

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6765

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. AIREY

ON THE 29 DAY OF SEPTEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF US HIGHWAY 11, BEING 4472 US HIGHWAY 11; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 1.17 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AN HC-1 (HIGHWAY COMMERCIAL DISTRICT) (WARD 9, DISTRICT 12). (2021-2410-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2410-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 A-6 (Multiple Family Residential District) to an HC-1 (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-1 (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 A-6 (Multiple Family Residential District) to an HC-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF OCTOBER , 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: AUGUST 25 , 2021

Published Adoption: \_\_\_\_\_ , 2021

Delivered to Parish President: \_\_\_\_\_ , 2021 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2021 at \_\_\_\_\_

**EXHIBIT "A"**

**2021-2410-ZC**

Lots 37, 38, and 39, Unit 1, Eden Isles Subdivision, St. Tammany Parish, Louisiana

Case No.: 2021-2410-ZC

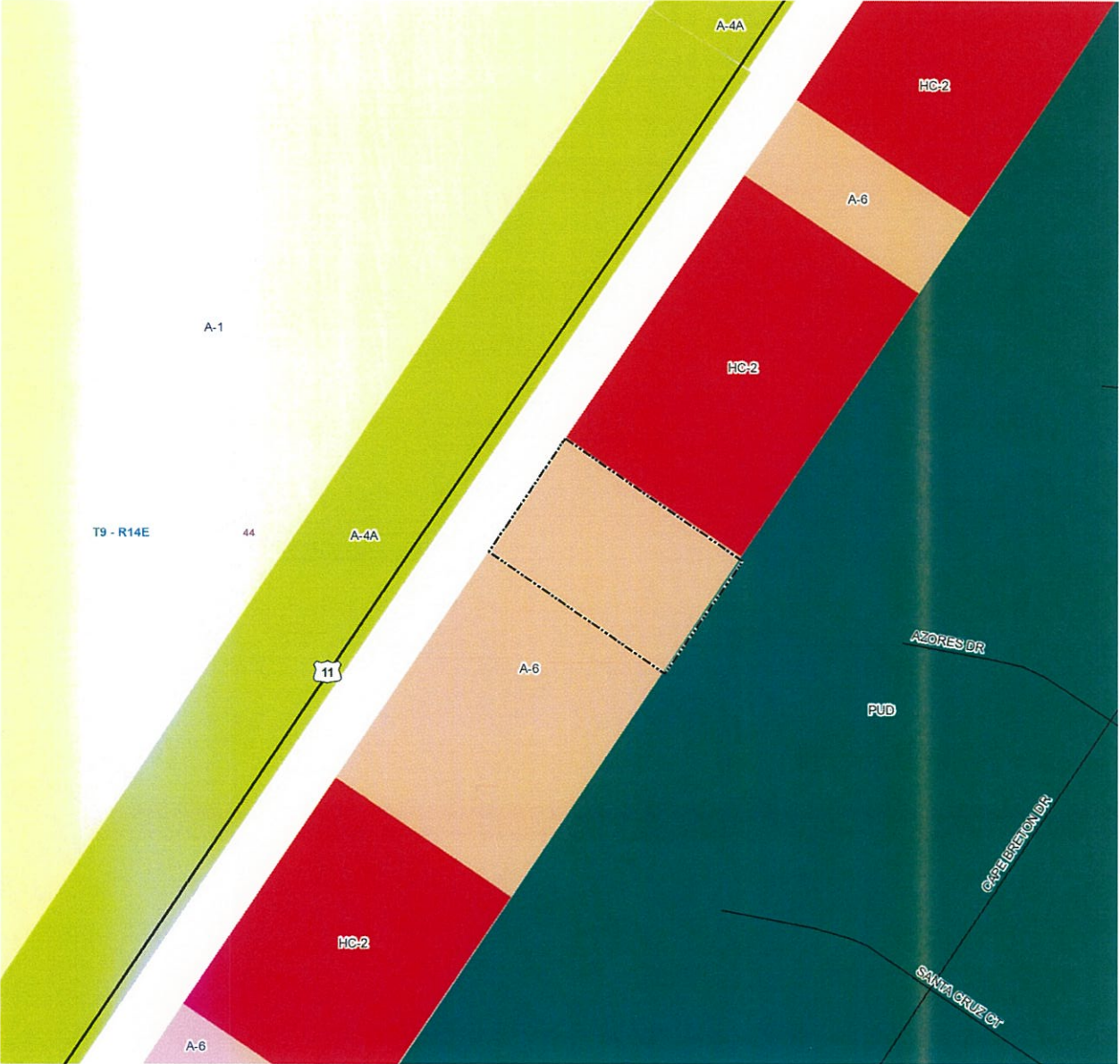
PETITIONER: Julie Troung

OWNER: New Orleans Magnolia Homes, LLC – Julie Truong and Paul Wogan Corporation

REQUESTED CHANGE: From A-6 Multiple Family Residential District to HC-1 Highway Commercial District  
As Amended

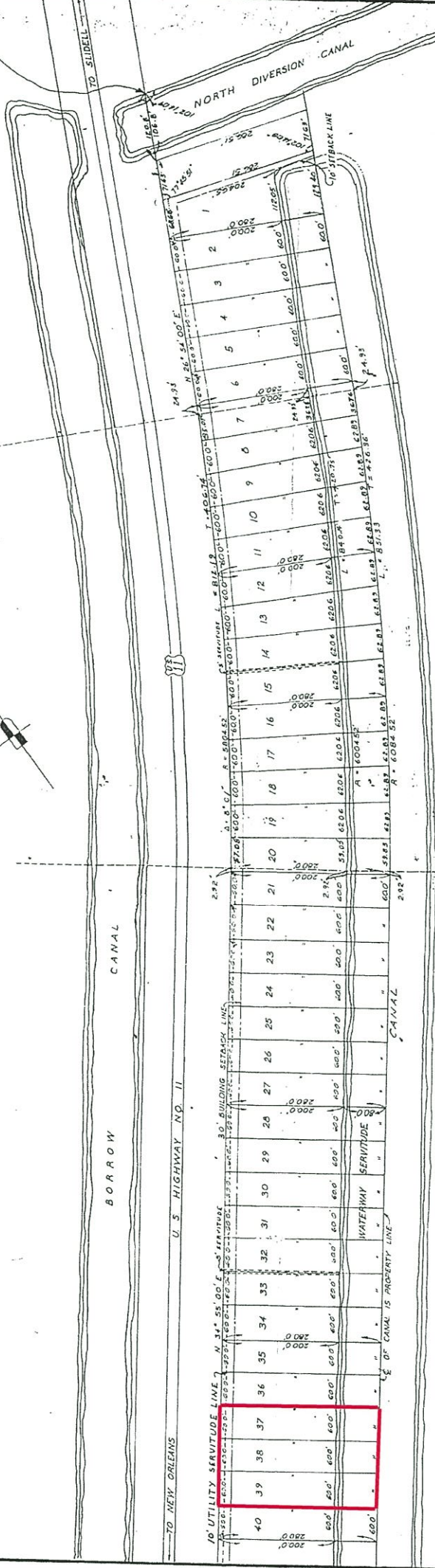
LOCATION: Parcel located on the east side of US Highway 11, being Lots 37, 38, and 39 of Unit 1, Eden Isles Subdivision; Slidell; S44, T9S, R14E; Ward 9, District 12

SIZE: 1.17 acres



2021-2410-ZC

THIS CORNER IS: N 81° 55' 50" W,  
12345.20' FROM THE CORNER  
COMMON TO SECTIONS 23, 24,  
25, AND 26, T 9 S, R 14 E, S 1 E,  
TAMMANY PARISH, LA.



EDEN ISLES  
 SUBDIVISION  
 UNIT NO. 1  
 LOTS 1 THROUGH 40  
 SCALE 1" = 100'  
 FEB. 1970



*Lester S. High*  
 LESTER S. HIGH C.E. NO. 4199

MAP 365B

SHEET 2 OF 6 SHEETS

Subject Property

2021-2410-ZC

A-4A

HC-2

A-6

A-1

A-4A



HC-2

2021-2410-ZC

T9 - R14E

44

A-6

PUD

SANTA CRUZ

HC-2

CAPE BRETON

A-6



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** July 27, 2021  
**Case No.:** 2021-2410-ZC  
**Posted:** July 16, 2021

**Meeting Date:** July 6, 2021  
**Prior Determination:** Postponed until August 3, 2021  
**Determination:** Approved as amended to HC-1 Highway Commercial District

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### GENERAL INFORMATION

**PETITIONER:** Julie Troung  
**OWNER:** New Orleans Magnolia Homes, LLC – Julie Truong and Paul Wogan Corporation  
**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the east side of US Highway 11, being lots 37, 38, and 39, Unit 1, Eden Isles Subdivision; Slidell; S44, T9S, R14E; Ward 9, District 12  
**SIZE:** 1.17 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** State Highway                      **Road Surface:** 2 Lane Asphalt                      **Condition:** Fair

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-2 Highway Commercial District
South	Multi-Family Residential	A-6 Multi-Family Residential District
East	Grand Lagoon Waterbody and Residential	PUD Planned Unit Development Overlay
West	Residential	A-4A Single-Family Residential District

#### EXISTING LAND USE:

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

#### 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 A-6 Multiple Family Residential District to HC-3 Highway Commercial District. The site is located on the east side of US Highway 11, being Lots 37, 38, and 39, Unit 1, Eden Isles Subdivision; Slidell. The 2025 Future Land Use Plan designates the site to be developed with various forms of commercial uses.

The subject property is comprised of Lots 37, 38, and 39 of Unit 1, Eden Isles Subdivision. Lot 37 is currently developed with an existing accessory structure that has traditionally been used in conjunction with the adjacent commercial property. Lots 38 and 39 are currently undeveloped. The subject property is flanked by property zoned HC-2 and developed with commercial uses to the north, property zoned A-6 Multiple Family Residential District and developed with an apartment complex to the south, the Grand Lagoon waterbody and single-family residential uses to the east, and single-family residential uses to the west. A change in zoning to HC-3 Highway Commercial District will create a significant increase in the intensity of allowable uses which are listed as follows:

#### Allowable uses within the HC-3 Highway Commercial District include the following:

- All uses permitted in the HC-2 Highway Commercial District
- Automotive service, stations, centers, and sales
- Indoor recreation establishments, such as bowling alleys, skating rinks and movie theaters
- Drive-in movie theaters
- Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (minimum standards apply)
- Commercial recreation, excluding riverboat gaming and associated facilities, outdoor (no lights)
- Lodging, greater than 100 rooms (including apartments, hotels, motels)
- Nightclubs, bars and lounges
- Entertainment which typically consists of live or programmed performances
- Bus, truck or other transportation terminals
- Outdoor retail sales and storage yards
- Portable storage containers used for storage
- Outdoor display area of pre-assembled building, pool and playground equipment
- Crematorium and Cemeteries