

1 Introduced February 9, 2021, by Councilman  
2 Tamborella, seconded by Councilwoman  
3 Denham, (by request of Administration)

4 **Item No. 21-02-3355**

5  
6 **ORDINANCE NO. 4016**

7  
8 An ordinance rezoning property located at 2727 Slidell Ave from A-8 High  
9 Density Urban to A-4 Transitional (Case Z21-01).

10 WHEREAS, the Slidell City Council received a petition from Sherri Faciane  
11 and Ronald Faciane, Sr. to rezone property they own at 2727 Slidell Ave, identified as Lot  
12 24, Sq. 5, Pinecrest Subd., from A-8 High Density Urban to A-4 Transitional; and

13  
14 WHEREAS, the Slidell Director of Planning duly advertised a public hearing for  
15 Case Z21-01; and

16  
17 WHEREAS, the Zoning Commission held a public hearing for Case Z21-01.

18  
19 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
20 hereby rezone Lot 24, Sq. 5, Pinecrest Subd. from A-8 High Density Urban to A-4  
21 Transitional.  
22

23  
24 **ADOPTED** this 9th day of March, 2021.

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27  
28 Kenny Tamborella  
29 President of the Council  
30 Councilman, District E

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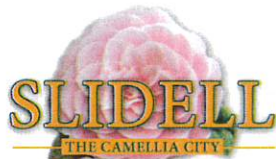
33 Greg Cromer  
34 Mayor

35  
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37 Thomas P. Reeves  
38 Council Administrator

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DELIVERED	3/10/21
3:30 pm	to the Mayor
RECEIVED	3/11/21
3:20 pm	from the Mayor



Planning Department

Staff Report

# Case No. Z21-01

Zoning Map Amendment

from A-8 to A-4 for property located at 2727 Slidell Ave

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

**Location:** 2727 Slidell Ave; Lot 24, Sq 5, Pinecrest Subd. (Figure 1)

**Owners/Applicants:**

Sherrri M. Faciane and Ronald D Faciane, Sr.

**Zoning:** A-8 High Density Urban

**Request:** Rezone to A-4 Transitional

**Zoning Commission**

**Consent Agenda:** 1/25/2021

**Public Hearing:** 2/22/2021

**City Council**

**Consent Agenda:** 2/9/2021

**Public Hearing:** 3/9/2021



Figure 1. Location map

**Recommendations**

Planning Department Approval

Zoning Commission Approval

**Findings**

1. This property is developed with a single-family dwelling. (Figure 2)
2. The subject property is located approximately 215 feet north of Old Spanish Trail and is zoned A-8. (Figure 3)
3. Zoning of property in the area is as follows (Figure 3):
  - To the north, A-6 Single-family Urban;
  - To the south, C-4;
  - To the east, A-6 and A-4 Transitional; and
  - To the west, C-4 and C-2 Neighborhood Commercial.
4. The A-8 zoning district (current) allows the following uses: single- and multi-family residential, and various civic uses. No commercial uses are allowed.
5. The A-4 zoning district (proposed) allows the following uses: single -family residential; various civic uses; and commercial uses for offices, personal service shops (barber and beauty shops), and artist and photographic studios only.



Figure 2. Street View

6. Comparing the uses allowed in A-4 to those allowed in A-8, potential impacts from vehicular traffic, noise, odors, and lighting is similar for A-4 allowed uses and A-8 allowed uses.
7. The property is triangular and elongated, narrowing toward the rear property line. The property's dimensions are: front property line, 52 ft; southwestern side property line, 243.0 ft; northeastern side property line, 249.79 ft; and rear property line, 24.47 ft. It has an area of approximately 9,100 sq ft (Figure 4).
8. The A-4 zoning district requires minimum lot sizes as shown in Table 1. The subject property meets the minimum lot width of the current A-8 district but not the proposed A-4 district. If this rezoning request is approved, it would make the lot nonconforming for width. It meets the minimum lot area.
9. The minimum setbacks required by the proposed A-4 district are nearly identical to those required by the current A-8 district (Table 1).
10. This section of Slidell Ave is primarily developed with houses. It is approximately 20 ft wide with two travel lanes, has a 20 mph speed limit, and prohibits through truck traffic, though it is often used as a short-cut between Old Spanish Trail and Sgt. Alfred St (3<sup>rd</sup> St).
11. The Planning Department recommends approving the rezoning request for the following reasons:
  - Commercial uses allowed in A-4 would have minimum impact on the existing development on this section of Slidell Ave.
  - Uses allowed in the A-4 district serve as a transition to the nature of C-4 highway commercial to the south and the single-family nature of the A-6 to the north.
  - Properties across Slidell Ave from this property are zoned A-4.

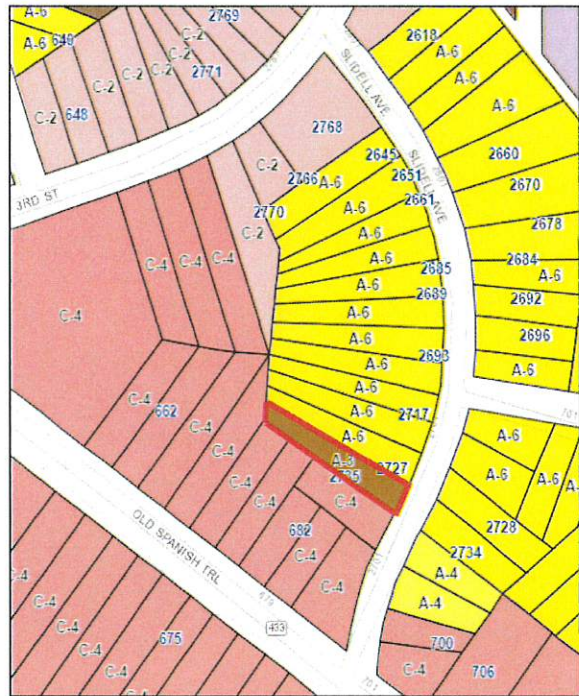


Figure 3. City Zoning Map

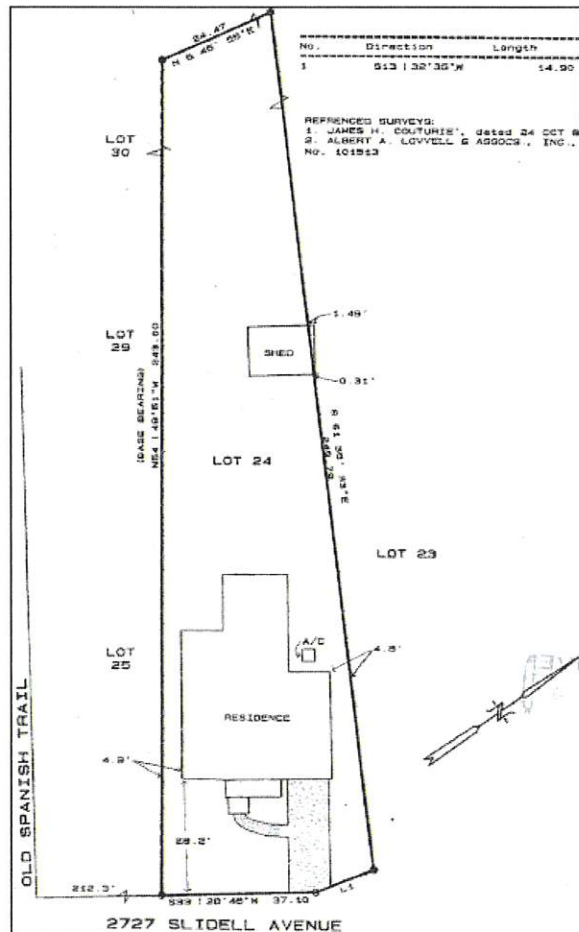


Figure 4. Property Survey

**Table 1: Comparison of A-8 and A-4 Minimum Setbacks, Height, and Lot Sizes**

	<b>Current A-8</b>	<b>Requested A-4</b>	<b>Current Property Conditions</b>
<b>Front yard setback (min)</b>	20 ft or Average Building Lines	20 ft or Average Building Lines	21 ft*
<b>Side yard setbacks (min)</b>	5 ft any one side Total 20% lot Width	5 ft any one side	L = 4.9 ft R = 4.8 ft
<b>Rear yard setback (min)</b>	25 ft 20% lot Depth	25 ft 20% lot Depth	169 ft*
<b>Height (max)</b>	45 ft	45 ft	Unknown
<b>Lot area (min)</b>	6,000 s.f. / family	7,500 s.f.	9,108.13 s.f.
<b>Lot width (min)</b>	50 ft	75 ft**	52 ft*
* Dimension approximate.			
** Nonconforming Lot Width			



Planning Department

# Petition for ZONING MAP AMENDMENT

250 Bouscaren St, Ste 203  
Slidell, LA 70458  
985.646.4320  
fax 985.646.4356  
planningdept@cityofslidell.org  
myslidell.com

This application is for proposed rezoning, and establishment of zoning for annexed property.

### Petitioned Property

Current Zoning District: A8

Current Use: Resident

Street Address: 2727 Slidell Ave

Lot, Square/Block, Subdivision (or attach metes and bounds):

24 sq 5 Pinecrest

Bounded by (streets): \_\_\_\_\_

### Property Owner(s)

Name(s): Ronald D. Faciane Sr

Name(s): Sherri M. Faciane

Authorized Agent, if applicable:

Mailing Address: 2727 Slidell Ave

City, State, Zip: Slidell, LA 70458

Phone #: 985-640-0579

Email: Sherri.Faciane@yahoo.com

### Proposed Zoning Map Amendment

Proposed Zoning District: A4

Proposed Use: Resident

Acres Proposed to be (Re)zoned: \_\_\_\_\_

### Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this zoning map amendment
- Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property
- Fees; please speak with a Planner to confirm

### Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

Ronald D. Faciane 12-18-20  
Signature of Property Owner or Agent Date

Sherri M. Faciane 12-18-20  
Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 6th  
day of January 2021.

Notary Public

**ROBERT W. WHITE**  
Notary Public, St. Tammany Parish, LA  
My Commission Expires At Death  
Commission # 11840

Received By: <u>RF</u>	Fee \$ <u>140</u>	Case # <u>221-01</u>
Related Case(s): <u>220-07</u>		