

1 Introduced October 11, 2022, by Councilman
2 Borchert, seconded by Councilman Tamborella,
3 (by request of Administration)

4 **Item No. 22-10-3448**

5 **ORDINANCE NO. 4103**

6
7
8 An ordinance amending the City of Slidell zoning map by rezoning three (3)
9 parcels owned by Roberts Landing LLC from C-2 Neighborhood Commercial to C-2W
10 Waterfront Mixed Use.

11 WHEREAS, the City of Slidell City Council created the C-2W Waterfront Mixed
12 Use District as per Ordinance No. 3968, dated December 17, 2019, to provide a walkable,
13 mixed-use residential and light commercial district oriented towards small shops, eating
14 establishments, cultural arts, and recreational and waterfront amenities along Bayou
15 Bonfouca from Bayou Pattasat to Pennsylvania Avenue; and

16
17
18 WHEREAS, Roberts Landing LLC owns and operates Palmettos, a restaurant
19 and event venue located on three (3) parcels in the C-2W Waterfront Mixed Use District as
20 identified in J.V. Burkes Survey No. 1002456, dated November 1, 2000, and survey No.
21 20150601, dated January 1, 2017; and

22
23
24 WHEREAS, properties located in C-2W Waterfront Mixed Use district are
25 eligible for rezoning to C-2W Waterfront Mixed Use, and

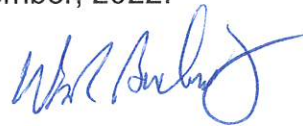
26
27
28 WHEREAS, restaurants and event venues are permitted uses in the C-2W-
29 Waterfront Mixed Use District; and

30
31
32 WHEREAS, this matter was presented to the Zoning Commission as Case No.
33 Z22-07, as part of a duly noticed public hearing.
34
35
36
37
38
39

1 **ORDINANCE NO. 4103**
2 **ITEM NO. 22-10-3448**
3 **PAGE 2**
4

5 NOW, THEREFORE, BE IT ORDAINED by the City of Slidell Council that it
6
7 does rezone the three (3) parcels owned by Roberts Landing LLC as identified in J.V
8
9 Burkes Survey No. 1002456, dated November 1, 2000, and JV Burkes Survey No. January
10
11 25, 2017, from C-2 Neighborhood Commercial District to C-2W-Waterfront Mixed Use
12 District.

13 **ADOPTED** this 8th day of November, 2022.
14

15 

16 Bill Borchert
17 President of the Council
18 Councilman at-Large
19

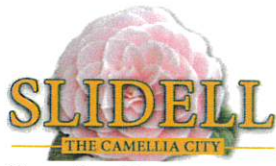
20 

21 Greg Cromer
22 Mayor
23

24 

25 Thomas P. Reeves
26 Council Administrator
27
28
29
30
31
32
33
34
35
36
37
38
39

DELIVERED	11/28/22
2:00 pm	to the Mayor
RECEIVED	11/28/22
10:20 am	from the Mayor



Planning Department

STAFF REPORT

Case No. Z22-07

Rezoning of 3 parcels
owned by Roberts Landing LLC
from C-2 to C-2W

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

Location: 1901 Bayou Lane (Figure 1)

Petitioner(s): Roberts Landing LLC

Zoning: C-2 Neighborhood Commercial

Requested Zoning: C-2W- Waterfront Mixed Use.

Planning & Zoning Commissions

Consent Agenda: August 15, 2022

Public Hearing: September 19, 2022

City Council (tentative)

Consent Agenda: October 11, 2022

Public Hearing: November 8, 2022

Recommendations

Planning Department

Rezone from C-2 to C-2W- Waterfront Mixed Use

Planning & Zoning Commissions

Approval

1. Findings

- A. The City of Slidell has a plan to create a walkable mixed-use residential and light commercial district oriented to small shops, eating establishments, cultural arts, and recreational and waterfront amenities along Bayou Bonfouca, from Bayou Pattasat to Pennsylvania Ave (City of Slidell, Code of Ordinances, App A. Part 2, [Sec. 2.16C](#), and **Figure 1**).
- B. As part of Ordinance No. 3968, dated December 17, 2012, the City Council created the C-2W Waterfront Mixed Use district, which includes all lots and parcels bounded on the west by Bayou Bonfouca, the south by Bayou Pattasat, the east by Front St. (US Hwy. 11), and on the north by a line running from the intersection of Front St. and Pennsylvania Avenue west along Pennsylvania Avenue to the drainage canal, then downstream along the drainage canal to Bayou Bonfouca (**Figure 1**).
- C. Permitted uses in the C-2W district include restaurants (excluding drive through restaurants), bars, pubs and taverns, and banquet halls (City of Slidell, Code of Ordinances, App A. Part 2, Section 2.16C).
- D. Roberts Landing LLC owns and operates Palmettos, which is a restaurant and event venue located on three (3) adjacent parcels fronting on both Bayou Bonfouca and Bayou Lane. All three (3) parcels are currently zoned C-2 Neighborhood Commercial.
- E. Roberts Landing LLC has a concurrent request to combine the parcels into one (1) lot of record, but in their application asked that the rezoning proposal precede while they wait for the surveyor to complete the subdivision package (**Figures 2 and 3 and Attachment 1**).

2. Conclusion. Palmetto's use as a restaurant and event venue is consistent with the City's plans for the Bayou Bonfouca waterfront and conforms to the permitted uses in the C-2W district.

3. Recommendation. Roberts Landing LLC's three parcels, as identified in the attached application, be rezoned C-2W- Waterfront Mixed Use.

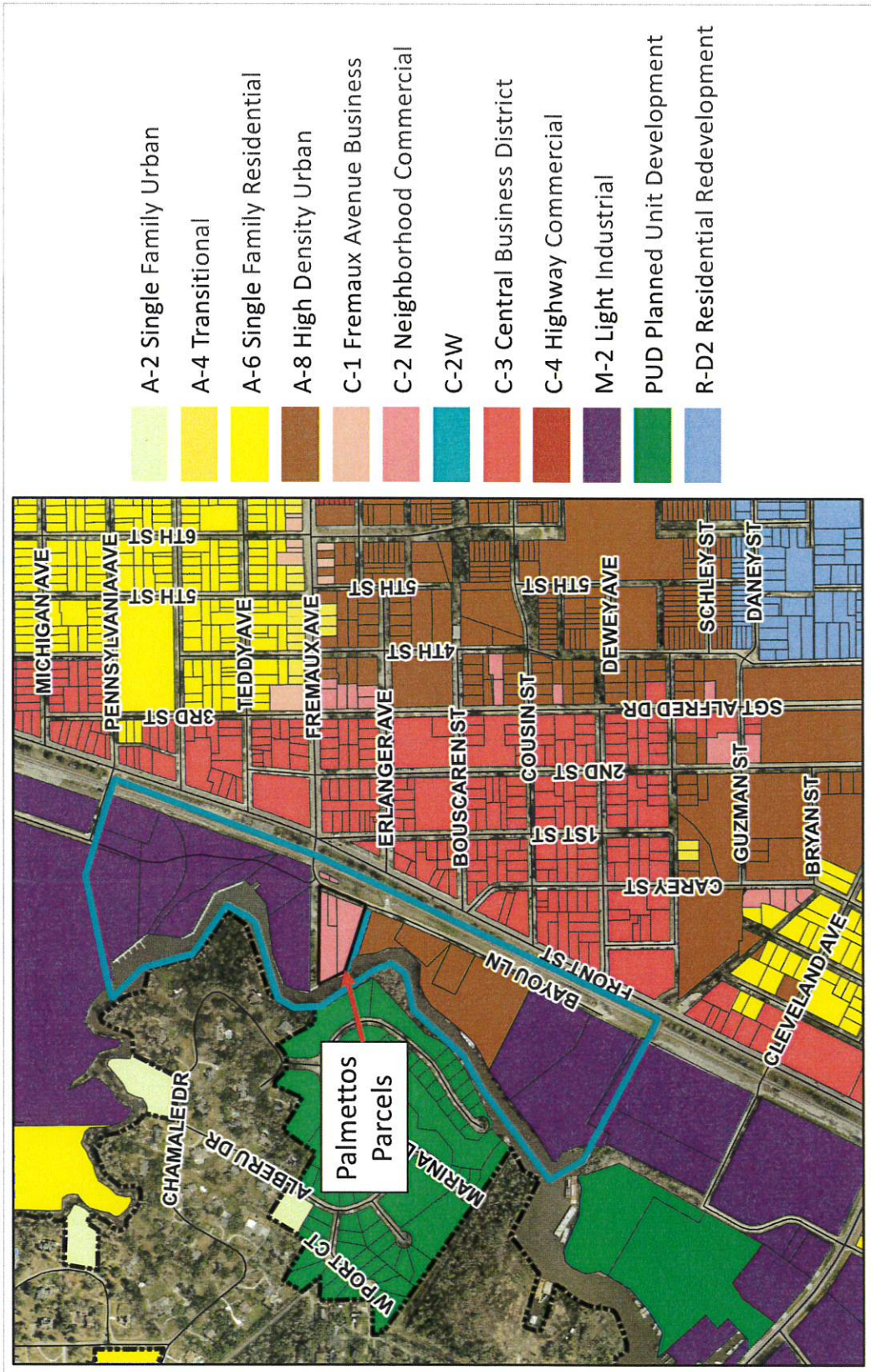


Figure 1: C-2W District and Palmettos Parcels

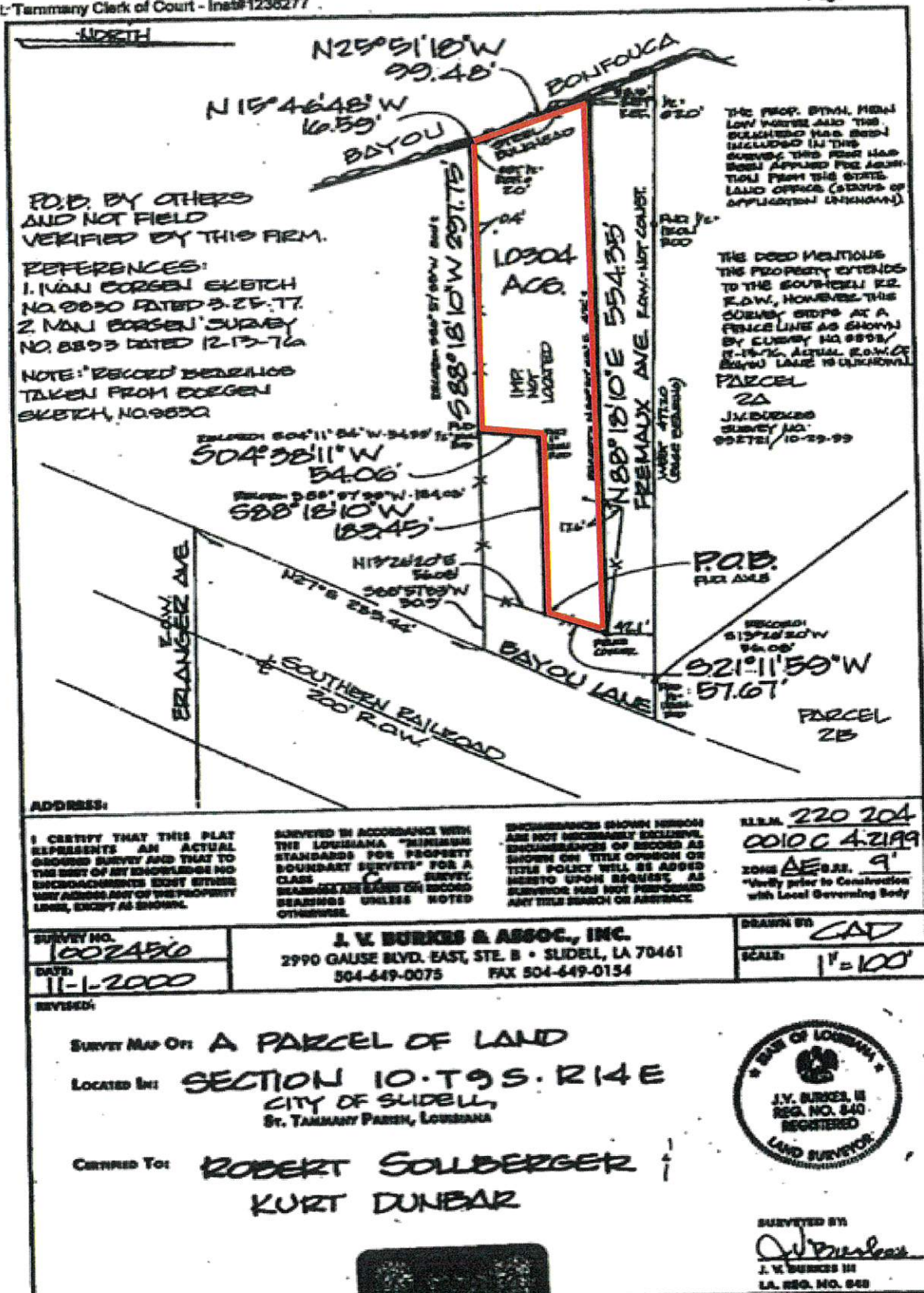


Figure 2: JV Burkes 1002456



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: C-2

Current Use: Restaurant and Event Venue

Street Address: 1901 Bayou Lane

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

Prose legal descriptions and survey attached.

Bounded by (streets): Bayou Lane

Bayou Bonfouca

Property Owner(s)

Name(s): Roberts Landing, LLC

Name(s): _____

Authorized Agent, if applicable:

Duffel S. Ramirez

Mailing Address: 1901 Bayou Lane

City, State, Zip: Slidell, LA 70458

Phone # (985) 445-5705

Email: duffelr@gmail.com

Received By: <u>103</u>	Fee \$ <u>180.50</u>	Case # <u>Z22-07</u>
Related Case(s)		

Proposed Zoning Map Amendment

Proposed Zoning District: C-2W

Acres Proposed to be (Re)zoned: 2.82

Required Attachments

- ☐ True copy of title or deed (proof of ownership)
- ☐ If an authorized agent, legal authorization for the individual to petition for this 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.

I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

Duffel S. Ramirez 7/12/22
Duffel S. Ramirez, Manager Date
Duffel S. Ramirez 7/12/22
Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 12th
day of July, 20 22.

[Signature]
Notary Public