

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1299

COUNCIL SPONSOR: BRISTER/PRESIDENT PROVIDED BY: President/Council Office

RESOLUTION TO APPROVE *NEW DIRECTIONS 2025 - Special Area and Corridor Plan for the Fremaux/U.S. 190 B corridor* AND TO AMEND THE FUTURE LAND USE PLAN OF THE LAND USE ELEMENT - PHASE 1 OF THE COMPREHENSIVE PLAN FOR ST. TAMMANY PARISH, LOUISIANA, INCLUDING THE SUPPORTING MAP AND TEXT

WHEREAS, in 2003, the St. Tammany Parish Council adopted Resolution Council Series No. C-0973 approving the New Directions 2025 - Land Use Element - Phase 1, referred to as the Future Land Use Plan, ; and

WHEREAS, due to the pending construction of a new interchange at I-10 and Fremaux/U.S. 190 B, the Parish requested that the ND 2025 Steering Committee hold community meetings to review and refine the Future Land Use Plan as part of a Special Area and Corridor Plan for the Fremaux/U.S. 190 B corridor from the City of Slidell to its intersection with Military Road

WHEREAS, two public community participation meetings were held on August of 2004 seeking their vision for any necessary amendments to the Future Land Use Plan as part of this Special Area and Corridor Plan

WHEREAS, the *New Directions 2025* Steering Committee on October 13, 2004 has recommended to the St. Tammany Parish Planning Commission amending the Future Land Use Plan by the adoption of the future land use map including the supporting text for this Special Area and Corridor Plan, which has been referred to as Option E.

WHEREAS, the St. Tammany Parish Planning Commission on November 9, 2004 reviewed and approved the ND 2025 Steering Committee's recommendation and has recommended to the St. Tammany Parish Council the adoption of the Special Area and Corridor Plan for the US 190 B corridor.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES by the St. Tammany Parish Council that it approves *the Special Area and Corridor Plan for the Fremaux/U.S. 190 B corridor including* the map referred to as Option E with the supporting text and amends the Future Land Use Plan to incorporated the refinements of this Special Area and Corridor Plan and attached as Exhibit A

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED BY \_\_\_\_\_

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004 AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
PATRICIA BRISTER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
DIANE HUESCHEN, COUNCIL CLERK

new 2/04

**Fremaux/U.S. 190 B Small Area and Corridor Plan  
Future Land Use Plan Amendment  
Exhibit A (2of 2)**

Based on the comments presented at the public meeting, existing or short term transportation infrastructure, the Strategic Economic Development Plan and the overall policies and principles of the adopted Future Land Use Plan, the ND 2025 Steering Committee recommends Option E as a small area plan amendment to the Future Land Use plan for this corridor.

This Option supports the larger commercial mixed use districts as indicated in the Strategic Economic Development Plan to the west of the interchange that includes existing 4 and 5 lane transportation infrastructure.

This option supports the residential neighborhoods, some of which have been living in those areas for generations. These unique residential communities are east of the interchange and generally along Smith and Harrison roads and Hardin road areas. **As part of this approval, the Steering Committee incorporates that after the completion of all infrastructure associated with the interchange and the continuation of the 3 lanes along U.S. 190 B, that a Small Area Plan for the Hoover and Morrow Drive Area should be considered and that an evaluation of a possible mixed use designation should be reviewed for that portion of property south of U.S. 190 B and east of Brookter and north of Kingspoint Subdivision ( a portion of this site is presently being utilized as soccer fields)**

This Option supports the limitation of the existing highway businesses based on their commercial zoning depth and does not encourage those areas to expand into adjacent residential areas. Also it supports a highway business infill for the area at the north east quadrant of the interchange.

This Option supports additional light commercial designations to be used primarily for office professional and/or typical day time commercial uses and/or residential uses including multi-family in a limited area both east and west of the interchange

#### **Additional General Recommendations and General Comments regarding the Area**

**Drainage:** Request that the Parish and the City of Slidell host a community public information drainage meeting with the LA DOTD to review the overall DOTD project drainage design and to document existing both on and off site localized drainage problems.

**Transportation:** Upon completion of this interchange, Fremaux/US 190B will consist of a 4 to 5 lane highway west of the interchange to the city limits of Slidell and a 3 lane highway east of the interchange to its intersection with Military road (LA 1090). The bridge at the eastern edge of this corridor is schedule for reconstruction in 2007. A study is scheduled for FY04/05 to evaluate a service road connection along the west side of the interchange from Fremaux to Old Spanish Trail (LA 437). These are the only major transportation projects that are currently slated in the joint RPC/DOTD Transportation Improvement Program (TIP)

#### **Hoover and Morrow Drive Small Area Plan**

Based on the amount of public input and the developmental pressures along Hoover Drive which provides one of the access points to the big box retail centers (Walmart & Lowes), it is recommended that after the completion of the interchange project including the completion of a traffic study which evaluates the traffic patterns for the existing road network within this general area bounded to the north by Gause to the east by Hoover/Allen to the south by US 190 B and to the west by I - 10 that a Small Area Plan be developed for the impacted area.

#### **In-fill Residential or Mixed Use for area east of Brookter and South of US 190 B (Soccer Fields)**

This area was discussed extensively by the citizens with 2 different points of view of have the future patterns should be for this particular large tract of land. The Steering Committee recommends at this time to indicate this area as residential. The Steering Committee also recommends based on the completion of the interchange and associated infrastructure improvements, that this area based on traffic studies and citizens' participation may be considered as a change from in-fill residential to a mixed use planned district area that contains a specific plan

APPROVED BY ND 2025 STEERING  
COMMITTEE ON 10/13/04  
APPROVED BY ST. TAMMANY  
PARISH PLANNING COMMISSION  
ON 11/09/04



