

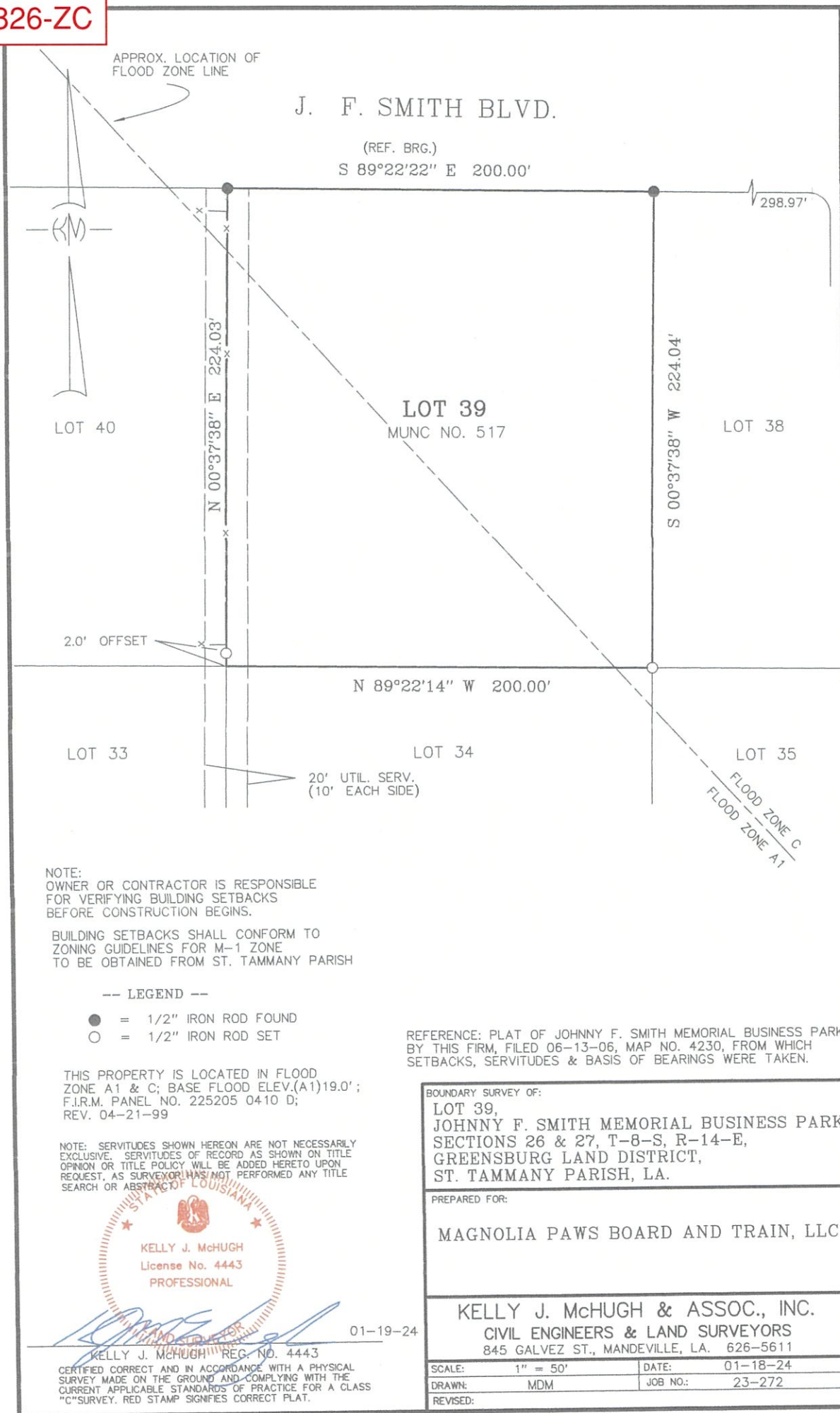
EXHIBIT "A"

2024-3826-ZC

ALL THAT CERTAIN TRACT OR PORTION 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, situated in Sections 26 and 27, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, in that portion thereof known as Johnny F. Smith Memorial Business Park, as per final subdivision plat of Kelly J. McHugh & Associates, Inc., Job No. 99-385, dated December 12, 2001, last revised May 12, 2006, recorded as Clerk of Court Map File No. 4230, as well as by Act of Resubdivision Plat of Kelly J. McHugh & Associates, Inc., Job No. 08-123, dated July 23, 2008, recorded as Clerk of Court Map File No. 4720D and finally by Resubdivision Plat of Kelly J. McHugh & Assoc., Inc., Job No. 11-082, dated June 2, 2011, recorded as Clerk of Court Map File No. 4990A, wherein subject property is situated and is more fully described as follows, to wit:

LOTS 39 OF JOHNNY F. SMITH MEMORIAL BUSINESS PARK, St. Tammany Parish, Louisiana.

2024-3826-ZC



2024-3826-ZC



Administrative Comment

September 5, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3826-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the south side of Johnny F. Smith Boulevard, across Corso Lane, being Lot 39, Johnny F. Smith Memorial Business Park, Slidell; S26 & S27, T8S, R14E; Ward 9, District 14
Council District: 14

Petitioner: Tate Elesensohn **Posted:** July 26, 2024

Owner: Tate, Rachel and Sarah Elesensohn **Commission Hearing:** August 6, 2024

Prior Determination: Postponed for 1 month at the July 2, 2024 Zoning Commission meeting

Size: 1-acre **Determination:** Approved



Current Zoning

I-2 Industrial District

Requested Zoning

I-2 Industrial District

RO Rural Overlay

Future Land Use

Manufacturing & Logistics

Flood Zone

Effective Flood Zone A1

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 19' + 1 Freeboard = 20' FFE

FINDINGS

1. The applicant is requesting to rezone the 1-acre parcel from I-2 Industrial District to I-2 Industrial District and RO Rural Overlay. The property is located on the south side of Johnny F. Smith Boulevard, across Corso Lane, being Lot 39, Johnny F. Smith Memorial Business Park, Slidell.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
00-068	Unknown	M-1 Industrial
09-2020* Comprehensive Rezoning	M-1 Industrial	I-1 Industrial District
14-3105	I-1 Industrial District	I-2 Industrial District

*Comprehensive rezoning ordinance not verified

Site and Structure Provisions

3. The site is currently an undeveloped lot (Lot 39) within the Johnny F. Smith Memorial Business Park.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
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Zoning Commission
August 6, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3826-ZC

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North	Industrial	I-2 Industrial District
South	Industrial	I-2 Industrial District
East	Industrial	I-2 Industrial District
West	Industrial	I-2 Industrial District

5. The subject property is flanked by property zoned by I-2 Industrial District on all sides.
6. The applicant's previous request was to rezone to the HC-2 Highway Commercial District in order to accommodate a dog training/boarding facility. However, staff re-considered the request and advised the applicant that the HC-2 Highway Commercial District within an industrial park would not be an appropriate zoning. By adding a RO Rural Overlay to the existing I-2 Industrial District, the existing nature of the industrial park would be maintained while accommodating the proposed use.
7. The purpose of the existing I-2 Industrial District is to provide for the location of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.
8. The purpose of the requested RO Rural Overlay is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. Allowable uses include: Farming and any other agricultural use as defined in Section 130-5; Agricultural buildings, Limited commercial and industrial uses supporting the agricultural production limited to buildings no larger than 5,000 sq. ft; Wholesale/retail greenhouses and nurseries; Roadside farm stands; Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and excavation equipment when stored on an operable, licensed transport vehicle, where the area utilized for storage is not more than ten percent of the property.
9. Table 3: I-2 Industrial District Building Sizes and Uses:

Zoning District	Max. Density/Building Size	Allowable Uses
I-2 Industrial District (existing)	<p>The maximum building size in the I-2 Industrial District shall be 200,000 sq. ft.</p> <p>The maximum lot coverage shall not exceed 50% of the total area of the lot.</p>	<p>Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery manufacturing; Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture manufacturing; Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork and wood product manufacturing; Sheet metal products; Television and radio broadcasting transmitters; Tool manufacturing; Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational</p>

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		facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.
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10. Per the petitioner’s application, the reason for the rezoning request is to apply for building permits to construct a dog boarding/training facility.

Consistency with New Directions 2040

Manufacturing and Logistics: areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high-capacity transportation corridors.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.

