

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5805

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF MAY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA TO RECLASSIFY A CERTAIN PARCEL OF LAND LOCATED ON THE NORTHEAST CORNER OF SOUTH STREET & CHERRY STREET, BEING 430 SOUTH STREET, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND, MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (2016-470-ZC), (WARD 9, DISTRICT11).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-470-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-4 (Single-Family Residential District) & 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 A-4 (Single-Family Residential District) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF JUNE , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 26 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2016-470-ZC

Located as part of Lot 2 Slidell Manor Square 2 near the City of Slidell, St. Tammany Parish, Louisiana.

From the intersection formed by the Eastern Right-of-way of Cherry Street and the Northern Right-of-way of South Street run along the Eastern Right-of-way of Cherry Street North 00 degrees 19 minutes 58 seconds East, 200.00 feet to the Point of Beginning.

From the Point of Beginning continue along the Eastern Right-of-way of Cherry Street North 00 degrees 19 minutes 58 seconds East, 150.00 feet to a point; thence South 89 degrees 26 minutes 41 seconds East, 206.0 feet to a point; thence South 00 degrees 19 minutes 58 seconds West, 150.00 feet to a point; thence North 89 degrees 26 minutes 41 seconds West, 206.0 feet back to the Point of Beginning.

This tract contains 30,900 Sq. Ft. as per survey prepared by Land Surveying, LLC dated February 22, 2017 Survey No. 17922.

Case No.: 2016-470-ZC

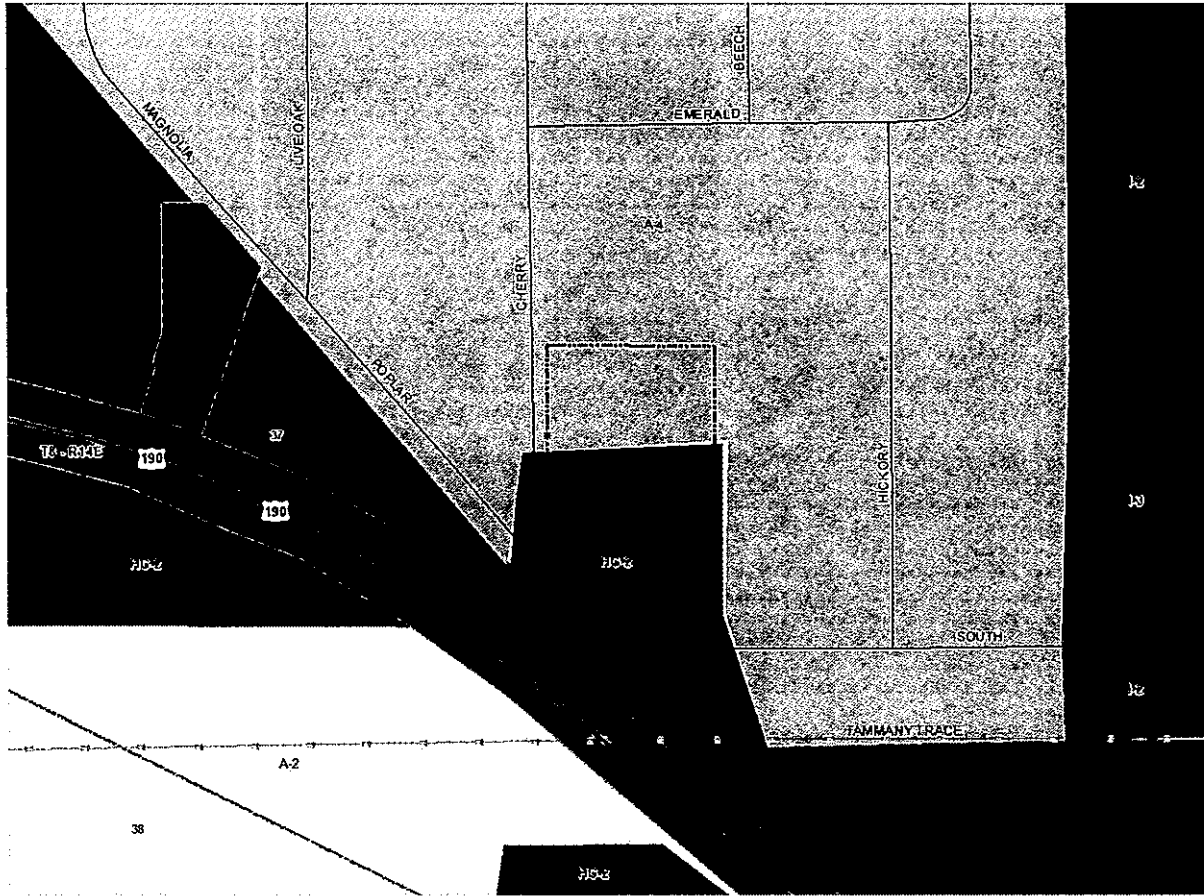
PETITIONER: 430 South Street, LLC - Diana A. & A.G. Lowe

OWNER: 430 South Street, LLC - Diana A. & A.G. Lowe

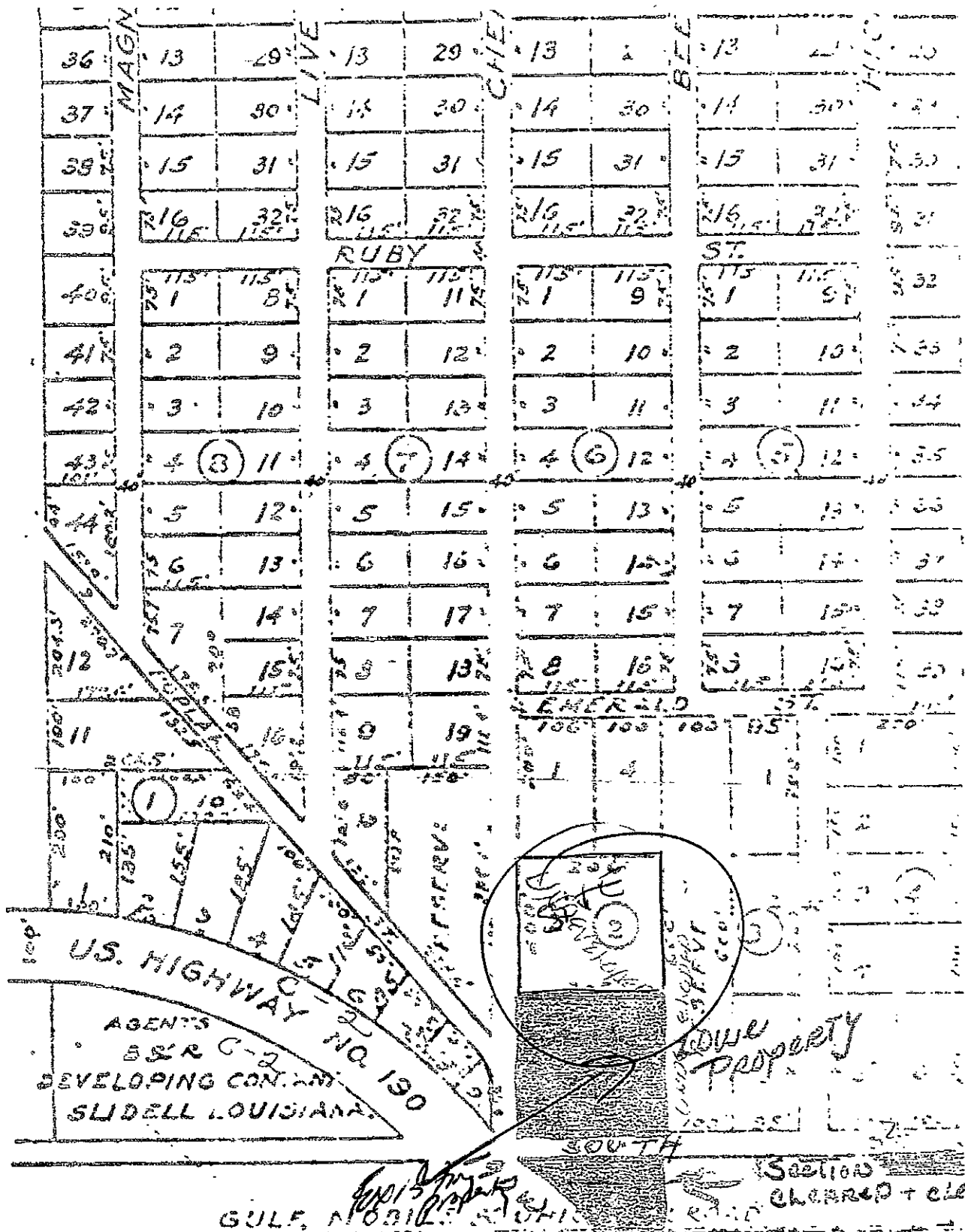
REQUESTED CHANGE: From A-4 Single-Family Residential District & HC-2 Highway Commercial District to HC-2 Highway Commercial District

LOCATION: Parcel located on the northeast corner of South Street & Cherry Street, being 430 South Street, Slidell; S37, T8S, R14E; Ward 9, District 11

SIZE: 30,900 sq. ft.



2016-470



A.G. Lowe Jr
407 MAPLEWOOD LN
Rt 4

Hwy 190 W - RAILROAD Right of Way

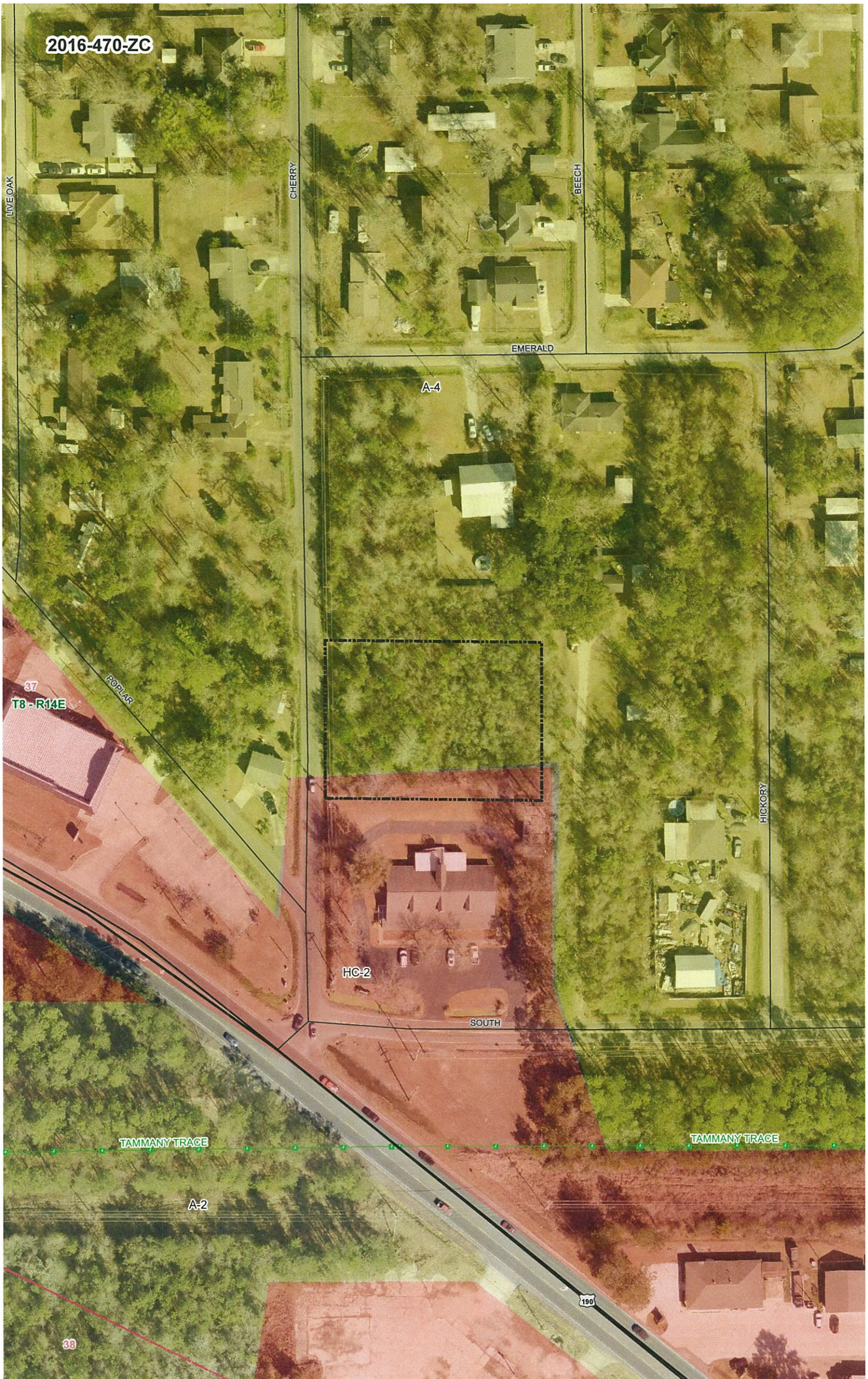
SLIDELL MANOR
LA 70461

SUBDIVISION OF A PORTION OF SECTION 37 TOWNSHIP 8 SOUTH RANGE 1 EAST GREENSBURG DISTRICT, LOUISIANA

SCALE 1"=200'

APRIL 1954

2016-470-ZC



0 200 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 12/27/2016
Case No.: 2016-470-ZC
Posted:12/14/2016

Meeting Date: 1/3/2017
Determination: Approved as Amended: 50' in rear to remain zoned A-4

GENERAL INFORMATION

PETITIONER: 430 South Street, LLC - Diana A. & A.G. Lowe

OWNER: 430 South Street, LLC - Diana A. & A.G. Lowe

REQUESTED CHANGE: From A-4 Single-Family Residential District & HC-2 Highway Commercial District to HC-2 Highway Commercial District

LOCATION: Parcel located on the northeast corner of South Street & Cherry Street, being 430 South Street, Slidell; S37, T8S, R14E; Ward 9, District 11

SIZE: 1 acre

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	Residential	A-4 Single family Residential
South	Commercial	HC-2 Highway Commercial
East	Residential	A-4 Single family Residential
West	Residential	A-4 Single family Residential

EXISTING LAND USE:

Existing development: No

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 from A-4 Single-Family Residential District, HC-2 Highway Commercial District to HC-2 Highway Commercial District. This site is located on the northeast corner of South Street & Cherry Street, being 430 South Street, Slidell. Although, the 2025 Future land use plan calls for the area to be developed with residential uses, staff is not completely opposed to the request, considering that the site directly abutting a highway commercial use, to the south. However, a less intensive commercial zoning category would be more appropriate, in order to create a more gradual transition between the abutting residential zoning to the north and the existing commercial zoning, to the south.

The objective of the request is to allow for the construction of a parking lot for the adjacent reception hall.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 Highway Commercial District designation be denied.