

Introduced February 28, 1979
by Councilman Washington
seconded by Councilman Martinez
Item number 79-2-28

ORDINANCE

NO. 1156

An ordinance of the City of Slidell, Louisiana, changing the zoning of a parcel of land.

WHEREAS, the City Council of the City of Slidell, Louisiana, the governing body of said municipality, did receive a petition from Frank B. Wood, Jr. et al., requesting the zoning change from A-8 High Density Urban to C-2 Neighborhood Commercial, the following described property, and

WHEREAS, Slidell Planning Commission in a letter dated February 22, 1979, recommended approval of such a zoning change, and

WHEREAS, by publication in the Slidell Daily Sentry News, March 8, 15, 22, 1979, the Council gave notice of their intention to take action on said petition by calling a Public Hearing on March 27, 1979, at 6:30 p.m. in the Council Chambers;

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Slidell, Louisiana, in legal session convened, that the following described property be rezoned C-2 Neighborhood Commercial:

A certain parcel of land lying and being situated in Sections 15 and 44, T9S-R14E, Greensburg Land District in the City of Slidell, St. Tammany Parish, Louisiana, containing 2.78 acres, being more fully described as follows, to-wit:

Commencing at the corner common to Sections 14, 15, and 44, T9S-R14E, which point is the point of beginning of the property hereinafter described, run North 39 degrees 37 minutes 47 seconds West a distance of 442.34 feet to an iron stake; thence, run South 48 degrees, 47 minutes, 32 seconds West, a distance of 142.06 feet to a iron stake on the north right-of-way line of Old Spanish Trail (Louisiana Highway No. 433); thence, run North 41 degrees, 09 minutes, 53 seconds West along said right-of-way line a distance of 19.53 feet to an iron stake;

thence, run North 05 degrees, 11 minutes 12 seconds West a distance of 8.40 feet to an iron stake on the east right-of-way line of Terrace Avenue; thence, run northerly along the east right-of-way line of Terrace Avenue in two courses, as follows: North 39 degrees 38 minutes 27 seconds East a distance of 455.28 feet to an iron stake and thence, North 00 degrees, 12 minutes, 22 seconds West a distance of 51.12 feet to an iron stake; thence, run N 89 degrees, 47 minutes 38 seconds East a distance of 110.00 feet to an iron stake; thence, run South 00 degrees, 12 minutes, 22 seconds East a distance of 672.22 feet to the point of beginning of the property herein described.

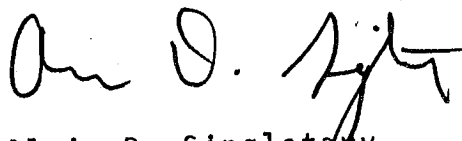
ADOPTED this 27th day of March , 1979.

DELIVERED 3-28-79

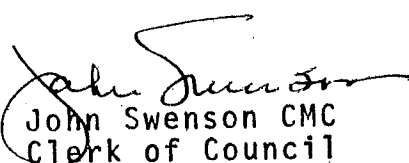
2:00 P to the Mayor

RECEIVED

from the Mayor

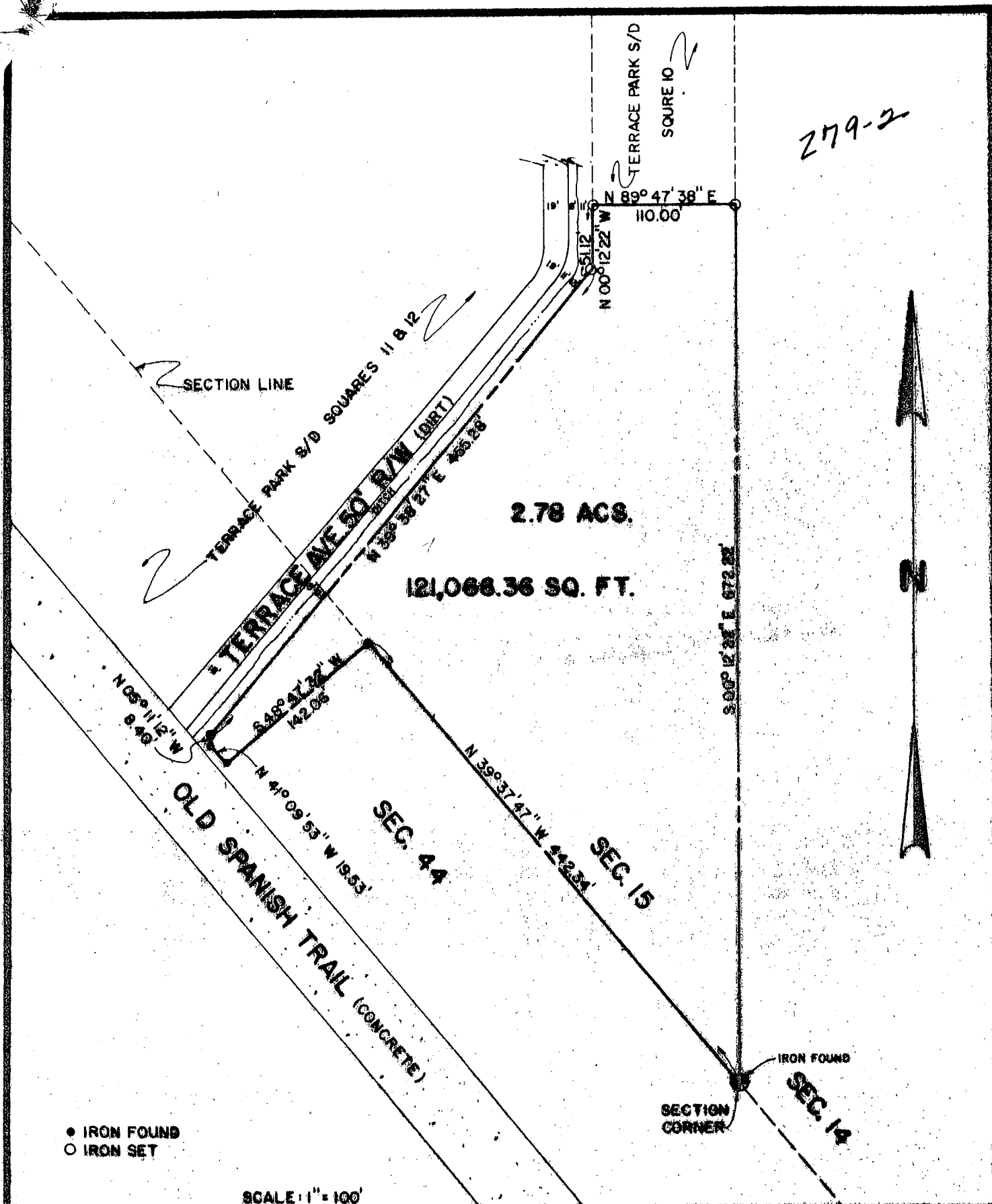


Alvin D. Singletary
Councilman-at-Large
President of the Council



John Swenson CMC
Clerk of Council

M. W. Hart
Mayor



MAP SHOWING SURVEY OF A TRACT OF LAND.

LOCATED IN SECS. 15 & 44, T9S-R14E, G.L.D. IN
SLIDELL, ST. TAMMANY PARISH, LOUISIANA.

FOR FRANK B. WOOD, SR. &
WILLIAM C. GARRETT



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.

SLIDELL, LOUISIANA

DATE: NOVEMBER 20, 1978 (REV. 12-21-78)
JOB NO. 81310

Albert A. Lovell
ALBERT A. LOVELL & ASSOCS., INC.
CONSULTING ENGINEERS

ZONING CASE Z79-2 FROM A-8 TO C-2
LOCATION Generally located north of Old Spanish Trail and east of Terrace Avenue
ACREAGE 2.78 APPLICATION DATE January 1979
APPLICANT Frank B. Wood, et.al. PHONE _____
P & Z HEARING 2-19-79 @ 6:30 CITY COUNCIL HEARING _____
PRESENT USE Vacant and heavily wooded
ADJACENT USES: NORTH Vacant and heavily wooded EAST Vacant and wooded
Single-family homes, vacant,
SOUTH and Old Spanish Trail WEST Vacant and heavily wooded
PROPOSED USE No specific use has been indicated
ZONING ORDINANCE REFERENCE Section 2.16

ZONING AND LAND USE INFORMATION

Property in the vicinity of Z79-2 is primarily vacant and heavily wooded. A few single-family homes lie adjacent to the south. At this time, the nearest commercial development exists west and south of the Rama St./Old Spanish Trail intersection. Zoning in the immediate area around Z79-2 is A-8 and C-2. The closest C-2 zoning to the subject property is on the south of Old Spanish Trail. The east property line of Z79-2 is the city limit of Slidell. This property must be platted before any construction could take place.

ZONING CASE Z79-2 FROM A-8 TO C-2

THOROUGHFARE INFORMATION

The subject property of Z79-2 is bounded by two roads, Terrace Avenue and Old Spanish Trail. Old Spanish Trail is existing to city-standards as a 4-lane divided roadway in 80 feet of right-of-way. Terrace Avenue where adjacent to Z79-2 is essentially non-existent. It is a one-lane dirt road with 50 feet of right-of-way. Terrace Avenue must be improved to city-standards before any construction could take place.

PLANNING AND ZONING COMMISSION SUMMARY

Frank B. Wood, Jr., part owner of the property, appeared in favor of this request. He stated that he feels the land would be put to better use if it was zoned C-2 Neighborhood Commercial. Commissioner Kershaw questioned the existing land use south of Z79-2, Mrs. Buehrle stated that it was a mixture of single-family residences, commercial, and vacant. Mr. Buser further clarified the land use immediately south of the subject property. Commissioner Gault questioned the intended use of subject property. Mr. Wood stated he had no idea at this time. The Commission decided to review this case in relation to the zoning map. Since all of the zoning cases before the Commission for public hearing were in the same vicinity, the Commission reviewed the area involved and the relationship of the rezoning requests. At this time, Mr. Bruno also appeared in favor of this rezoning request. He stated that owners on Terrace have difficulty building single-family residences because of the 25 foot lot widths. Mr. Buser stated that the subject property of Z79-3 is automatically A-4 now because it abuts C-2 zoning. Mr. Wood stated that his east property line is also the city line. He also owns most of the property to the east, outside of the city. Commissioner Kershaw asked Mrs. Buehrle if she had any specific objections to the rezoning. Mrs. Buehrle stated that a trend toward commercial zoning of this property had been established. However, the Commission should be aware that the roads in the area were not built to handle heavy traffic volumes. Road improvements in the area would be necessary in the future. Commissioner Case moved to recommend approval of Z79-2. The motion was seconded by Commissioner Gault and carried unanimously.

PLANNING AND ZONING RECOMMENDATION Approval

VOTE: IN FAVOR 4 OPPOSED 0 ABSTAINED 0

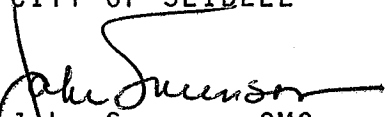
PUBLIC NOTICE

Item number 79-2-28, a proposed ordinance rezoning 2.78 acres petitioned by Frank Wood, et. al., was introduced at the City Council Meeting on February 28, 1979.

~~6:30~~ A Public Hearing will be held on said ordinance at ~~7:00~~ p.m., March 27th, 1979, in the Council Chambers, 2055 Second Street.

The proposed ordinance is printed in full as required by Ordinance No. 1084.

CITY OF SLIDELL


John Swenson CMC
Clerk of Council

2/8-15-22

279-2

City of Slidell
Petition for Amendment of Zoning Ordinance

Slidell, Louisiana, December 22 1978

Planning and Zoning Commission
Slidell, Louisiana

Petition is hereby made to the Council of the City of Slidell, Louisiana

- (x) To change the zoning classification of hereinafter described property.
() To change the text of the zoning ordinance.

Text Change

The petition requests that Article____, Section____ of the zoning ordinance which reads as follows:

be changed to read as follows:

Change of Zoning Classification of Property

1—Location of property. The property petitioned for rezoning is bounded by the following streets:
On the South partly by Old Spanish Trail and line of Section 44. On the East by the City Limits of Slidell. On the North by south line of Square 10, Terrace Park. On the West by Terrace Avenue.
and identified by lot and block numbers as follows:

See attached proces verbal for Job No. 81310

Note: (If the property does not have lot and block numbers give description by metes and bounds.)

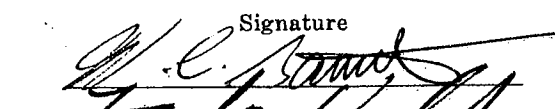
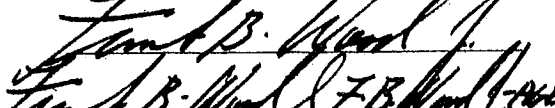
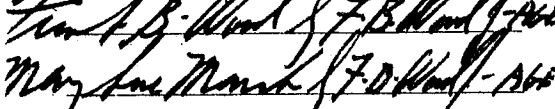
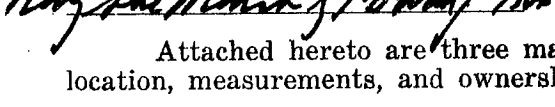
2—The reasons for requesting the zoning change are as follows:

We feel the land's highest and best use is commercial, and not High Density. It could be developed commercially and its value enhanced by having both an Old Spanish Trail frontage as well as address.

(Use additional sheet if necessary)

3—The following list of owners or authorized agents of 50 per cent or more of the area of the land in which a change of classification is requested hereby petition

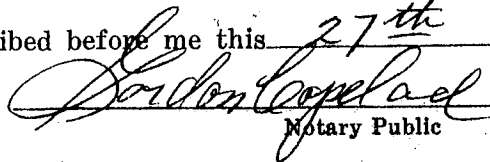
That the zoning classification of the aforescribed property be changed
from A-8 High Density Urban to C-2^a Commercial
(existing classification) (proposed classification)

Signature	Address	Land owned
	Route #6 BOX #397 Slidell, La. 70458	50%
	911 Aris St. Metairie, La. 70005	28.125%
	911 Aris St. Metairie, La. 70005	18.75%
	911 Aris St. Metairie, La. 70005	3.125%

Attached hereto are three maps, drawn to a scale of no smaller than 1" equals 100', showing the location, measurements, and ownership of all property proposed for a change in zoning classification.

State of Louisiana
Parish of St. Tammany

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 per cent 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 27th day of December 1978.

Notary Public

THE CITY OF SLIDELL

Planning Department

February 22, 1979



M.W. WEBB HART

Mayor

SUZETTE M. BUEHRLE

Director of Planning

Honorable Mayor and City Council
City of Slidell
P. O. Box 828
Slidell, Louisiana 70459

RE: Recommendation and Action by the Slidell Planning and Zoning Commission

Gentlemen:

At the regular meeting of the Slidell Planning and Zoning Commission held on February 19, 1979, the following action was taken:

a. Z-158: A request of the Slidell Bantam Baseball Association for the annexation and simultaneous zoning to A-6 Single Family Urban of 10 acres of property located off Terrace Avenue and bordered by the W-14 Diversion Canal. (See information and legal description attached.) The Planning and Zoning Commission recommends approval of this annexation and zoning request.

b. Z79-2: A request of Frank B. Wood, Jr. et. al. for rezoning from A-8 High Density Urban to C-2 Neighborhood Commercial for 2.78 acres of land generally located north of Old Spanish Trail and east of Terrace Avenue. (See information and legal description attached.) The Planning and Zoning Commission recommends approval of this rezoning request.

c. Z79-3: A request of A. J. Bruno for rezoning from A-8 High Density Urban to C-2 Neighborhood Commercial for property generally located east of Terrace Avenue, south of Elder Street and north of the intersection of Terrace Avenue and Rama Street. The property is legally described as Lots 6-11, Square 8, Terrace Park Subdivision, City of Slidell, St. Tammany Parish, Louisiana. (See information attached.) The Planning and Zoning Commission recommends approval of this rezoning request.

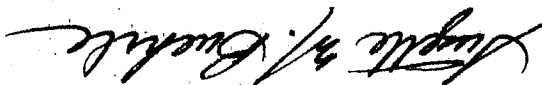
d. Z79-4: A request of the Slidell Youth Football Association for annexation and zoning to A-6 Single Family Urban for land generally located east of Terrace Avenue and primarily west of the W-14 Diversion Canal and south of Daney Street. (See information and legal description attached.) The Planning and Zoning Commission recommends approval of this annexation and zoning request.

e. The Planning and Zoning Commission recommends approval of an amendment to Section 2.1301 of the Slide Zoning Ordinance to remove drive-in theaters, bar rooms, nightclubs, and lounges from permitted use in the A-9-C Apartment-Commercial District. Section 2.1301 is recommended to read as follows:

* "All uses permitted in A-9 and C-2 Districts (except drive-in theaters, bar rooms, nightclubs, and lounges); apartments; row houses; office; restaurant; grocery and drug stores; filling stations; barber shops; florists; beauty shops; meat market; clinic; bank, including drive-in banks; locker plants for storage of food; appliance shop; sporting goods; hardware; department stores; laundrette; bakery; cleaners; similar retail business or service which is established for the convenience of neighborhood residents; funeral homes and mortuaries; art and dance studios."

Please notify this office of any action taken by the Council regarding the above items.

Sincerely,



Suzette M. Buehrle
Director of Planning

SMB: eem