



City of Slidell, Louisiana
Planning Commission
Agenda

June 14, 2021 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/pz

For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4pm)



SCAN ME
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PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from May 17, 2021 (p. 2)
4. **Public Hearing**
 - a. **A21-01:** A request to annex property located 1700 Shortcut Hwy; identified as Lot 10A, Sq. 4, Pine Shadows Subd., St. Tammany Parish, Louisiana; into the City of Slidell (p. 3-5)
 - b. **S21-02:** A request to revoke the entire length (about 550 feet) of unimproved John St right-of-way from Old Spanish Tr southward; and to subdivide four parcels with 4.32 acres and the revoked John St right-of-way; located on the southwest corner of Old Spanish Trail and Faith Dr, and bounded on the west by Reine Ave ; into one lot (p. 6-8)
5. **Other Business**
6. **General and Public Comments**
 - a. Update on Comprehensive Plan
7. **Adjournment**

The next Planning Commission meeting will be July 19, 2021.



City of Slidell, Louisiana
Planning Commission
Minutes

May 17, 2021 @ 7:00 p.m.

Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:00 p.m.

Commissioners Present

Mary Lou Hilts, Chairperson
 Richard Reardon, Vice Chair
 Gayle Green
 Lance Grant
 Landon Washington
 Michael Newton

Commissioners Not Present

Tim Rogers

Staff Present

Melissa Guilbeau, Planning Director
 Theresa Alexander, Planner

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Ms. Green to approve minutes of April 19, 2021 as written; Mr. Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes (Mr. Newton not present for vote).

4. **Public Hearing**

- a. **S20-20:** A request to subdivide Tract 3-B and Tract 4-C-1, Fremaux Subd., each fronting Town Center Pkwy north of Old Spanish Trail and south of the W-14 Canal; into two tracts and dedicate additional right-of-way for Town Center Pkwy

Chairperson Hilts opened the public hearing. Scott Tabary, with Duplantis Design Group, stated that the subdivision was to facilitate the construction of a roundabout on Town Center Pkwy. Chairperson Hilts closed the public hearing.

Chairperson Hilts asked for the staff's recommendation. Director Guilbeau stated that staff recommends approval and noted an update to the staff report – that the applicant submitted a revised plat that meets all of Engineering's requirements so that the staff recommendation of approval is without conditions.

Ms. Green made a motion to approve the subdivision that was seconded by Mr. Reardon and passed by vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

5. **Other Business.** There was none.

6. **General and Public Comments**

- a. Update on Comprehensive Plan. Director Guilbeau stated that the consultant is doing a lot of public outreach right now, that the website is up, and that everything is progressing.

7. **Adjournment.** Meeting adjourned at 7:08 p.m. on motion by Mr. Reardon, second by Ms. Green, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report

Case Nos. A21-01 & Z21-02

Annexation and Establishment of City Zoning Classification of
1700 Shortcut Hwy

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

Location: 1700 Shortcut Hwy (Hwy 190) (Figure 1)

Petitioner(s): Flo-Ron Properties, LLC, through its agent Rondal Lee Richmond, Jr - non-resident property owner

Zoning: Parish HC-2 Highway Commercial

Requests: Annex and establish City zoning classification as
C-3 Central Business District or C-4 Highway Commercial

Parish Concurrence: Not needed

Planning & Zoning Commissions

Consent Agenda: May 17, 2021

Public Hearing: June 14, 2021

City Council

Consent Agenda: May 25, 2021

Public Hearing: June 22, 2021

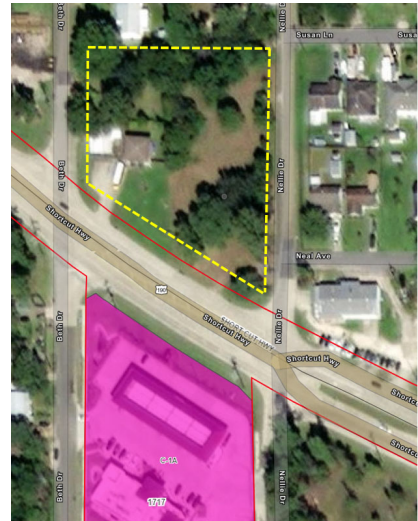


Figure 1. Location map and City zoning

Recommendations

Planning Department

Approval of annexation and C-4 zoning

Planning & Zoning Commissions

To be determined

Findings

1. The petitioned property contains 1.558 acres and is identified as Lot 10A, Sq 4, Pine Shadows Subdivision.
2. The petitioned property is developed with a residential structure that has been vacant for more than two years (Figure 2).
3. The petitioned property has no registered voters (Certificate of Registrar of Voters dated February 18, 2021).
4. The petitioned property has no resident property owners (Certificates of Ownership and Assessed Valuation dated April 29, 2021).



Figure 2. Street view from Shortcut Hwy

5. The petitioned property, which was recently subdivided into one lot (10A), has an assessed value totaling \$32,106. Non-resident property owners representing 100% of the assessed value of the petitioned property signed the Annexation Petition.
6. The subject property is contiguous with the City's corporate limits, with 299.79 feet of frontage on Shortcut Hwy which is in the city (Figure 3).
7. For the purpose of the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is less than 90% surrounded by the City with proposed City zoning that is not more intense. The Parish does not need to concur in the annexation.
8. The subject property is located in an area along Shortcut Hwy that is mostly Parish jurisdiction and is zoned by the Parish as HC-2 Highway Commercial (Figure 4).
9. Properties on Shortcut Hwy within approx. 150 feet are zoned Parish NC-4 and HC-2, and City C-1A Fremaux Ave/ Shortcut Hwy District (Figures 1 and 4).
10. The subject property is located just east of Beth Dr, where the character of the corridor changes to a wider road similar to that found closer to I-10. The Parish recognizes a more intense character in this section of Shortcut Hwy by allowing more intense commercial zoning (HC-2) from Beth Dr to the Interstate with less intense commercial zoning (NC-1 and NC-4) westward toward the W-14 canal (Figure 4).
11. The applicant proposes to establish City zoning as either C-3 Central Business District or C-4 Highway Commercial.
12. Currently, the maximum zoning for this property is C-1A. The City is proposing a text amendment (T21-02) to the Code of Ordinances modifying the limits of the C-1A district from Nellie Dr westward to Beth Dr. If approved, C-3 or C-4 would be allowed. If the amendment is not approved, the maximum zoning will remain C-1A.

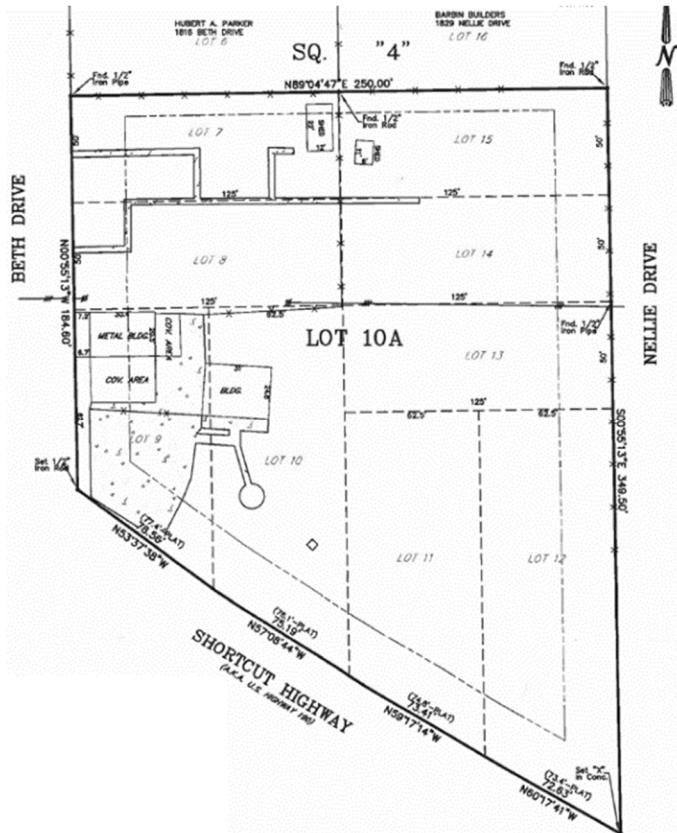


Figure 3. Property survey (2021)

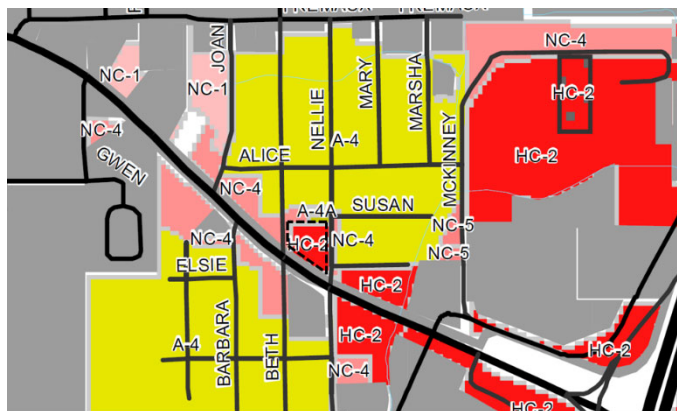


Figure 4. Parish Zoning

13. C-3 district is not appropriate for this location due to the C-3 district area requirements, which has no requirement for front, side or rear yard setback if used commercially.¹ With the vehicular traffic that uses Shortcut Hwy, the required C-4 setback of 25 ft would be more appropriate. Currently, C-3 is only mapped in the Olde Towne area. The Planning Department does not recommend C-3.
14. C-4 allows similar uses as the existing HC-2; it has a combination of more and less intense uses.
15. City water and sewer are currently available to the subject property (Figure 5). The applicant understands that development of the property will be required to connect to City water and sewer.
16. The subject property is within Flood Zone C, a low-risk flood area.²
17. The City Engineering Department is not opposed to this annexation request.
18. The Planning Department finds the annexation is reasonable for the following reasons:
 - a. The property is contiguous to existing city limits
 - b. City utilities are adjacent to the property
 - c. Annexation of this property would contribute to the eventual annexation of a large unincorporated area that is surrounded by the city (Figure 6)
19. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.



Figure 5. City water and sewer

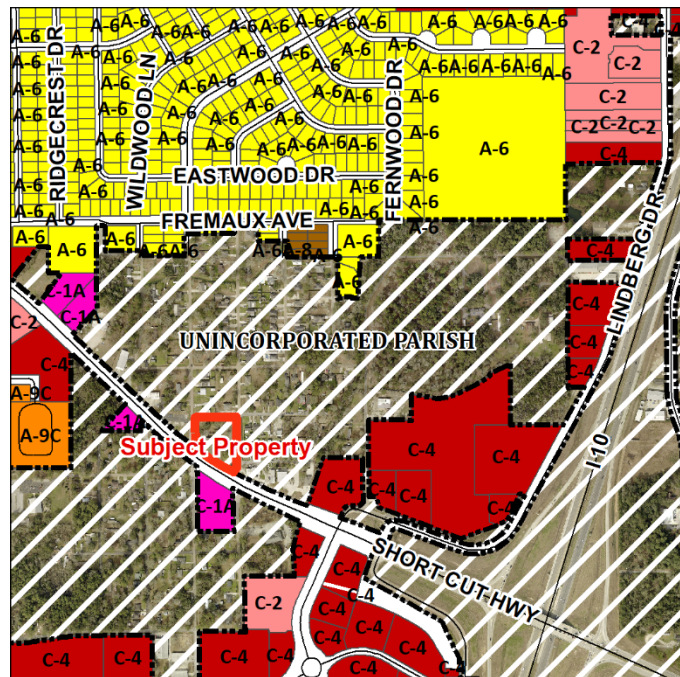


Figure 6. Unincorporated Parish surrounded by City of Slidell, and City zoning

¹ Setbacks are required along a property boundary that abuts a residential district that requires setbacks.

² Floodsmart.gov/flood-map-zone.



Staff Report

Case No. S21-02

Revocation of unimproved John St and Subdivision of
4 lots and revoked rights-of-way into one lot Old Spanish Tr at Faith Dr

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 (Figure 1)

Owners:

Two western parcels: Lesa Ann Surgi

Two eastern parcels: Hilaire D. Lanaux Estate

Applicant: JMWLCO Holdings, LLC

Zoning: C-4 Highway Commercial (two western parcels) and A-8 High Density Urban (two eastern parcels)

Request: Revoke unimproved John St right-of-way; and Subdivide revoked John St, revoked Rosita St, and four parcels into Lot A

Planning Commission: 6/14/2021

City Council (for revocation)

Consent Agenda: 6/8/2021

Public Hearing: 7/13/2021



Figure 1. Location map



Figure 2. Property Current Conditions

Recommendations

Planning Department

Approval, on the condition that the City Council revoke the unimproved John St right-of-way

Planning Commission (for revocation)

To be determined

Findings

1. Subject property is vacant land (Figure 2). It is zoned C-4 and A-8.
2. Applicant states that it has a purchase agreement for the subject property.
3. In October 2006, the City Council revoked the Rosita St right-of-way, which was between the two western parcels (Ord. No. 3246; Figure 3). While this right-of-way was revoked, it was never subdivided into the adjacent parcels and still appears as a right-of-way in the City's GIS system.
4. The applicant requests that the unimproved John St right-of-way be revoked, and that the revoked John St right-of-way, the revoked Rosita St right-of-way, and the four parcels be combined into one lot (Figure 3).

5. Subject property is currently zoned C-4 and A-8. Applicant has a concurrent request to rezone the two eastern parcels from A-8 to C-4 (Z21-03; Figure 4). If the rezoning request is approved, the subject property will have one zoning designation of C-4. If the rezoning request is not approved but this subdivision request is, the new Lot A will be split-zoned which is not a best practice.
6. 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).

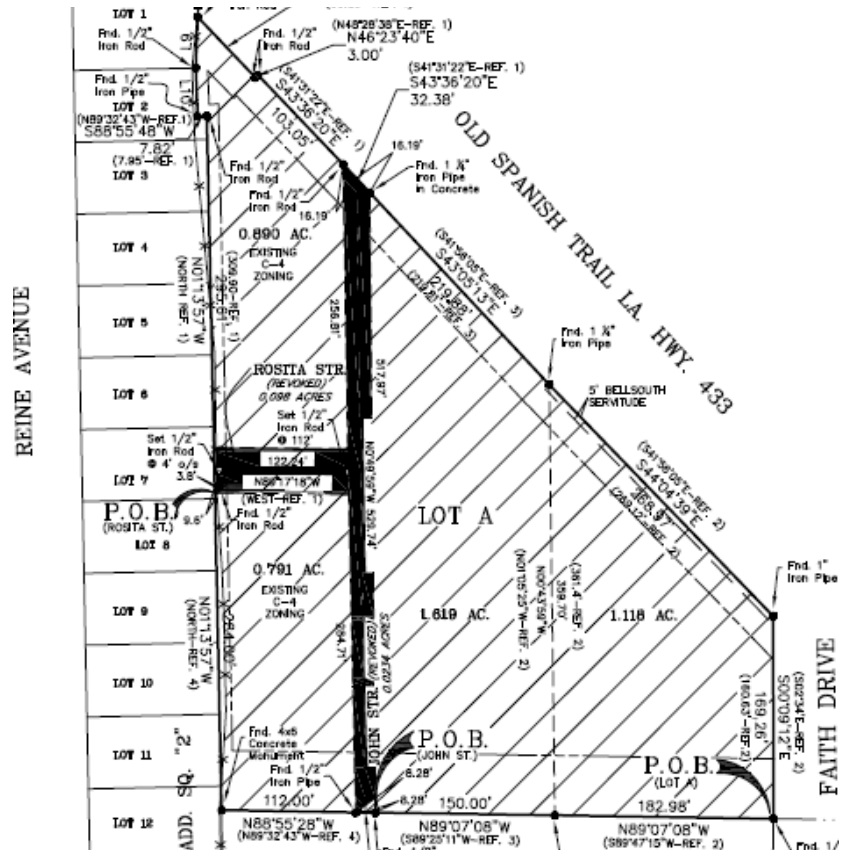


Figure 3. Proposed subdivision

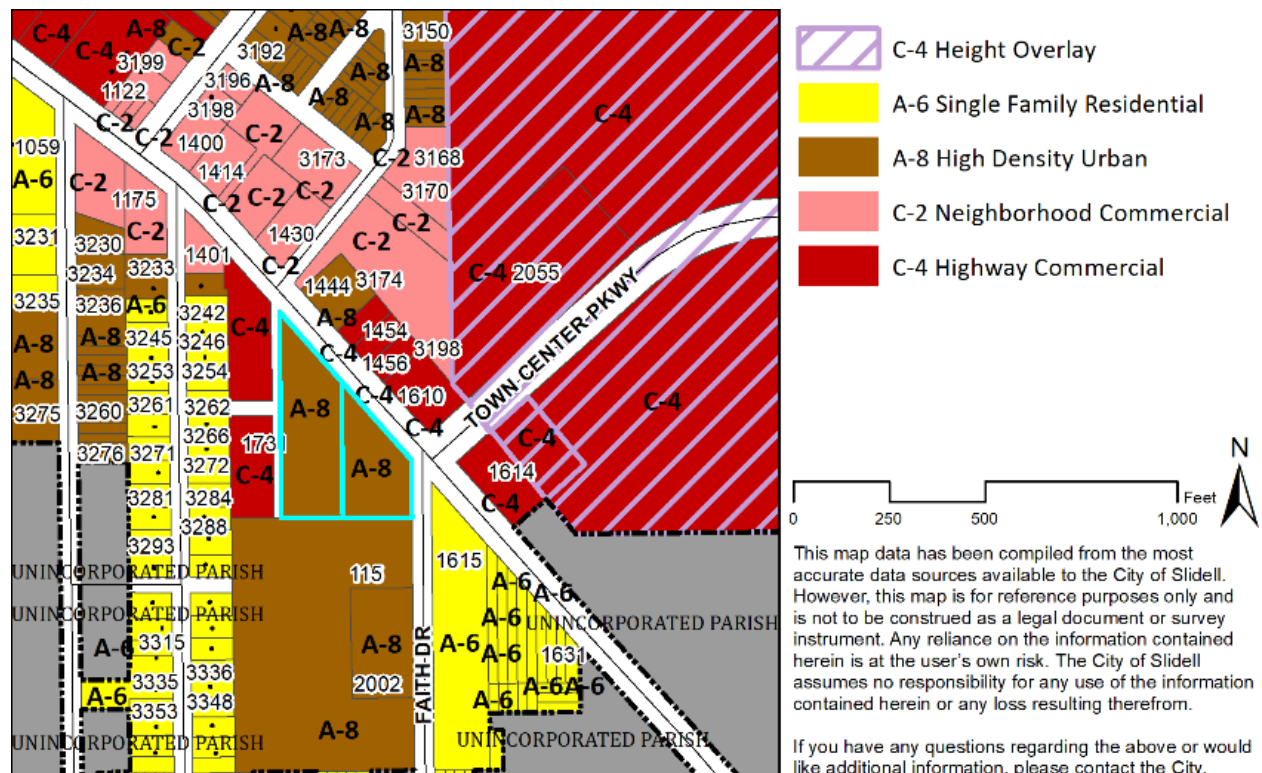


Figure 4. Zoning map for Z21-03

7. The only public access to the 0.731 ac Parcel (southwestern corner of subject property) is unimproved John St. If the unimproved John St right-of-way is revoked but the parcels are not combined into one lot, this parcel will be land-locked.
8. There is public water available to the three parcels that front Old Spanish Trail and Faith Dr; there is no public water available to the 0.731 acre Parcel. There is public sewer available to the parcel that fronts Faith Dr; there is no public sewer in this section of Old Spanish Trail. Once combined into one lot, proposed Lot A would have access to public water and sewer (Figure 5).
9. The property is located in a special flood hazard area, in flood zone AE10. The land has an elevation of approximately 9 feet. Combining the subject property into one larger lot would make development of the property easier given the necessary elevation and grade changes to meet base flood elevation.
10. The City Engineer has reviewed the proposed revocation and subdivision, and recommends approval.
11. The Planning Department recommends approval.

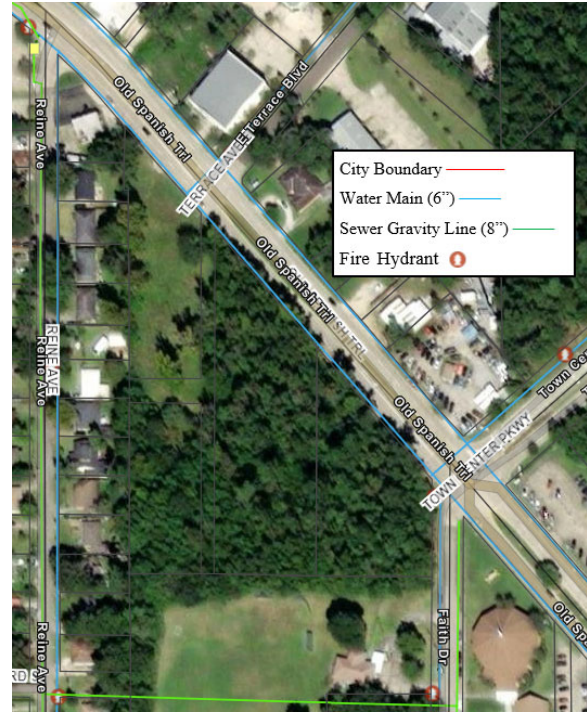


Figure 5. City Utilities

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
0.828 ac Parcel		Old Spanish Trail	122.24	36,068
0.731 ac Parcel		John St (unimproved)	284.71	31,842
1.503 ac Parcel		Old Spanish Trail	150.00	65,471
1.118 ac Parcel		Faith Dr	169.26	48,700
Lot A		Faith Dr	169.26	192,448
C-4	Commercial Use	N/A	None	None
	Residential Use	N/A	50 min.	6,000 min