

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6327

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 6 DAY OF FEBRUARY , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF US HIGHWAY 190/FREMEAUX AVENUE, WEST OF BROADMOOR DRIVE, EAST OF 11TH STREET, BEING 1290 FREMEAUX AVENUE, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .57 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-1 (HIGHWAY COMMERCIAL DISTRICT) (WARD 8, DISTRICT 12). (2019-1714-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1714-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 NC-4 (Neighborhood Institutional 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 present NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 5 DAY OF MARCH , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 29 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2019-1714-ZC

A certain parcel of land, together with all buildings and improvements thereon, and all rights, ways, privileges, and advantages thereunto belonging or in anywise appertaining situated in Section 11, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the Northwest corner of the Southwest quarter of said Section 11, go South 25.5 feet to a point; thence East 397.0 feet to a point; thence North 79 degrees, 09 minutes East 421.56 feet to an iron set in the North edge of Fremaux Avenue, which is the point of beginning. Thence North 00 degrees, 30 minutes East 317.60 feet to an iron; thence North 89 degrees, 51 minutes East 75.00 feet to an iron, thence South 00 degrees, 30 minutes West 317.60 feet to an iron set in said North edge of Fremaux Avenue; thence South 89 degrees, 51 minutes West along said North edge a distance of 75.0 feet to the point of beginning.

Containing in all 0.55 acres of land, more or less, all as per survey map of Ivan M. Borgen, C.E., dated June 21, 1976 for Arthur L. Goodwin.

**Case No.:** 2019-1714-ZC

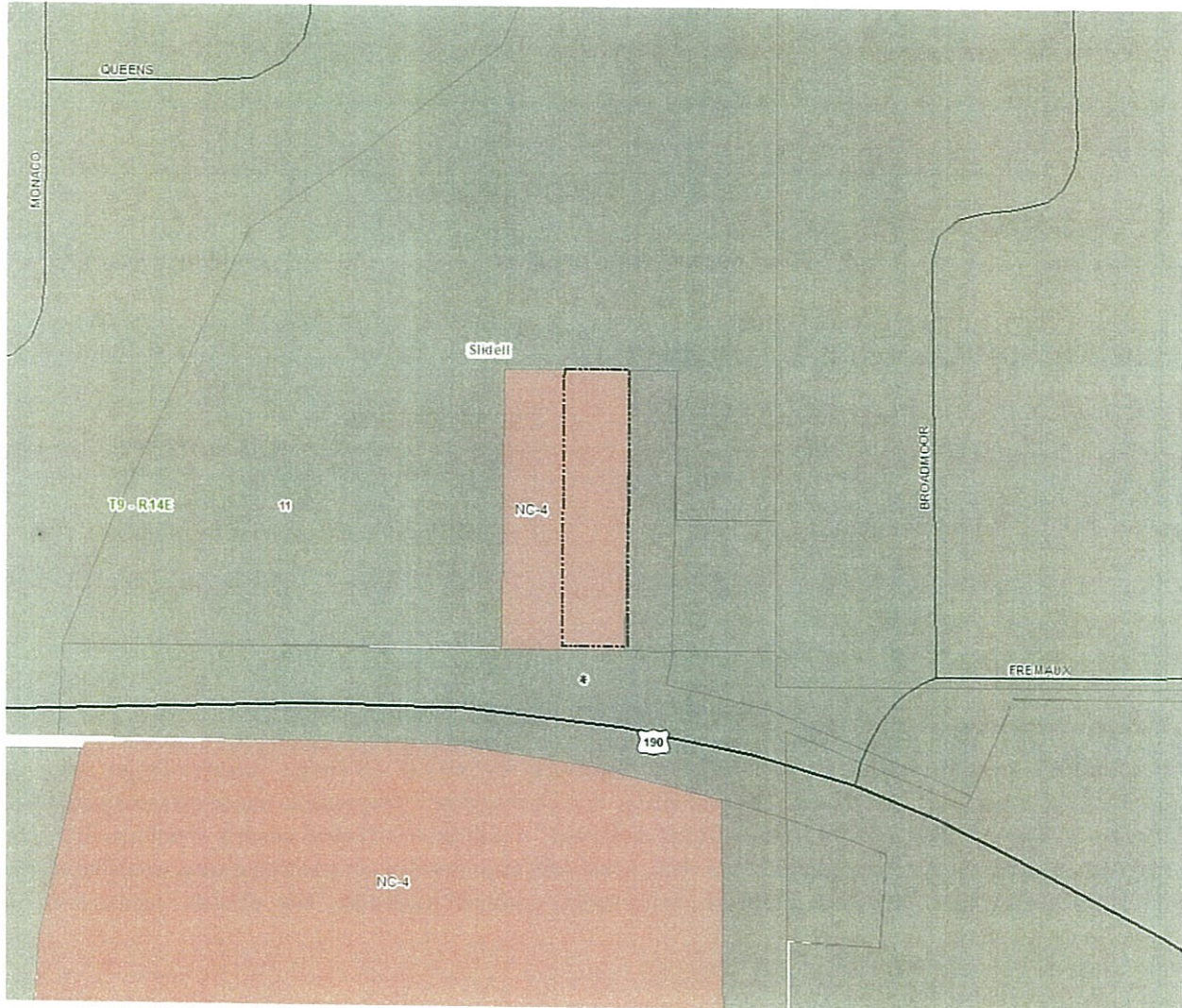
**PETITIONER:** St Tammany Parish Council by motion

**OWNER:** Robert F. Harbison, Jr.

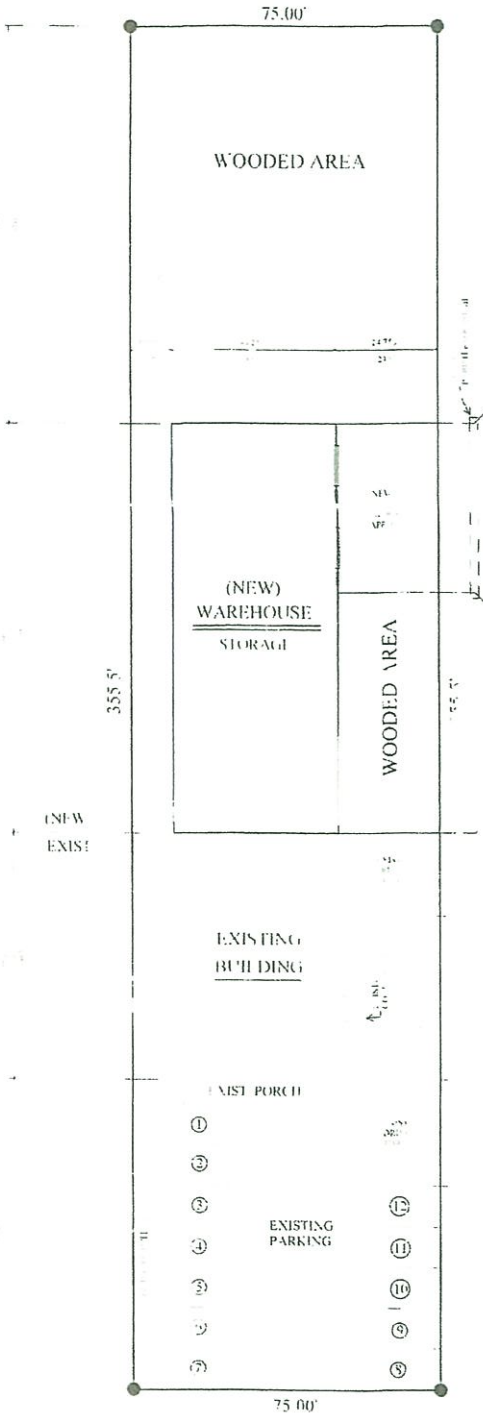
**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District

**LOCATION:** Parcel located on the north side of US Highway 190/Fremeaux Avenue, west of Broadmoor Drive, east of 11th Street, being 1290 Fremeaux Avenue, Slidell, S11, T9S, R14E, Ward 8, District 12.

**SIZE:** .57 acres







FREMAUX AVENUE

SITE PLAN  
SCALE 1" = 20'

ORANGE STREET

PRELIMINARY  
NOT FOR CONSTRUCTION

-----PROPRIETARY-----	
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DATE	DEC 02 1998
FOR REVIEW PURPOSE ONLY	
AUTHORIZED SIGNATURE	

		HOME DESIGNING SERVICE	
		PRAIRIEVILLE, LOUISIANA PHONE (225) 673-6102	
DATE	08-DEC-98	PLAN NO	C-156
DRAWN BY	LAMEDIA	FOUNDATION PLAN	NOTES
PLANS FOR <b>ARTHUR L. GOODWIN</b> PARCEL OF LAND IN SEC 11, T9S, R14E, S1 TAMMANY PARISH, LOUISIANA		SITE PLAN DETAILS SHEET 2 OF 2	

2019-1714-ZC



2019-1714-ZC

PENNSYLVANIA

QUEENS

MAINE

BROADMOOR

NC-4

01

FREMAUX

190

T9S-R14E

NC-4

A-3

COTTON





## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** December 27, 2019  
**Case No.:** 2019-1714-ZC  
**Posted:** December 18, 2019

**Meeting Date:** January 7, 2020  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** St Tammany Parish Council by motion

**OWNER:** Robert F. Harbison, Jr.

**REQUESTED CHANGE:** From NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District

**LOCATION:** Parcel located on the north side of US Highway 190/Fremeaux Avenue, west of Broadmoor Drive, east of 11th Street, being 1290 Fremeaux Avenue, Slidell, S11, T9S, R14E, Ward 8, District 12

**SIZE:** .57 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 4 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 Land	A-6—Single Family Urban (City of Slidell)
South	Undeveloped Land	NC-4 Neighborhood Institutional District
East	Residential	A-4—Transitional (City of Slidell)
West	Commercial	C-4—Highway Commercial (City of Slidell)

#### EXISTING LAND USE:

**Existing development:** Yes

**Multi occupancy development:** No

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District. The site is located on the north side of US Highway 190/Fremeaux Avenue, west of Broadmoor Drive, east of 11<sup>th</sup> Street, being 1290 Fremeaux Avenue, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

Staff does not have any objection to the request as the petitioned property is located on a block with multiple existing Highway Commercial zoning designations (Slidell Zoning District: C-4 Highway Commercial).