

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6327 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. STEFANCIK SECONDED BY: MS. O'BRIEN
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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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

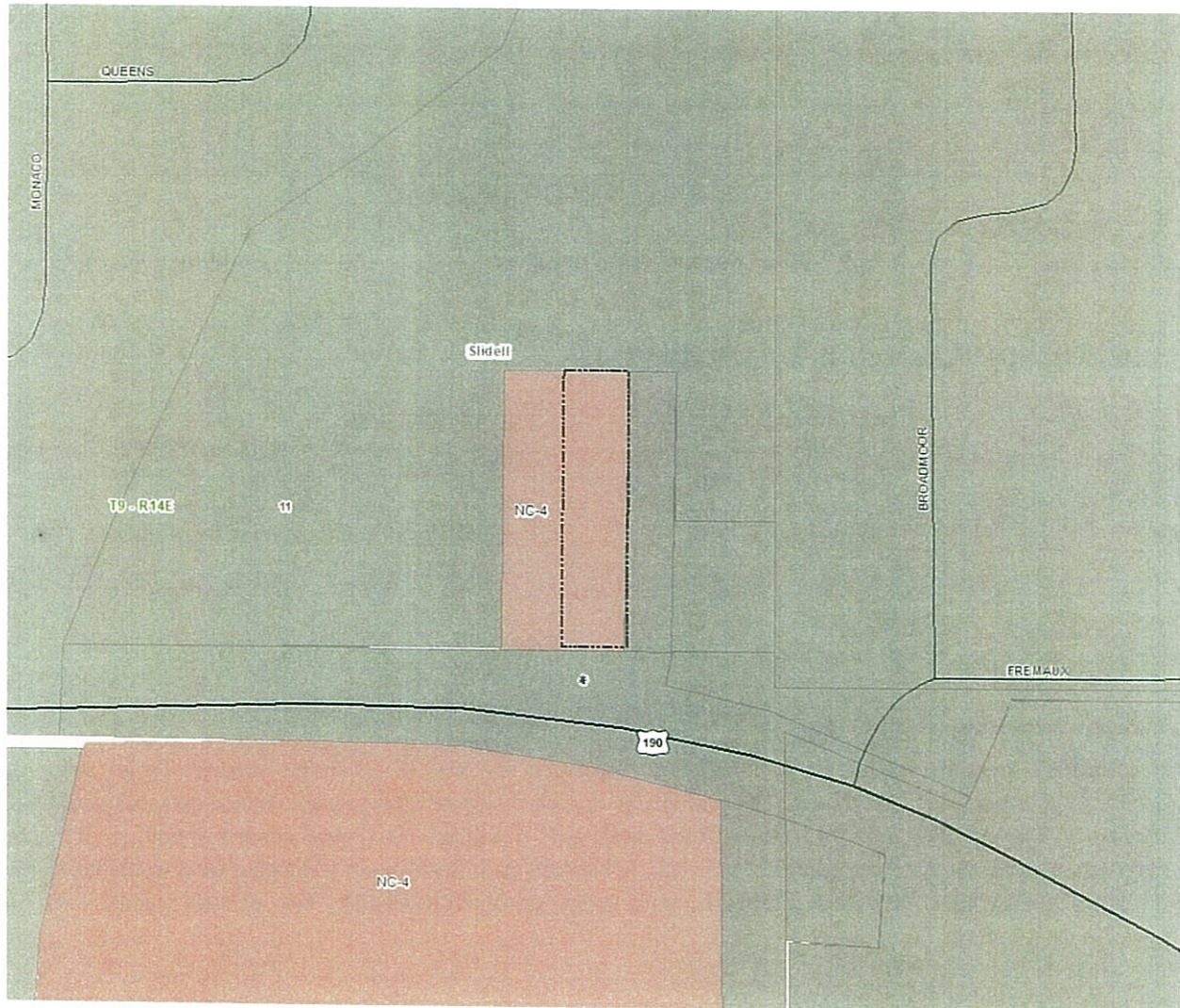
PETITIONER: St Tammany Parish Council by motion

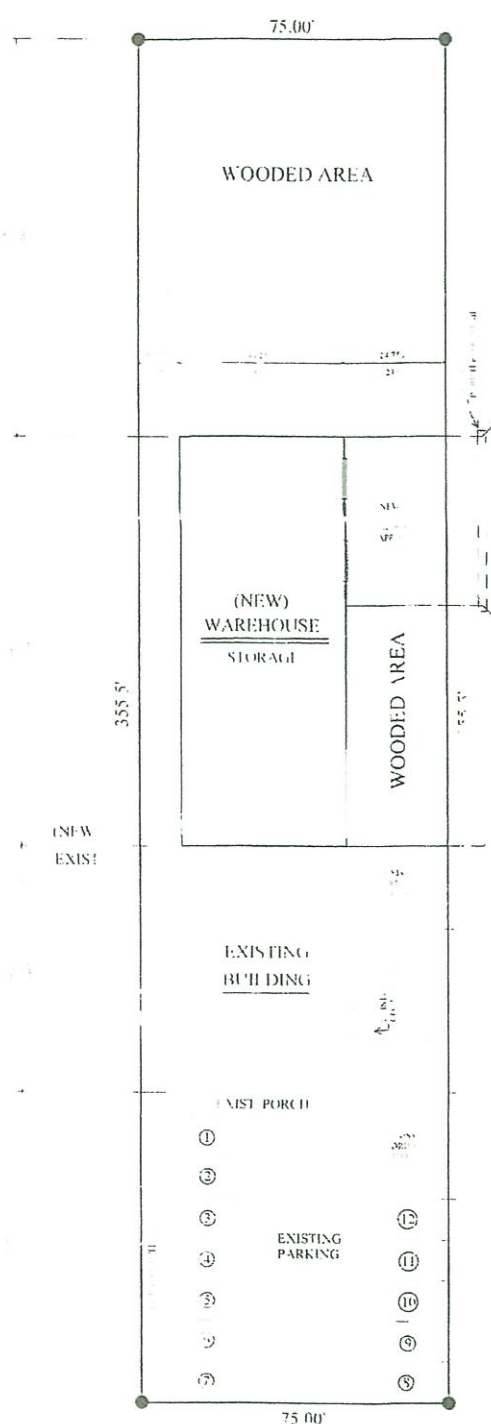
OWNER: Robert F. Harbison, Jr.

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





PRELIMINARY
NOT FOR CONSTRUCTION

SITE PLAN
SCALE: 1" = 20'

HOME DESIGNING SERVICE
GER

-----PROPRIETARY-----

THIS DRAWING AND ITS CONTENTS HEREIN ARE THE PROPERTY OF GENE E RAY D.B.A. GER HOME DESIGNING SERVICE AND SHALL NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF GENE E RAY. THIS DESIGN SHALL BE BUILT ONE TIME ONLY AS DESCRIBED IN THE TITLE BLOCK OF THIS DRAWING AND/OR WITHIN THIS PRINT PACKAGE AS BINDER. ALL RIGHTS RESERVED

DATE: DEC 02 1998

FOR REVIEW PURPOSE ONLY
AUTHORIZED SIGNATURE

HOME DESIGNING SERVICE		PRAIRIEVILLE, LOUISIANA PHONE (225) 673-6102	
GER			
DATE 08-DEC-98	PLANS FOR ARTHUR L. GOODWIN	LIV AREA 4035 sq	OF 2
DRAWN BY	PARCEL OF LAND IN SEC 11, T9S, R14E, ST. TAMMANY PARISH, LOUISIANA	TOTAL LB 4035 sq	
LANDLORD	FOUNDATION PLAN, NOTES	SHEET	
PLAN NO C-156	SITE PLAN, DETAILS		

2019-1714-ZC

PENNSYLVANIA

QUEENS

MAINE

BROADMOOR

FREMAUX

NC-4

11

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

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

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 11th 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).