

1 Introduced May 25, 2021, by Councilman
2 Tamborella, seconded by Councilwoman
3 Denham, (by request of Administration)

4 **Item No. 21-05-3378**

5
6 **ORDINANCE NO. 4037**

7 An ordinance rezoning property located on the southwest corner of Old
8 Spanish Trail and Faith Dr from A-8 High Density Urban to C-4 Highway Commercial
9 (Case Z21-03).

10
11 WHEREAS, the Slidell City Council received a petition from the Hilaire D.
12 Lanaux Estate, through its executor Michael Lanaux, to rezone property it owns on the
13 southwest corner of Old Spanish Trail and Faith Dr, and bounded on the west by
14 unimproved John St right-of-way, which includes two parcels of land containing 1.619 ac.
15 and 1.118 ac., from A-8 High Density Urban to C-4 Highway Commercial; and
16
17

18
19 WHEREAS, this property has been in the City of Slidell since before November
20 4, 1986; and
21


22 WHEREAS, the Slidell Director of Planning duly advertised and the Zoning
23 Commission held a public hearing for Case Z21-03.
24


25 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
26 hereby rezone two parcels of land containing 1.619 ac. and 1.118 ac. on the southwest
27 corner of Old Spanish Trail and Faith Dr, as described in the staff report, from A-8 High
28 Density Urban to C-4 Highway Commercial.
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ORDINANCE NO. 4037
ITEM NO. 21-05-3378
PAGE 2

ADOPTED this 22nd day of June, 2021.


Kenny Tamborella
President of the Council
Councilman, District E


Greg Cromer
Mayor


Thomas P. Reeves
Council Administrator

DELIVERED	6/24/21
9:10 am	to the Mayor
RECEIVED	7/2/21
9:05 am	from the Mayor



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: A-8

Current Use: Undeveloped

Street Address: _____

Lot, Square/Block, Subdivision (or attach metes and bounds):
Section 44, T-9-S, R-14-E, Greensburg Land District

Bounded by (streets): Old Spanish Trail (HWY 433)

Faith Dr.

John Street (Not Constructed)

Property Owner(s)

Name(s): Michael Lanoux, Executor

Name(s): HELAIRE D. LANOUX ESTATE

Authorized Agent, if applicable: _____

Mailing Address: 193 Audobon Blvd.

City, State, Zip: New Orleans, LA 70118-5538

Phone # 504-214-3197

Email: gml1955@gmail.com

Received By:	Fee \$	Case # Z
Related Case(s):		

Proposed Zoning Map Amendment

Proposed Zoning District: C-4

Proposed Use: Commercial

Acres Proposed to be (Re)zoned: ~~2.021~~ 2.737

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.

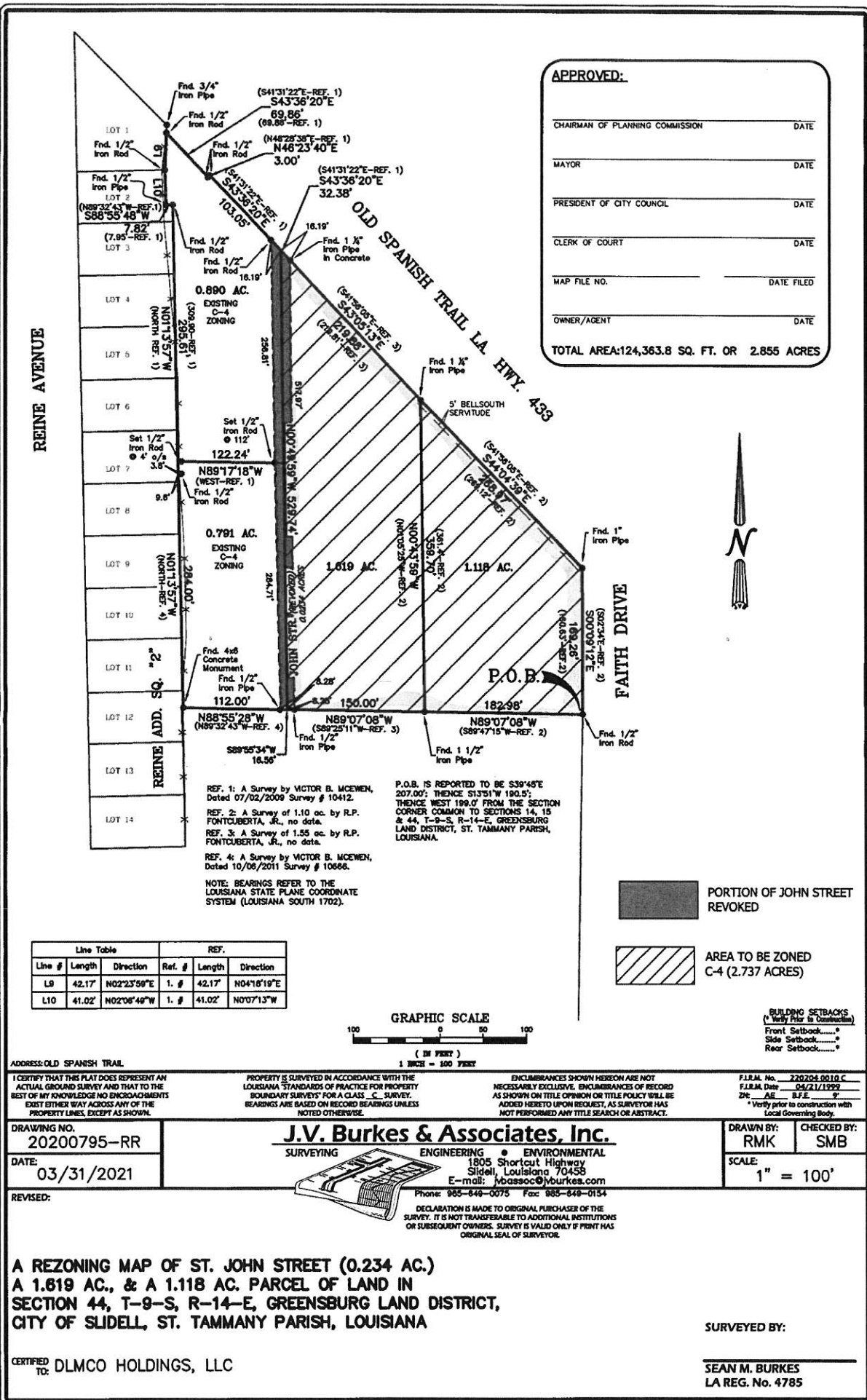
I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

[Signature] ^{3/23/21}
Signature of Property Owner or Agent EXECUTOR Date

Signature of Property Owner or Agent _____ Date _____

SWORN TO AND SUBSCRIBED before me this 23rd day of March, 2021.

[Signature] #5330
Notary Public



APPROVED:

CHAIRMAN OF PLANNING COMMISSION _____ DATE _____

MAYOR _____ DATE _____

PRESIDENT OF CITY COUNCIL _____ DATE _____

CLERK OF COURT _____ DATE _____

MAP FILE NO. _____ DATE FILED _____

OWNER/AGENT _____ DATE _____

TOTAL AREA: 124,363.8 SQ. FT. OR 2.855 ACRES



REINE AVENUE

OLD SPANISH TRAIL LA. HWY. 433

FAITH DRIVE

REF. 1: A Survey by VICTOR B. MCEWEN, Dated 07/02/2009 Survey # 10412.
 REF. 2: A Survey of 1.10 ac. by R.P. FONTCUBERTA, JR., no data.
 REF. 3: A Survey of 1.55 ac. by R.P. FONTCUBERTA, JR., no data.
 REF. 4: A Survey by VICTOR B. MCEWEN, Dated 10/06/2011 Survey # 10686.

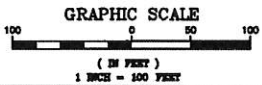
NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

P.O.B. IS REPORTED TO BE S39°45'E 207.00'; THENCE S13°51'W 190.5'; THENCE WEST 199.0' FROM THE SECTION CORNER COMMON TO SECTIONS 14, 15 & 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

Line #	Length	Direction	Ref. #	Length	Direction
L9	42.17'	N02°23'50"E	1. #	42.17'	N04°16'19"E
L10	41.02'	N02°08'40"W	1. #	41.02'	N0°07'13"W

■ PORTION OF JOHN STREET REVOKED

▨ AREA TO BE ZONED C-4 (2.737 ACRES)



BUILDING SETBACKS (Verify Prior to Construction)

Front Setback.....'

Side Setback.....'

Rear Setback.....'

ADDRESS: 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 STANDARDS OF PRACTICE 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. 220204.0010.C
 F.I.R.M. Date 04/21/1999
 ZONE AE S.F.E. #
 *Verify prior to construction with Local Governing Body.

DRAWING NO. 20200795-RR
 DATE: 03/31/2021

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-848-0075 Fax: 985-848-0154

DRAWN BY: RMK
 CHECKED BY: SMB
 SCALE: 1" = 100'

REVISED:

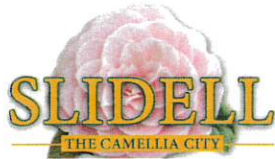
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A REZONING MAP OF ST. JOHN STREET (0.234 AC.)
 A 1.619 AC., & A 1.118 AC. PARCEL OF LAND IN
 SECTION 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT,
 CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA**

SURVEYED BY:

CERTIFIED TO: DLMCO HOLDINGS, LLC

SEAN M. BURKES
 LA REG. No. 4785



Planning Department

Staff Report

Case No. Z21-03

Zoning Map Amendment

from A-8 to C-4 for 2.737 ac property located on Old Spanish Trail

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

Location: Southwest corner of Old Spanish Trail and Faith Dr, and bounded on the west by unimproved John St right-of-way (Figure 1)

Owner: Hilaire D. Lanaux Estate, through its executor Michael Lanaux

Zoning: A-8 High Density Urban

Request: Rezone to C-4 Highway Commercial

Zoning Commission

Consent Agenda: 5/17/2021

Public Hearing: 6/14/2021

City Council

Consent Agenda: 5/25/2021

Public Hearing: 6/22/2021



Figure 1. Location map



Figure 2. Street View from OST and Faith Dr

Recommendations

Planning Department	Zoning Commission
Approval	Approval

Findings

1. The property is currently undeveloped and contains two parcels of 1.619 ac and 1.118 ac (Figure 2).
2. The subject property is located on the southwest corner of Old Spanish Trail (OST) and Faith Dr and is zoned A-8 (Figure 3).
3. Applicant has a concurrent subdivision request (S21-02) to revoke the unimproved John St right-of-way and combine the subject parcels, the revoked John St, and the two adjacent parcels to the west (currently zoned C-4) into one parcel containing 4.418 acres. If this rezoning request is not approved but the subdivision is, it will result in a single lot that is split-zoned A-8 and C-4.

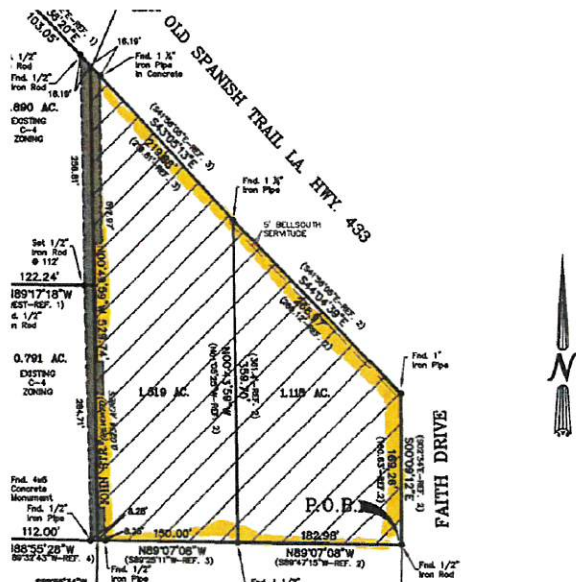


Figure 3. Property Survey

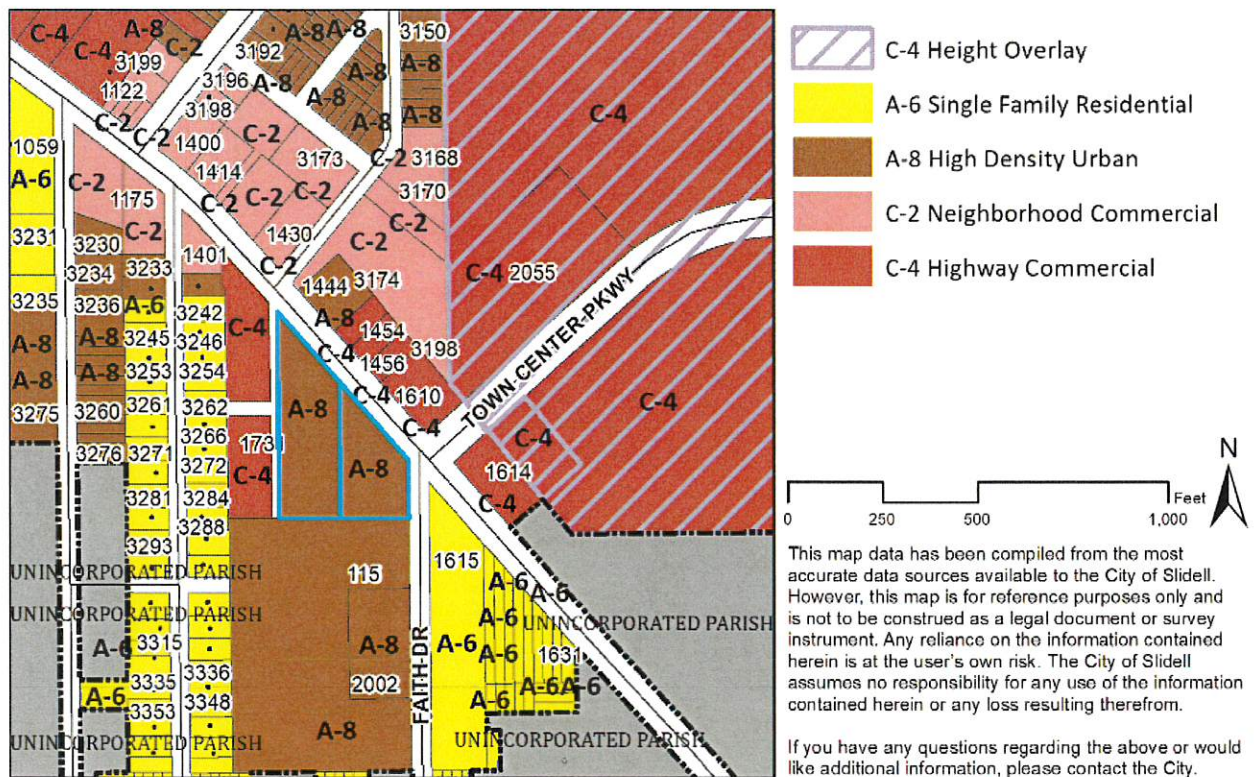


Figure 4. City Zoning Map

4. Zoning of property in the area is as follows (Figure 4):
 - To the north, A-8, C-2 Neighborhood Commercial, and C-4;
 - To the south, A-8;
 - To the east, A-6 Single-family Urban; and
 - To the west, C-4, C-2, A-6, and A-8.
5. The A-8 zoning district (current) allows the following uses: single- and multi-family residential, and various civic uses. No commercial uses are allowed.
6. The C-4 zoning district (proposed) allows the following uses: single- and multi-family residential; various civic uses; and commercial uses for retail, professional services, restaurants including drive-thru, and service/filling stations to name a few.
7. Comparing the uses allowed in C-4 to those allowed in A-8, potential impacts from vehicular traffic, noise, odors, and lighting is higher for C-4 allowed uses than A-8 allowed uses.
8. This property fronts Old Spanish Trail, a 4-lane divided road with a 45 mph speed limit that provides access to a wide variety of uses including churches, schools, retail, offices, restaurants, and bars.
9. The C-4 zoning district does not require minimum lot sizes unless the property is used for a dwelling. If this property were used for a dwelling, it would meet the minimum lot area and width (Table 1).
10. The property to the south is currently zoned A-8 which will require future commercial development of the subject property to provide a buffer zone along its southern boundary.

11. The Planning Department recommends approving the rezoning request for the following reasons:
- Properties immediately west of the site and across OST are zoned C-4.
 - Commercial uses allowed in C-4 are comparable to existing uses along OST.
 - The subject parcels are each suitable acreage for commercial development.
 - If the S21-02 is approved, it will create a 4.418 acre property suitable for larger commercial development as is allowed in C-4.
 - Commercial uses allowed in the C-4 district will be required to provide a buffer from any adjacent residential uses.

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

	Current A-8	Requested C-4
Front yard setback (min)	20 ft or Average Building Lines	25 ft*
Side yard setbacks (min)	5 ft any one side Total 20% lot Width	0 / 3 ft*
Rear yard setback (min)	25 ft 20% lot Depth	None*
Height (max)	45 ft	45 ft
Lot area (min)	6,000 s.f. / family	None*
Lot width (min)	50 ft	None*
<i>* Unless used for a dwelling, then shall be the same as for A-8.</i>		