

1 Introduced September 12, 2017, by Councilman  
2 Cusimano, seconded by Councilman Abney (by  
3 request of Administration)

4 **Item No. 17-09-3203**

5  
6 **ORDINANCE NO. 3876**

7  
8 An ordinance rezoning 1.662 acres of property located at 1059 Old Spanish  
9 Trail, from A-6 Single Family Residential to C-2 Neighborhood Commercial, as petitioned  
10 by Cathy McIntosh Martorana.

11 WHEREAS, the Slidell City Council has received a petition from Cathy  
12 McIntosh Martorana, to rezone property located at 1059 Old Spanish Trail, more  
13 particularly identified as a parcel of land containing 1.622 acres, Section 44, Township 9  
14 South, Range 14 East, from A-6 Single Family Residential to C-2 Neighborhood  
15 Commercial; and  
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18 WHEREAS, said property is bounded by Old Spanish Trail and Rama Street;  
19  
20 and  
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22 WHEREAS, the Slidell Planning and Zoning Commission has issued a  
23 favorable recommendation for said rezoning.  
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25 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
26 hereby rezone property located at 1059 Old Spanish Trail from A-6 Single Family  
27 Residential to C-2 Neighborhood Commercial.  
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1 **ORDINANCE NO. 3876**  
2 **ITEM NO. 17-09-3203**  
3 **PAGE 2**  
4

5 **ADOPTED** this 10th day of October, 2017.  
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8 Landon Cusimano  
9 President of the Council  
10 Councilman-at-Large

11 

12 Freddy Drennan  
13 Mayor  
14

15 

16 Thomas P. Reeves  
17 Council Administrator  
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19 DELIVERED 10/12/17

20 9:00 a.m. to the Mayor

21 RECEIVED

22 10/16/17

23 9:55am from the Mayor  
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# The City of Slidell

## PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203, Slidell, LA 70458

P. O. Box 828, Slidell, LA 70459

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TDD/TTY (800) 545-1833, ext. 375

**FREDDY DRENNAN**

*Mayor*

**TARA INGRAM-HUNTER**

*Director*

TO: CITY COUNCIL

FROM: PLANNING DEPARTMENT

DATE: September 5, 2017

SUBJECT: PLANNING AND ZONING COMMISSIONS RECOMMENDATION FROM  
AUGUST 23, 2017 MEETING

PURPOSE: ITEM FOR COUNCIL AGENDA

The Zoning Commissions for the City of Slidell met on August 23, 2017 to discuss, review and make a recommendation to the City of Slidell City Council on the following petition.

Those in attendance:

Members Present: Mary Lou Hilts, Chairperson  
Richard Reardon, Vice Chairperson  
Leslie Denham  
Gayle Green  
Timothy Rogers  
Keith Brown

Members Absent: David McLaughlin

Staff Present: Tara Ingram-Hunter, Director of Planning and Building Safety  
Eric Lundin, Planner  
Theresa Alexander, Commission Secretary

- 
- 1) **REZONING: RZ17-02:** A request by Ms. Cathy McIntosh Martorana, Owner, to rezone property located at 1059 Old Spanish Trail, more particularly identified as a parcel of land containing 1.662 acres at the southwest corner of Old Spanish

Trail and Rama Street, Section 44, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana, from A-6 Single-Family Residential to C-2 Neighborhood Commercial.

Chairperson Hilts introduced the request, opened the public hearing and recognized Ms Catherine Martorana, owner of the property, who declined to speak. Chairperson Hilts then called Paulette Barras who had requested to speak in opposition to the approval of the rezoning.

Mr. Lundin stated that Ms. Barros was not present but was adamantly opposed to the rezoning. She had expressed dissatisfaction with the lack of consistency in the implementation of the City of Slidell's Design Standards and felt that the A-6 designation should be maintained at 1059 Old Spanish Trail.

Receiving no further comments Chairperson Hilts closed the Public Hearing and asked for other questions. Hearing none, she requested Staff Comments. Mr. Lundin stated that C-2 zoning was consistent with adjoining properties and that A-6 was somewhat out of place. He also noted that C-2 was a less intense designation and appropriate to the surrounding residential properties.

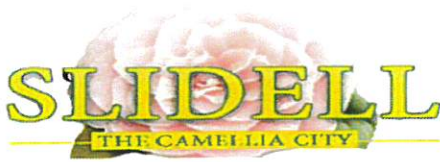
Mr. Reardon asked if there was a house on the property and Ms. Martorana and Chairperson Hilts said that there is. Ms. Alexander commented that it is a single family home and would remain so until the property was redeveloped. At that time, the proposed use would be reviewed by the city to determine if it would be an appropriate use. Ms. Alexander stated that any modifications to the property would be required to adhere to the City's Design Standards.

Mr. Lundin stated that Ms. Barros had commented that Old Spanish Trail was "trashy." He stated that the Design Standards implemented in 2012 would be enforced as the properties were upgraded. It takes time to correct a 50 year old problem.

With no further discussion, Chairperson Hilts requested a motion. Ms. Denham moved for a favorable recommendation to the City Council. Ms. Green provided a second and a favorable recommendation was passed with a vote of 4-0-1-2, with Mr. Reardon abstaining.

**FAVORABLE RECOMMENDATION - REZONING (RZ17-02) OF 1059 OLD SPANISH TRAIL FROM A-6 SINGLE-FAMILY RESIDENTIAL TO C-2 NEIGHBORHOOD COMMERCIAL ON MOTION BY DENHAM, SECOND BY GREEN, MOTION APPROVED BY VOTE OF 4-0-1-2, WITH REARDON ABSTAINING.**

The Planning Department's staff comments and recommendations to Zoning Commission follows:



Admin Use Only:

Date Received: 6-16-17

Petition Cut-Off: \_\_\_\_\_

Next Meeting: 8/21/17

Petition No.: RZ17-02

**CITY OF SLIDELL  
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION**

**Zoning Commission  
City of Slidell, St. Tammany Parish  
State of Louisiana**

**DATE:** 6-16-17  
**Current Zoning:** A-6

Petition is hereby made to the City of Slidell, Louisiana, to change the zoning classification of hereinafter described property.

**(INSTRUCTIONS: Please print all information clearly.)**

- 1) **LOCATION OF PROPERTY:** The property petitioned for zoning/rezoning is bounded by the following streets:

OLD SPANISH TRAIL + RAMA  
1059 Old Spanish Trail

And identified by Lot, Square/Block, and Subdivision Name as follows:

Sec 44, T-9-S, R-14-E

**NOTE:** If the property does not have Lot, Square/Block, and Subdivision Name, attach a separate sheet giving description by Metes and Bounds.

- 2) **TOTAL NUMBER OF ACRES** or part thereof: 1.662

- 3) The reasons for requesting the zoning change are as follows:

Increase property value

- 4) A copy of the **ACT OF SALE/DEED** must be attached. Attach a **PLAT SURVEY** or a **MAP DRAWN TO SCALE** no smaller than 1" = 100' showing the location, measurements, and ownership of all property proposed for a change in zoning classification, so that the new zoning/rezoning can be defined with certainty and precision.

- 5) If the petitioner(s) is/are a corporation, partnership or other entity, the petitioner must attach a **COPY OF THE RESOLUTION AUTHORIZING THE PETITIONER TO SIGN and AUTHORIZING THE PETITION FOR ZONING**. If a couple, both husband and wife must sign the petition.

- 6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the afore described property be changed –

**FROM:** A-6  
(Existing classification)

**TO:** C-2  
(Proposed classification)

Rezoning Petition  
Page -1-



The undersigned petitioner(s), after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

PETITIONER(S) / OWNER(S) OF RECORD:

100%  
Percent Owned

Catherine M. Martena 6-16-17  
Signature Date

\_\_\_\_\_  
Percent Owned

N/A  
Signature Date

\_\_\_\_\_  
Percent Owned

N/A  
Signature Date

\_\_\_\_\_  
Percent Owned

N/A  
Signature Date

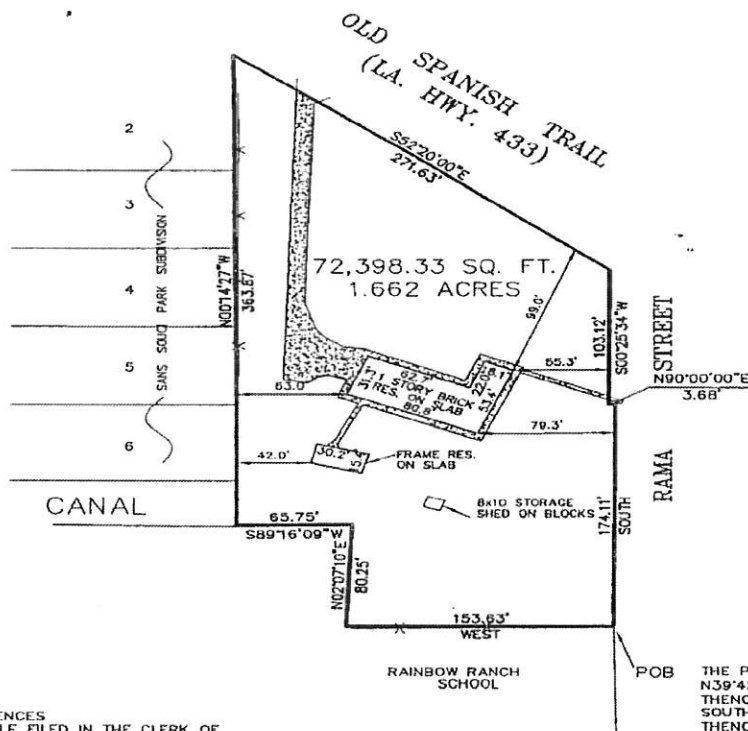
BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, NOTARY, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, and that they know of their own personal knowledge that the above petitioners are the owners of at least fifty percent of the area hereinabove described for which a zoning change is requested, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this 16 day of June, 2017.



Maude F. Griffis  
NOTARY PUBLIC

040372

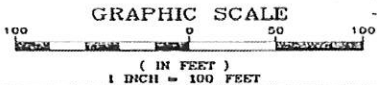


- REFERENCES**
1. TITLE FILED IN THE CLERK OF COURT ST. TAMMANY PARISH, INST. NO. 899424
  2. LADOTD MAP OF STATE PROJECT NO. 18-30-11
  3. PLAT OF SURVEY NO. 4983 BY J.V. BURKES, DATED JUNE 10, 1966.

THE POINT OF BEGINNING IS DESCRIBED AS BEING N39°45'W - 443.0' ALONG THE NORTH LINE OF SECTION 44, THENCE N64°00'W - 862.0', THENCE SOUTH - 21.4' TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE HWY. NO. 2, THENCE ALONG SAID RIGHT OF WAY LINE N52°20'W - 215.6', TO A POINT ON THE WEST RIGHT OF WAY LINE OF RAMA STREET, THENCE SOUTH - 480.0', THENCE NORTH - 200.00' FROM THE CORNER COMMON TO SECTIONS 14, 15 & 44, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA. (POINT OF BEGINNING BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.)

THE CITY OF SLIDELL REQUIRES THE MINIMUM FINISHED FLOOR ELEVATION IN THIS AREA TO BE 1' ABOVE THE ABFE DETERMINED BY FEMA.  
 ZONE: AE10  
 ABFE: 10' + 1' (CITY REQ.) = 11'  
 PANEL: LA-MM41  
 DATE: JANUARY 18, 2006

- LEGEND**
- 1/2" Iron Rod Set
  - ◉ 1/2" Iron Rod Found
  - ⊕ Cross



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

ADDRESS: 1059 OLD SPANISH TRAIL

I CERTIFY THAT THIS PLAT DOES 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 SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

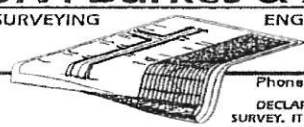
ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 270204.0010.C  
 F.I.R.M. Date 4/21/22  
 ZN: AE B.F.E. 2' See Note  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO. 20071865  
 DATE: 8/02/07

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING ENVIRONMENTAL  
 1805 HWY. 190 EAST  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: BC  
 CHECKED BY: MD  
 SCALE: 1" = 100'



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.

**A 1.662 ACRE PARCEL  
 LOCATED IN THE CITY OF SLIDELL,  
 IN SECTION 44, T-9-S, R-14-E,  
 ST. TAMMANY PARISH,  
 LOUISIANA**

CERTIFIED TO: CATHY McINTOSH MARTORANA

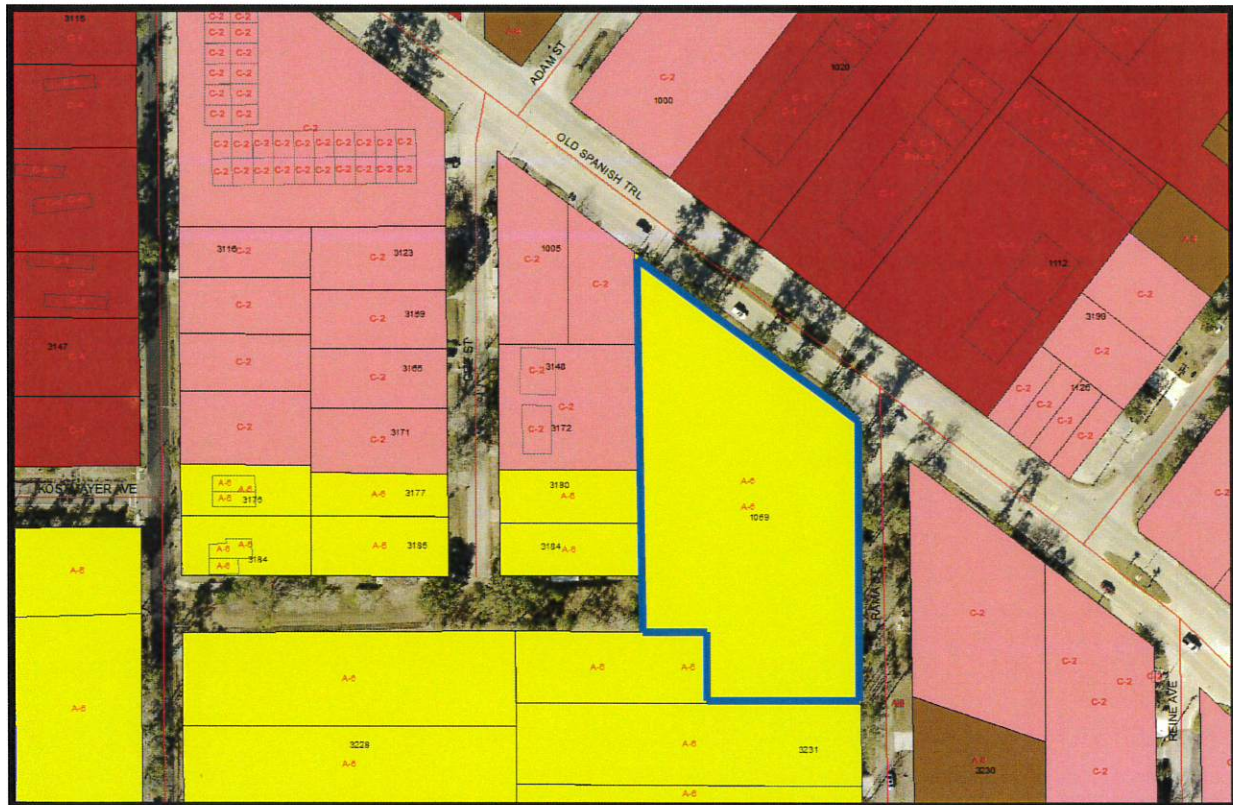


PATHFILE: \\M:\SURVEYING\2007\BOUNDARY SURVEYS\T09-R14\SEC. 44, 20071865, CATHY MARTORANA\dwg\20071865.dwg





1059 Old Spanish Trail  
Single-family Residence



Current Zoning: A-6 - Single-family Residential  
Proposed Zoning: C-2 - Neighborhood Commercial





# ***SLIDELL CITY COUNCIL***

**2045 SECOND STREET  
SLIDELL, LA 70458  
(985) 646-4307**

**P. O. BOX 828  
SLIDELL, LA 70459-0828  
FAX (985) 643-1854**

September 13, 2017

[publicnotices@sttammanyfarmer.net](mailto:publicnotices@sttammanyfarmer.net)

St. Tammany Farmer  
P. O. Box 269  
Covington, LA 70434

**Re: Publication of Introduced Ordinances  
PUBLISH DATE: Wednesday, September 20, 2017**

Please publish the following one time, and send an affidavit or other proof of publication and the bill to Slidell City Council, P. O Box 828, Slidell, LA 70459:

"The following proposed ordinances were introduced at the September 12, 2017 meeting of the Slidell City Council. A Complete copy of these ordinances is available in the City Council Office at 2045 Second Street, Suite 318.

## **Proposed Ordinances:**

- 1. Item No. 17-09-3200:** An ordinance amending Ordinance No. 3855 to increase the maximum number of night rolling Mardi Gras parades from two to three, (Cusimano/Harbison, by request of Administration).
- 2. Item No. 17-09-3201:** An ordinance amending Ordinance No. 3862, revising the Revenue, Expense and Capital Budget for fiscal year 2017-2018 (first supplemental budget), providing for supplemental appropriations, additional revenues and matters in connection therewith. (Cusimano/Harbison, by request of Administration).
- 3. Item No. 17-09-3202:** An ordinance rezoning a 29.557 acre parcel along Pontchartrain Drive, from C-4 Highway Commercial to A-6 Single Family Residential, as petitioned by First Baptist Church, (Cusimano/Vanney, by request of Administration).
- 4. Item No. 17-09-3203:** An ordinance rezoning 1.662 acres of property located at 1059 Old Spanish Trail, from A-6 Single Family Residential to C-2 Neighborhood Commercial, as petitioned by Cathy McIntosh Martorana, (Cusimano/Abney, by request of Administration).

*Tommy Reeves*

Thomas P. Reeves  
Council Administrator



# The City of Slidell

## PLANNING DEPARTMENT

FREDDY DRENNAN  
*Mayor*

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TARA INGRAM-HUNTER  
*Director*

### STAFF COMMENTS

**CASE:** RZ17-02

**PETITIONER:** Ms. Catherine McIntosh Martorana

**LOCATION:** 1059 Old Spanish Trail - 1.662 Acres

**REQUEST:** REZONING - A request by Ms. Cathy McIntosh Martorana, Owner, to rezone property located at 1059 Old Spanish Trail, more particularly identified as a parcel of land containing 1.662 acres at the southwest corner of Old Spanish Trail and Rama Street, Section 44, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana, from A-6 Single-family Residential to C-2 Neighborhood Commercial.

### STAFF RECOMMENDATIONS:

Petitioner has requested to rezone property located at 1059 Old Spanish Trail in order to make the property more marketable for sale. The most recent use of the property has been single-family residential. The property fronts on Old Spanish Trail and is located at the southwest corner of Old Spanish Trail and Rama Street. Adjacent properties along Old Spanish Trail are: to the West, C-2 Neighborhood Commercial; to the North C-2 and C-4 Highway Commercial; to the East, C-2; and to the South, A-6 Single-family Residential.

The Planning Department has reviewed this petition, finds the request to be more in line with the current surrounding zoning districts, and requests a favorable recommendation from the Commission to the City Council for this rezoning request.