

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6627

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. FITZGERALD

ON THE 1 DAY OF APRIL , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF U.S. HIGHWAY 190, WEST OF SUNSET DRIVE; SLIDELL, AND WHICH PROPERTY COMPRISES A TOTAL OF 1.3505 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT) (WARD 9, DISTRICT 11). (2020-2200-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2200-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 HC-2 (Highway Commercial District) to an HC-3 (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-3 (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 HC-2 (Highway Commercial District) to an HC-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF MAY, 2021; 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: MARCH 24, 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2020-2200-ZC

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon lying and being situated in SECTION 4, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST TAMMANY PARISH, LOUISIANA, and being more fully described as follows:

Commencing at the Southwest corner of Lot 1, Square 4, Woodland Park Subdivision in Section 4, Township 9 South, Range 14 East, St Tammany Parish, Louisiana. Thence East 94.40 feet along the South line of Woodland Park to the Point of Beginning. Thence from the said Point of Beginning go East 160.60 feet along the South line of said subdivision to a point on the West line of said Subdivision. Thence South 00 degrees 44 minutes 28 seconds West 396.16 feet along the West line of said subdivision to a point on the North Right-of-Way line of U.S. Highway 190. Thence North 70 degrees 58 minutes 40 seconds West 166.85 feet along said Right-of-Way line. Thence North 00 degrees 22 minutes 58 seconds East 341.73 feet to the Point of Beginning.

This Parcel containing 1.3505 acres and being in Section 4, Township 9 South, Range 14 East, St Tammany Parish, Louisiana.

Case No.: 2020-2200-ZC

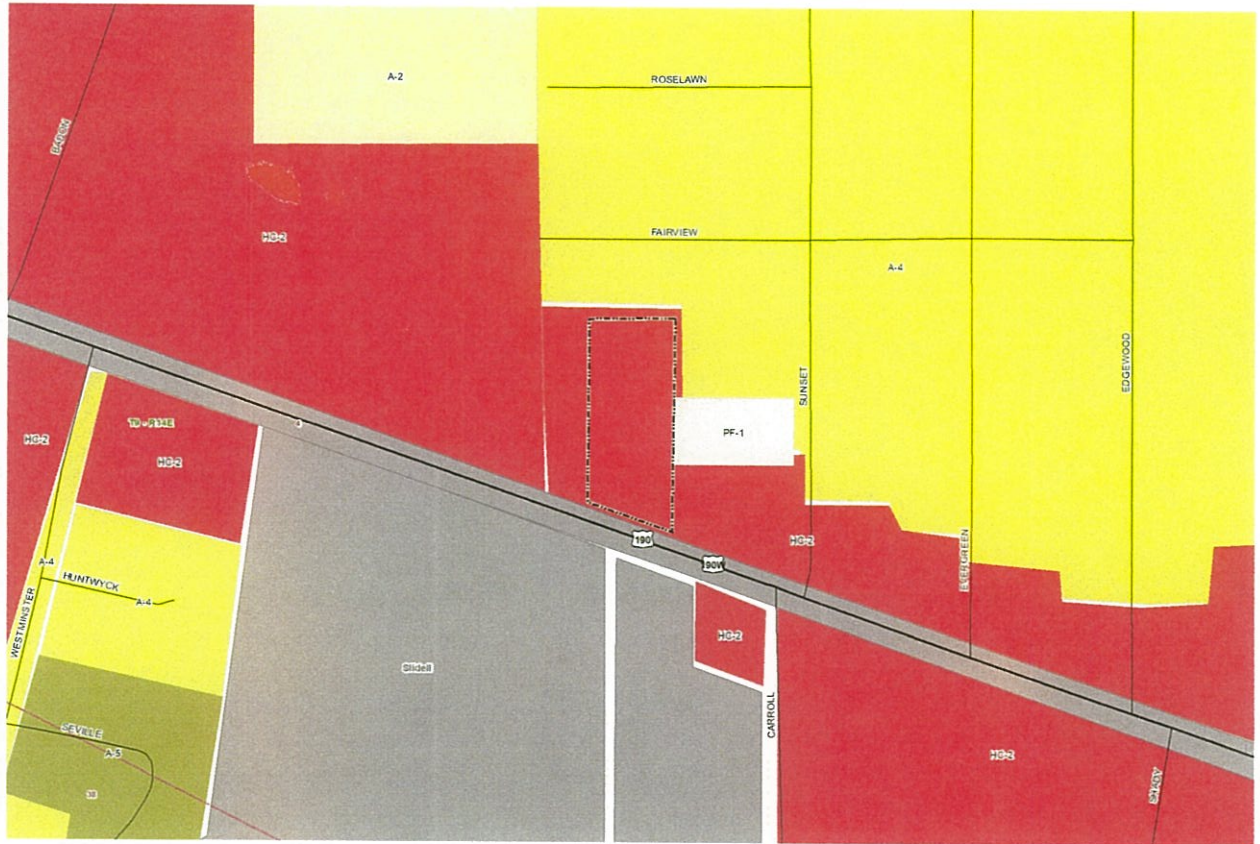
PETITIONER: Dewanda Gladney

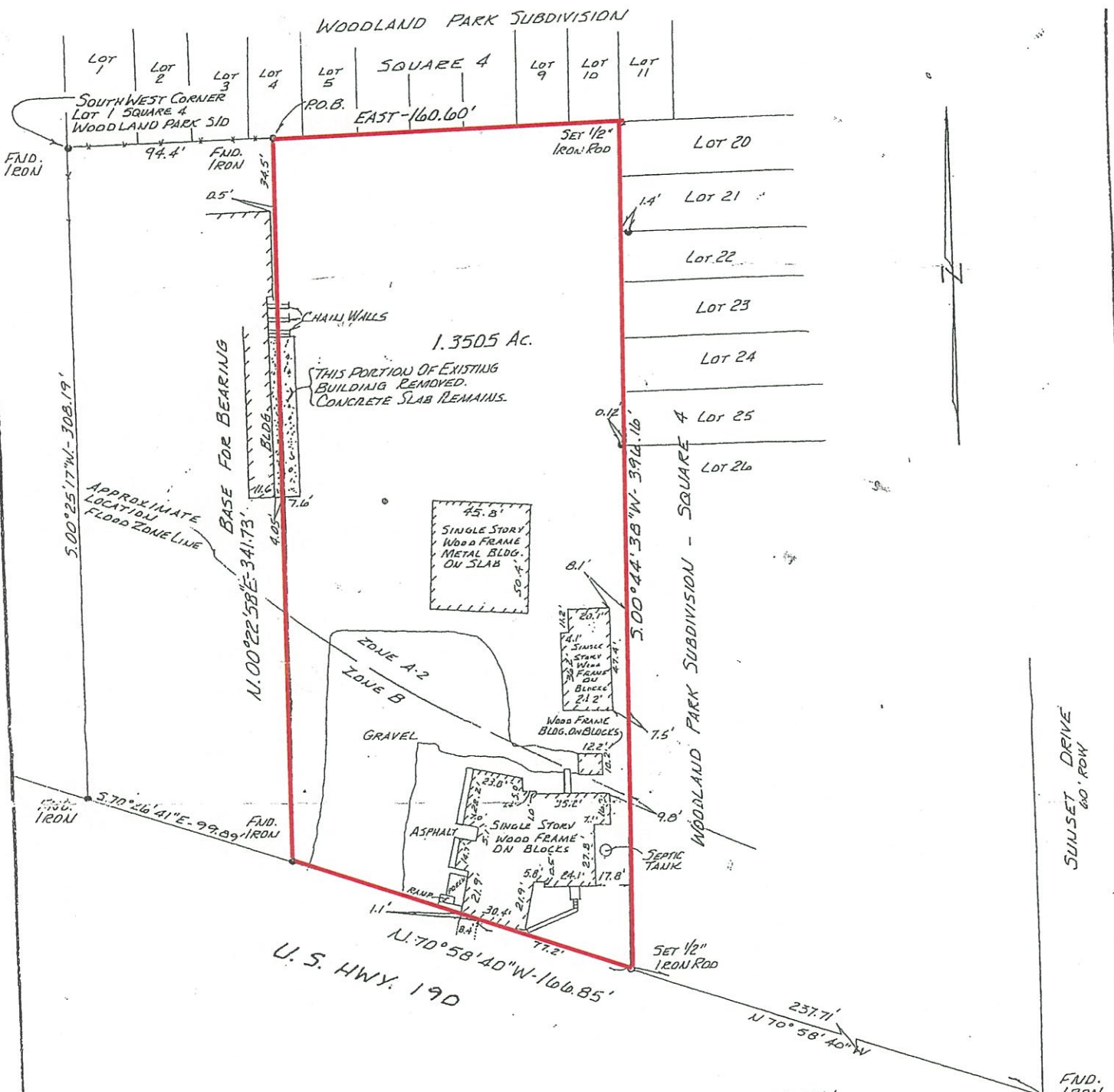
OWNER: Silver Lake Estate, LLC

REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the north side of U.S. Highway 190, west of Sunset Drive; Slidell

SIZE: 1.3505 acres





REFERENCE SURVEY No. 27086
BY IVAN BORGEN DATED MAY 27, 1981.

THIS PROPERTY IS LOCATED IN FLOOD
ZONE A-2 AND ZONE B, PER FIRM
PANEL 225205 0420 D, DATED 4-2-91.
B.F.E. 12.0'.

2021-2200-ZC

Subject Property

SURVEY MAP OF
A 1.3505 ACRE
PARCEL OF LAND
IN
SECTION 4, T-9-S, R-14-E
ST. TAMMANY PARISH, LA.

CERTIFIED TO
HERSCHELL E. STOVALL

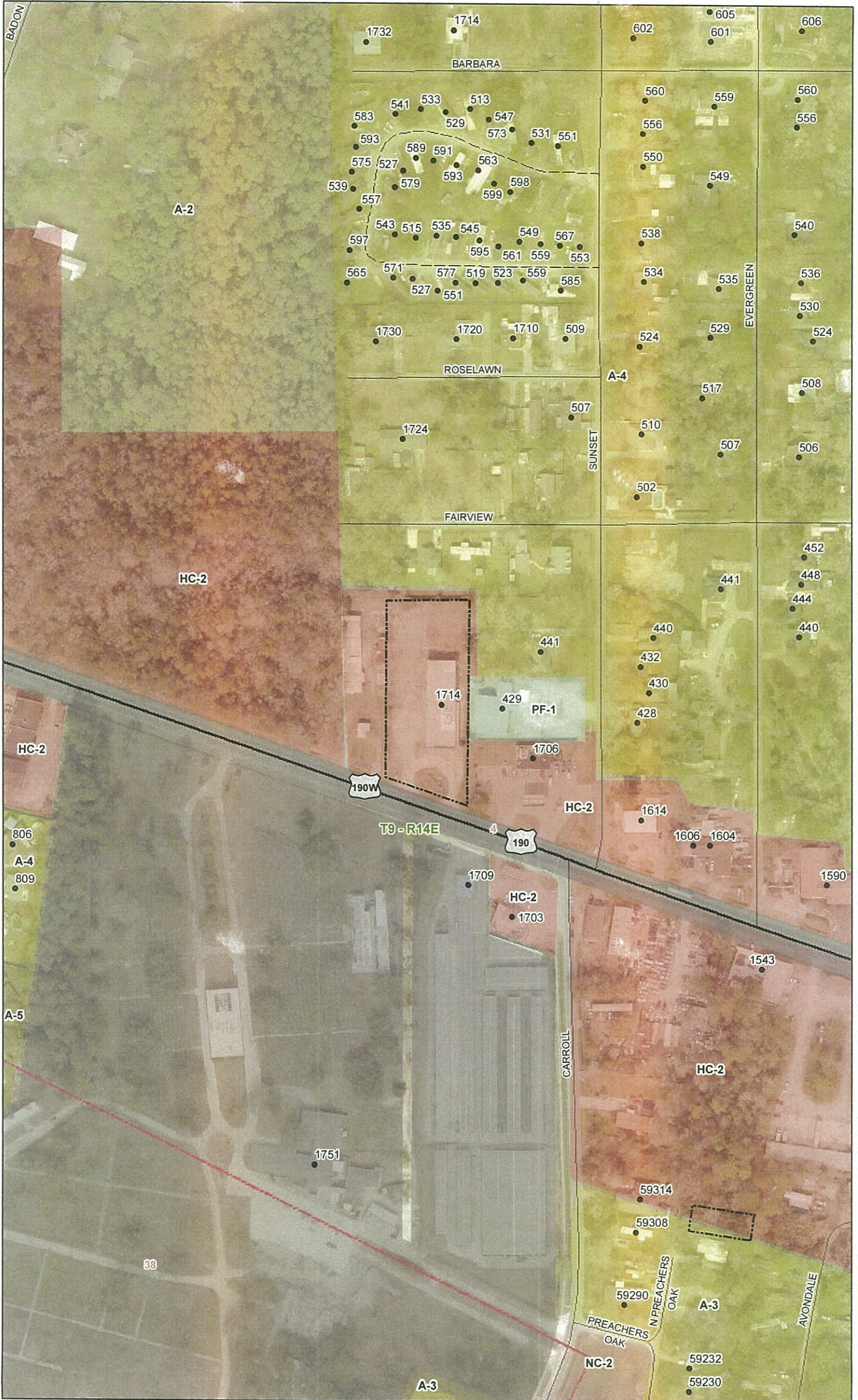
EM# 2871
INST# 1084174



SURVEY BY
J.V. Burkes III
J.V. BURKES III
LA. RLS No. 840

Job No. 961181 Dr. By kp
DATE: JUNE 14, 1996 SCALE: 1" = 50'
REVISED: SEPT. 4, 1996
REVISED: JAN. 14, 1998 No. 9800055

REVISED: JAN. 30, 1998



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 22,2021
Case No.: 2020-2200-ZC
Posted: February 19, 2021

Meeting Date: March 2, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Dewanda Gladney

OWNER: Silver Lake Estate, LLC

REQUESTED CHANGE: From HC-2 Highway Commercial District to HC-3 Highway Commercial District

LOCATION: Parcel located on the north side of U.S. Highway 190, west of Sunset Drive; Slidell

SIZE: 1.3505 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: US Highway

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	Residential	A-4 Single-Family Residential District
South	Commercial	C-4 Highway Commercial (Slidell City Limits)
East	Commercial and Residential	A-4 Single Family Residential District, PF-1 Public Facilities, and HC-2 Highway Commercial District
West	Residential	HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the north side of U.S. Highway 190, west of Sunset Drive, Slidell. The 2025 Future Land Use Plan designations the site to be developed with several forms of commercial structures.

The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled retail uses versus the purpose of the HC-3 Highway Commercial District which is to provide for the location of large-scale, heavy commercial retail, office and service uses. The requested zoning change to HC-3 will create an increase in the intensity of the allowable uses in the area.

Note that the reason for the request is to accommodate a wedding venue.