

1 Introduced August 25, 2020, by Councilman
2 Tamborella, seconded by Councilwoman
3 Denham, (by request of Administration)

4 **Item No. 20-08-3336**

5
6 **ORDINANCE NO. 3997**

7 An ordinance rezoning eight lots that front unimproved 4th St right-of-way and
8 form the rear of Florida Avenue Elementary School from C-3 Central Business District to
9 A-6 Single-family Urban District (Case Z20-03).

10 WHEREAS, the Slidell City Council received a petition from the St. Tammany
11 Parish School Board to rezone property it owns that fronts unimproved 4th St right-of-way
12 and forms the rear of Florida Avenue Elementary School, more specifically identified as
13 Lots 7 (pt.), 9, 11, 13, 15, 17, 19, and 21, Sq. 11, Brugier Addition, Slidell, Louisiana, from
14 C-3 Central Business District to A-6 Single-Family Urban District; and
15
16
17
18


19 WHEREAS, the Slidell Director of Planning duly advertised a public hearing for
20 Case Z20-03; and
21


22 WHEREAS, the Zoning Commission held a public hearing for Case Z20-03
23 and issued a favorable recommendation for said rezoning.
24


25 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
26 hereby rezone Lots 7 (pt.), 9, 11, 13, 15, 17, 19, and 21, Sq. 11, Brugier Addition, Slidell,
27 Louisiana, from C-3 Central Business District to A-6 Single-Family Urban District.
28
29
30
31
32
33
34
35
36
37
38
39

1 **ORDINANCE NO. 3997**
2 **ITEM NO. 20-08-3336**
3 **PAGE 2**

4
5 **ADOPTED** this 22nd day of September, 2020.

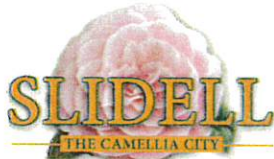
6
7 
8 Kenny Tamborella
9 President of the Council
10 Councilman, District E

11
12
13 
14 Thomas P. Reeves
15 Council Administrator

16
17
18 
19 Bill Borchert
20 Acting Mayor

DELIVERED 9-25-20 9:30 am to the Mayor RECEIVED 9-25-20 1:30 am from the Mayor

21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39



Planning Department

Staff Report
Case No. Z20-03

Zoning Map Amendment
 from C-3 to A-6 for property fronting unimproved 4th St

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: Lots 7 (pt.), 9, 11, 13, 15, 17, 19, and 21, Sq. 11, Brugier Addition; fronting unimproved 4th St; bounded by E Hall Ave, 6th St, Florida Ave, and Front St (Figure 1)

Owner: St. Tammany Parish School Board

Applicant: Jones Fussell, LLC

Zoning: C-3 Central Business District

Request: Rezone to A-6 Single-family Urban

Zoning Commission

Consent Agenda: 7/20/2020

Public Hearing: 8/17/2020

City Council

Consent Agenda: 8/25/2020

Public Hearing: 9/22/2020



Figure 1. Location map

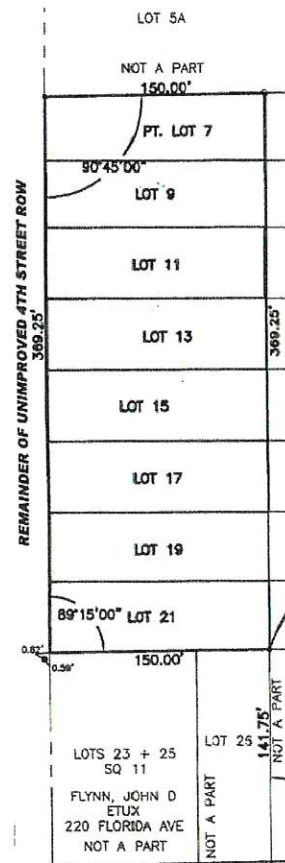
Recommendations

Planning Department
 Approval

Zoning Commission
 Approval

Findings

1. The subject property is part of Florida Avenue Elementary School, which is located at 342 Florida Ave. The school property comprises 8.7 acres and fronts Florida Ave, 6th St, and E Hall Dr.
2. The subject property forms the rear of the school's playground and fronts on unimproved 4th St right-of-way. It is comprised of 1.27 acres (Figure 2).
3. The subject property is currently zoned C-3 (Figure 3). The applicant requests to rezone the subject property to A-6.
4. The remainder of the school property is currently zoned A-6.
5. The applicant has stated that their intent is to combine (through the subdivision process) all lots that comprise the school property so that the school is located one lot of record. Approval of this rezoning request would allow that one lot of record to have one zoning designation (A-6) instead of two (A-6 and C-3).



FLORIDA AVENUE

Figure 2. Survey

6. On May 26, 2020, the City Council approved the rezoning of school property located at 183 E Hall Dr from C-2 to A-6 (Case RZ20-02; Ord. 3982)

7. Zoning of property in the area is as follows:
- To the north, C-3, C-2 Neighborhood Commercial, and C-4 Highway Commercial;
 - To the east, A-6 and C-2;
 - To the south, C-3 and A-6; and
 - To the west, C-3 and M-2 Light Industrial.

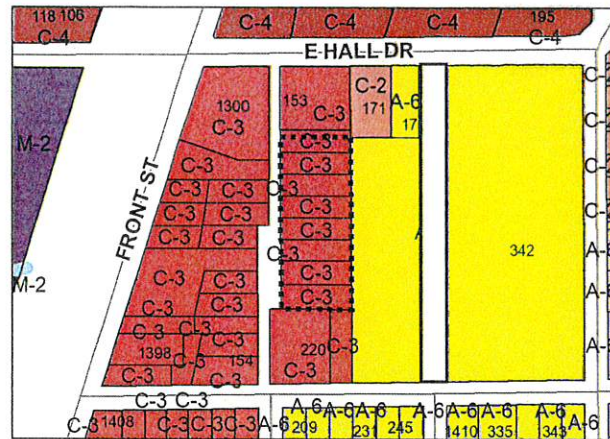


Figure 3. Current zoning

8. The A-6 zoning districts allows the following uses: single-family residential; and various civic uses, including elementary and secondary schools. The C-3 zoning district allows these same uses as well as multifamily residential and various civic, commercial, and other uses.
9. The A-6 zoning district requires larger minimum setbacks and lot sizes than the C-3 zoning district, which only requires minimum setbacks and lot sizes when all or a part of the lot is used for a dwelling (Table 1).

Table 1: Comparison of C-3 and A-6 Minimum Setbacks and Lot Sizes

	Current C-3	Requested A-6
Front yard setback (min)	None, except 20 ft for a dwelling	25 ft
Side yard setback (min)	None, except 20% of lot width for a dwelling	20% of lot width
Rear yard setback (min)	None, except 20% of lot depth for a dwelling	20% of lot depth (25-50 feet)
Lot area (min)	None, except 6,000 sqft for a dwelling	8,400 sqft
Lot width (min)	None, except 50 ft for a dwelling	70 ft

10. The Planning Department recommends rezoning the subject property from C-3 to A-6 for the following reasons:
- The subject property is comprised of eight lots that do not front on improved right-of-way, but are part of Florida Avenue Elementary School which fronts on three streets.
 - The school and the areas to the east and south are currently zoned A-6.
 - Rezoning the subject property would make all of Florida Avenue Elementary School one zoning designation.