

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6088 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1150-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF SOUTH STREET, EAST OF HICKORY STREET, BEING LOT 6, SLIDELL MANOR SUBDIVISION, 411 SOUTH STREET, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 20,000 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT), (WARD 9, DISTRICT 11). (2018-1150-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1150-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) to an I-2 (Industrial 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 I-2 (Industrial 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) to an I-2 (Industrial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 DECEMBER, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 24, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

EXHIBIT "A"

**2018-1150-ZC**

A certain lot of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St Tammany, State of Louisiana, in that section known as Slidell Manor, being a subdivision of Section 37, Township 8 South, Range 14 East, Greensburg District, and designated as Lot 6 in Square 4, bounded by South Street, Hickory Street, Square 13 and the boundary line of the subdivision, and measures in accordance with map of Joseph Pugh, Parish Surveyor, dated June 20, 1947, annexed to act to N.L. Bird, Jr., before this Notary, on March 1, 1955, and more recently designated and described in accordance with survey by E.J. Champagne, Surveyor, dated December 21, 1956, certified copy of which is annexed to a previous sale and made a part thereof, as follows:

Lot 6 measures 100 feet front on South Street, similar width in the rear, by a depth of 200 feet between equal and parallel lines. Lot 6 begins 100 feet front the corner of South Street and Hickory Street.

**Case No.:** 2018-1150-ZC

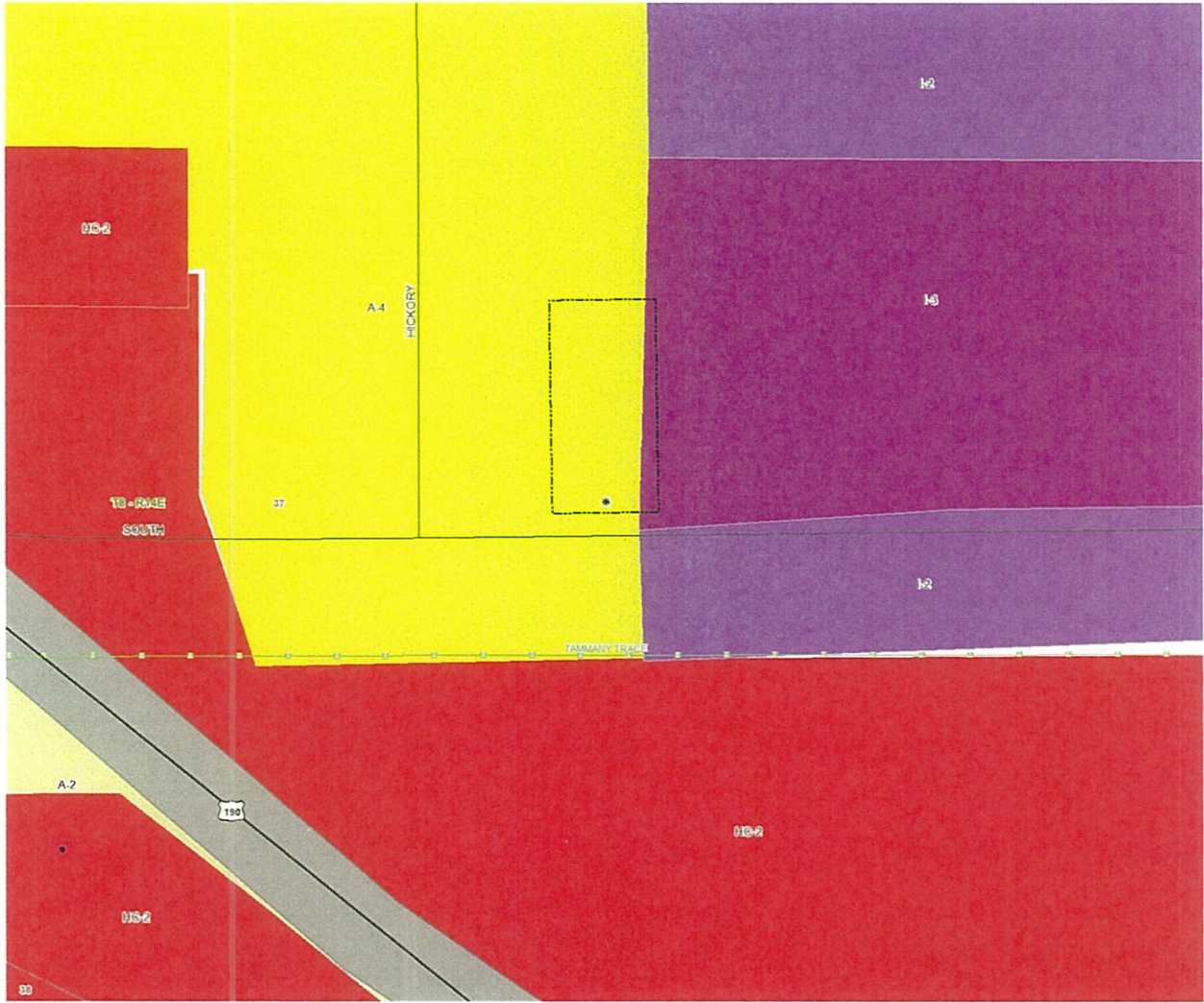
**PETITIONER:** Russell & Michelle Bolotte

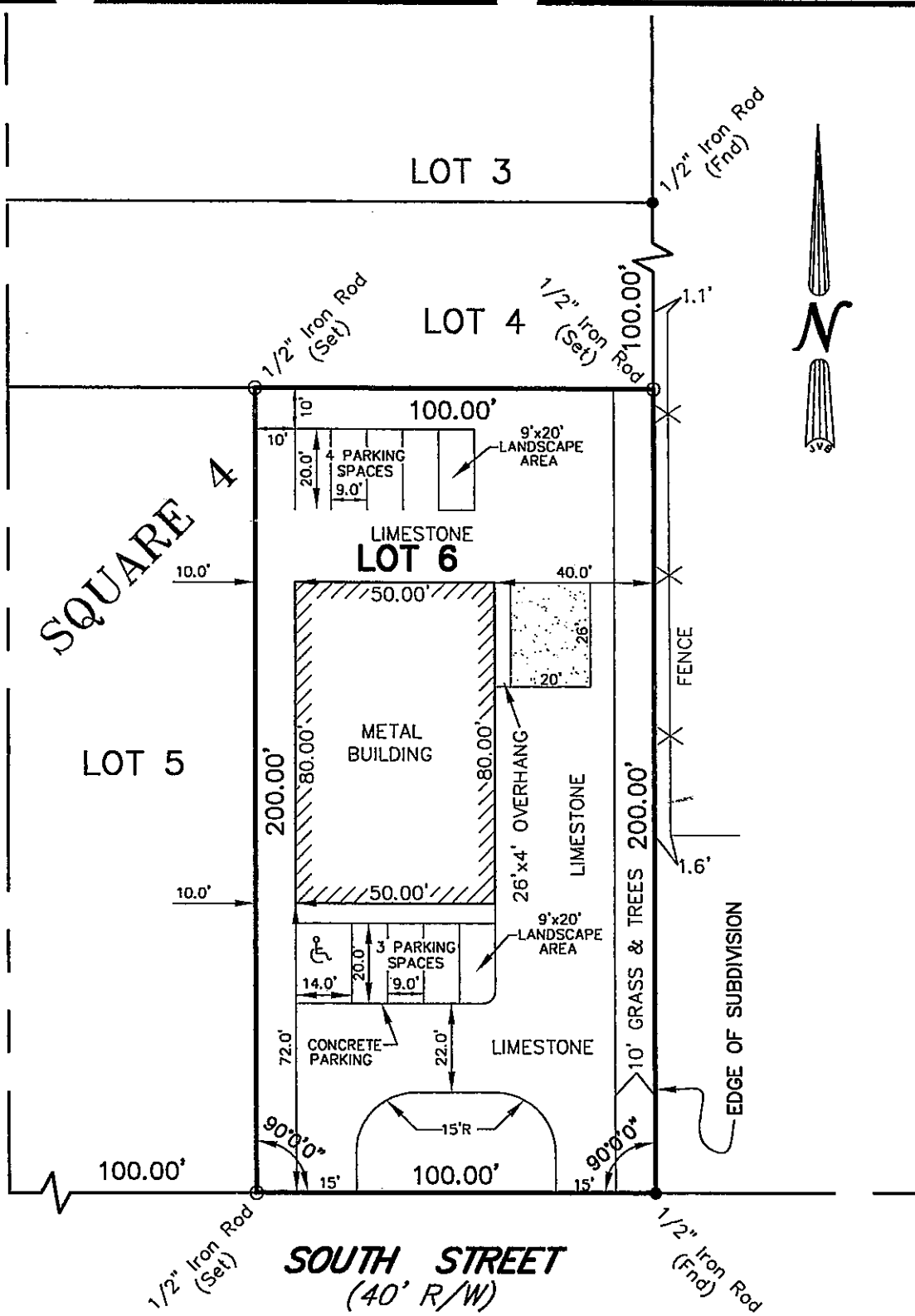
**OWNER:** Russell & Michelle Bolotte

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to I-2 Industrial District

**LOCATION:** Parcel located on the north side of South Street, east of Hickory Street, being lot 6, Slidell Manor Subdivision, 411 South Street, Slidell; S37, T8S, R14E; Ward 9, District 11

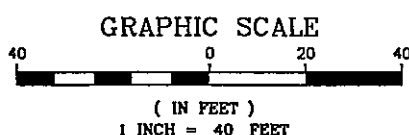
**SIZE:** 20,000 sq.ft.





REFERENCE:  
1.) DRAWING No. 677, BY JOSEPH PUGH,  
DATED APRIL 15, 1946.

LEGEND  
○ 1/2" Iron Rod Set  
● 1/2" Iron Rod Found  
⊕ Cross



BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....00'  
Side Setback.....00'  
Rear Setback.....00'

ADDRESS: 411 SOUTH STREET

I CERTIFY THAT THIS PLAT DOES NOT REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS NOT SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS." BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

DRAWING NO.  
20081834-PP

**J.V. Burkes & Associates, Inc.**

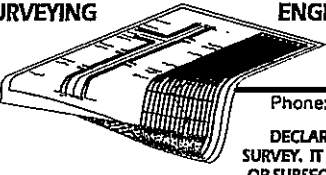
DRAWN BY: BPT  
CHECKED BY: JDL

DATE:  
12/29/2008

SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut HWY.  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

SCALE:  
1" = 40'

REVISED: REVISED PARKING AREA, BPT, 4/17/09



Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800  
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**PLOT PLAN OF LOT 6  
SLIDELL MANOR SUBDIVISION  
SQUARE 4  
NEAR THE CITY OF SLIDELL  
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: M & R FILE SERVICES



2018-1150-ZC

BEECH

EMERALD

A-4

HC-2

37

T8-R14E

HICKORY

SOUTH

TAMMANY TRACE

I-2

I-3

A-3

I-2

HC-2

HC-2

38

190

A-2

WILLIAMS

190W

T9-R14E

38

37

0 280 Feet

N





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 8/24/2018  
**Case No.:** 2018-1150-ZC  
**Posted:** 08/16/18

**Meeting Date:** 9/18/2018  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Russell & Michelle Bolotte

**OWNER:** Russell & Michelle Bolotte

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to I-2 Industrial District

**LOCATION:** Parcel located on the north side of South Street, east of Hickory Street, being lot 6, Slidell Manor Subdivision, 411 South Street, Slidell; S37, T8S, R14E; Ward 9, District 11

**SIZE:** 20,000 sq.ft.

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**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	Undeveloped & Residential	A-4 Single-Family Residential
South	Undeveloped & Tammany Trace	A-4 Single-Family Residential
East	Office Warehouse	
West	Undeveloped	A-4 Single-Family Residential

**EXISTING LAND USE:**

**Existing development:** Yes

**Multi occupancy development:**

**COMPREHENSIVE PLAN:**

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to I-2 Industrial District. This site is located on the north side of South Street, east of Hickory Street, being lot 6, Slidell Manor Subdivision, 411 South Street, Slidell. The 2025 future land use plan calls for the site to be developed with commercial uses compatible with the surrounding area. Staff is not completely opposed to the requested zoning change, considering that the site is currently developed with an office warehouse and is abutting I-3 Heavy Industrial zoning on the west side. However, staff feels that an I-1 Industrial zoning district would be more appropriate for the site, considering the proximity of existing residences, mainly along Hickory Street.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an I-2 Industrial District designation be denied.