

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6497 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 1 DAY OF OCTOBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF SOUTH STREET, EAST OF HICKORY STREET; SLIDELL, AND WHICH PROPERTY COMPRISES A TOTAL OF .46 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) (WARD 9, DISTRICT 11). (2020-1958-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1958-ZC, 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 an HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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 an HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF NOVEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 23 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2020-1958-ZC

A certain lot of ground, 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 the Parish of St Tammany, State of Louisiana, in that section known as Slidell Manor, being a subdivision of Section 37, Township 8 South, Range 14 East, Greensburg District, and designated as Lot 6 in Square 4, bounded by South Street, Hickory Street, Square 13 and the boundary line of the subdivision, and measures in accordance with map of Joseph Pugh, Parish Surveyor, dated June 20, 1947, annexed to act to N.L. Bird, Jr., before this Notary, on March 1, 1955, and more recently designated and described in accordance with survey by E.J. Champagne, Surveyor, dated December 21, 1956, certified copy of which is annexed to a previous sale and made a part thereof, as follows:

Lot 6 measures 100 feet front on South Street, similar width in the rear, by a depth of 200 feet between equal and parallel lines. Lot 6 begins 100 feet from the corner of South Street and Hickory Street.

Case No.: 2020-1958-ZC

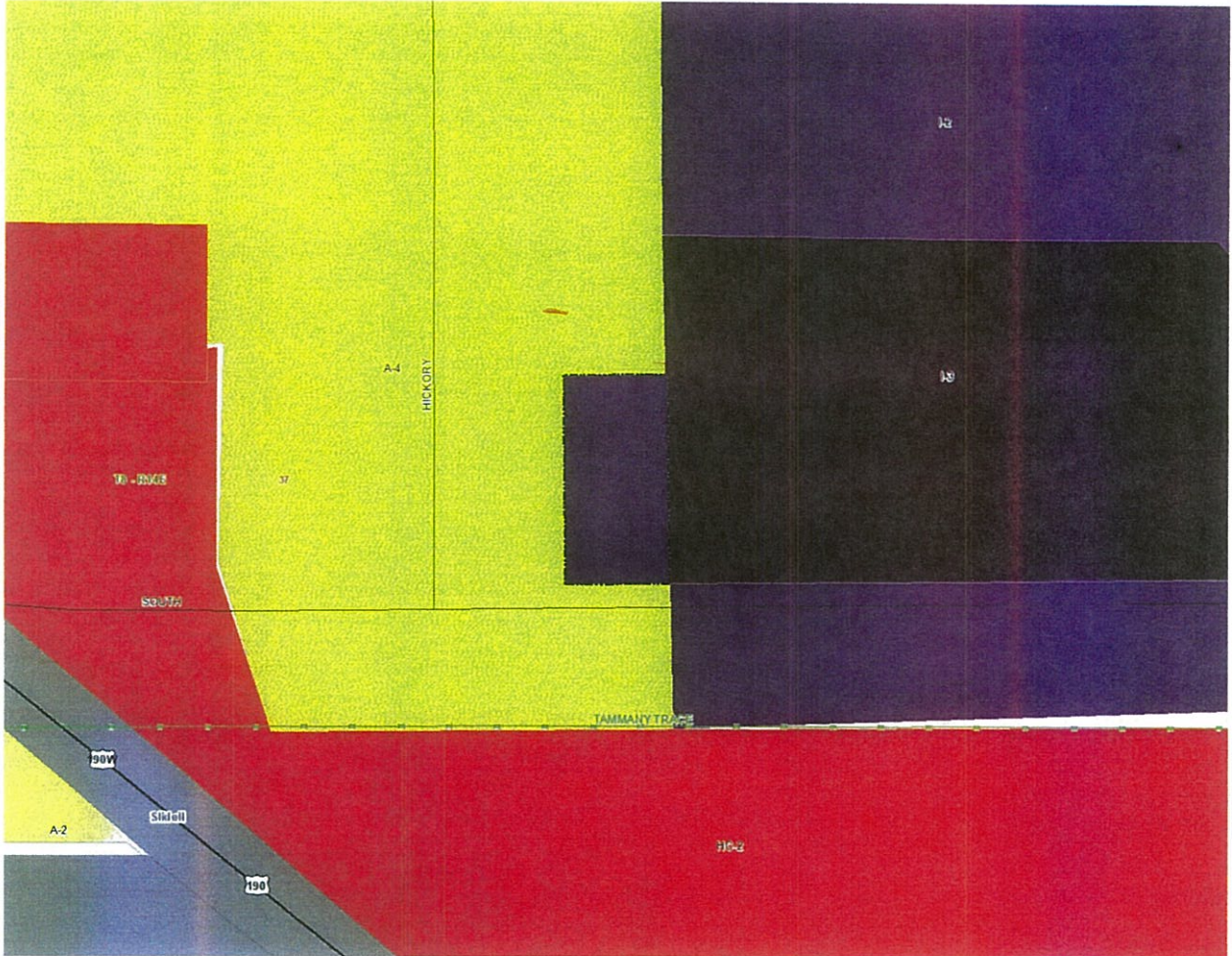
PETITIONER: Michelle Bolotte

OWNER: M&R File Services, LLC – Russell Bolotte

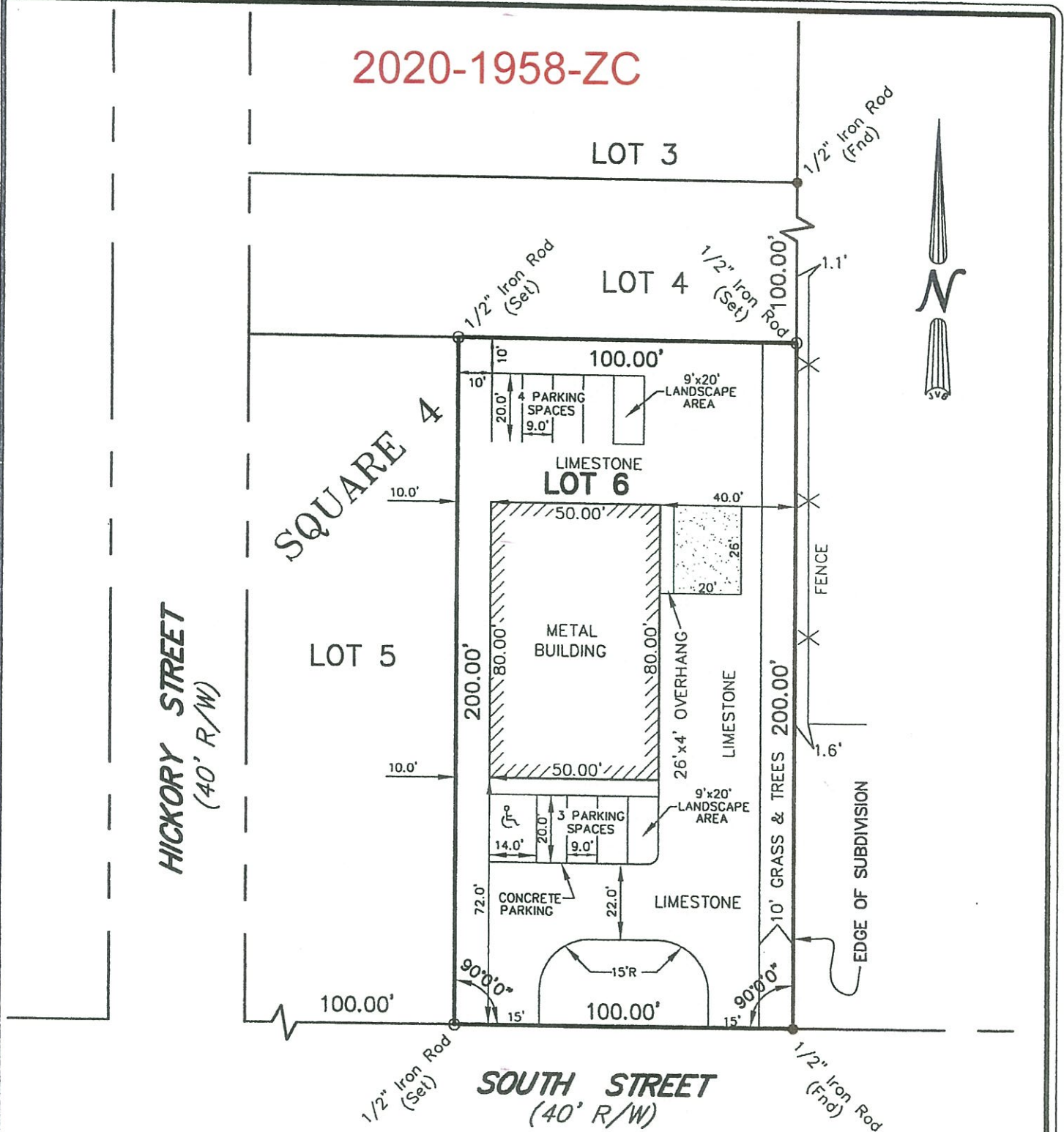
REQUESTED CHANGE: From I-1 Industrial District to HC-2 Highway Commercial District

LOCATION: Parcel located on the north side of South Street, east of Hickory Street, Slidell

SIZE: .46 acres



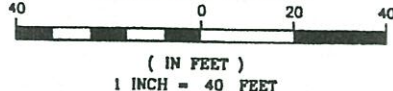
2020-1958-ZC



REFERENCE:
1.) DRAWING No. 677, BY JOSEPH PUGH,
DATED APRIL 15, 1946.

LEGEND
○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross

GRAPHIC SCALE



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....00'
Side Setback.....00'
Rear Setback.....00'

ADDRESS: 411 SOUTH STREET

I CERTIFY THAT THIS PLAT DOES NOT 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.

PROPERTY IS NOT SURVEYED IN ACCORDANCE WITH
THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS."
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT
NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

DRAWING NO.
20081834-PP

DATE:
12/29/2008

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut HWY.
Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

DRAWN BY:
BPT

CHECKED BY:
JDL

SCALE:
1" = 40'

REVISED: REVISED PARKING AREA, BPT, 4/17/09

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.

**PLOT PLAN OF LOT 6
SLIDELL MANOR SUBDIVISION
SQUARE 4
NEAR THE CITY OF SLIDELL
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: M & R FILE SERVICES



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 25, 2020
Case No.: 2020-1958-ZC
Posted: August 18, 2020

Meeting Date: September 1, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Michelle Bolotte
OWNER: M&R File Services, LLC – Russell Bolotte
REQUESTED CHANGE: From I-1 Industrial District to HC-2 Highway Commercial District
LOCATION: Parcel located on the north side of South Street, east of Hickory Street, Slidell
SIZE: .46 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped and Residential	A-4 Single-Family Residential District
South	Commercial	A-4 Single-Family Residential District and HC-2 Highway Commercial
East	Commercial	I-3 Industrial District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from I-1 Industrial District to HC-2 Highway Commercial District. The site is located on the north side of South Street, east of Hickory Street, Slidell. The 2025 Future Land Use Plan designates the site to be developed with commercial uses that vary in intensity and size.

The petitioned property was rezoned from A-4 Single-Family Residential District to I-2 Industrial District in 2018 to accommodate an existing office warehouse use (2018-1150-ZC). The applicant is currently requesting to downzone the property to HC-2 Highway Commercial District to allow a proposed commercial boarding and grooming facility. Staff is not opposed to the request as a change in zoning will allow for more appropriate uses adjacent to existing residential property north and west of the subject site.