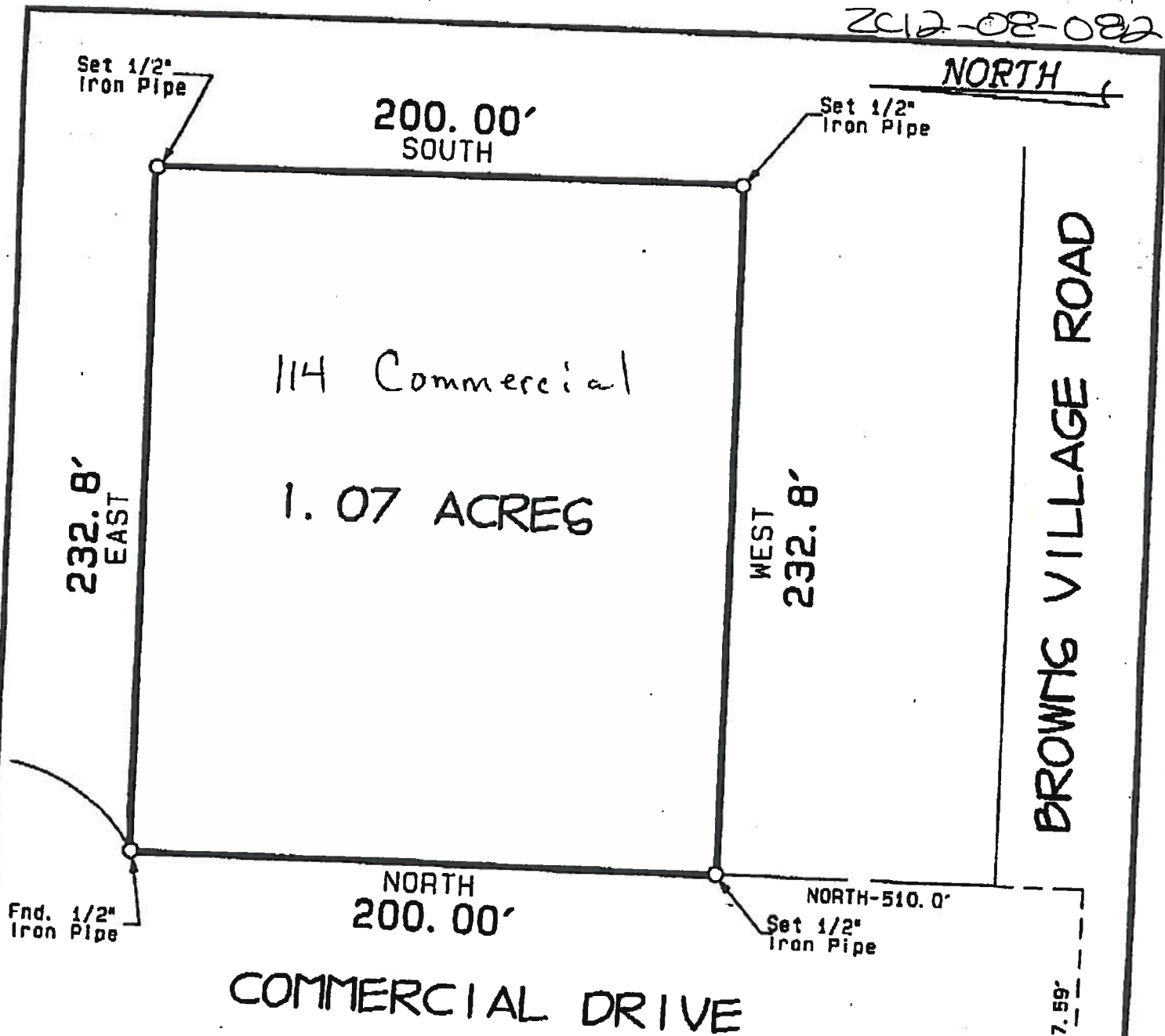
Scale: 1" = 50'

JOHN E. BONNEAU & ASSOCIATES, INC. Professional Land Surveyors • Planners and Consultants 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N.O. (504) 456-2042 HAMMOND (504) 345-7641 • FAX NO. (504) 626-0057





2012-08-082



COMMERCIAL DRIVE

BROWNING VILLAGE ROAD

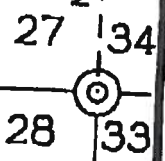
NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in a special flood hazard area. It is located in Flood Zone "A-1".

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "A" SURVEY.



**SURVEY MAP OF  
A 1.07 ACRE PARCEL OF LAND SITUATED  
IN SECTION 27, T-8-S, R-14-E;**

**In  
St. Tammany Parish, Louisiana  
for**

**JOHNNY F. SMITH**

Survey No. 94466  
Date: APRIL 22, 1994

Drawn by: BMD  
Revised:

Scale: 1" = 50'

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants  
1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70448 (504) 626-0808  
SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042  
FAX NO. (504) 626-0057

This Survey is Certified True and Correct By

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

# ADMINISTRATIVE COMMENTS

## ZONING STAFF REPORT

**Date:** July 23, 2012

**Case No.:** ZC12-08-082

**Posted:** 07/11/12

**Meeting Date:** August 7, 2012

**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Chuck Walker  
**OWNER:** Parish Properties LLC/Chris Jean  
**REQUESTED CHANGE:** From I-1 (Industrial District) to NC-6 (Public, Cultural and Recreational District)  
**LOCATION:** Parcel located on the east side of Commercial Drive, north of Browns Village Road, being 114 Commercial Drive, Slidell; S27,T8S,R14E; Ward 9, District 14  
**SIZE:** 2.14 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 lane asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Office Warehouse	I-1 (Industrial District)
South	Undeveloped	I-1 (Industrial District)
East	Office Warehouse	I-1 (Industrial District)
West	Office Warehouse & Outdoor Storage	I-1 (Industrial District)

#### EXISTING LAND USE:

**Existing development?** Yes

**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 I-1 (Industrial District) to NC-6 (Public, Cultural and Recreational District). The site is located on the east side of Commercial Drive, north of Browns Village Road. The 2025 future land use plan calls for the area to be developed with industrial uses. The site is currently surrounded by office warehouses and outdoor storage yards. Staff does not see any compelling reason to recommend approval of the request, considering that the site is surrounded by industrial uses.

Note that the zoning change is being requested in order to operate an outdoor baseball practice facility on the site.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a NC-6 (Public, Cultural and Recreational District) designation be denied.