

City of Slidell, Louisiana  
**Planning Commission**  
Agenda

November 15, 2021 at 7:00pm

Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

Agenda packet available at [myslidell.com/planning/boards/pz](http://myslidell.com/planning/boards/pz)

For questions or to provide public comment before the meeting,  
email [PZ@cityofslidell.org](mailto:PZ@cityofslidell.org) or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME  
for the  
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from October 18, 2021
4. **Public Hearing**
  - a. **S21-06:** A request to subdivide revoked Pine Ave and 34 lots in Squares 12 and 13, Beverly Hills Subd., Slidell, LA; bounded by Short Cut Hwy/US 190 Bus, E I-10 Service Rd, Magnolia Ave, and Walnut St; into one lot; by Sean M. Burkes (deferred from 9/20/2021)
  - b. **S21-09:** A request for a Final Plat to subdivide two lots with 0.95 acres; located at 208 Strawberry St; identified as Lots 1G and 1H, Carnation Business Park Subd., Slidell, Louisiana; into one lot; by JV Burkes & Assoc.
5. **Other Business**
  - a. Adopt 2022 Regular Meeting Calendar  
Meetings held at 7:00pm in the City Council Chambers at 2045 Second Street, Third Floor

January 24	April 18	July 18	October 17
February 21	May 16	August 15	November 14
March 21	June 20	September 19	December 12
6. **General and Public Comments**
  - a. Update on Comprehensive Plan
7. **Adjournment**

*The next Planning Commission meeting will be December 13, 2021.*



City of Slidell, Louisiana  
**Planning Commission**  
**Minutes**

October 18, 2021 @ 7:00 p.m.

Council Chambers, 2045 2<sup>nd</sup> Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:03 p.m.

**Commissioners Present**

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

**Commissioners Not Present**

**Staff Present**

Melissa Guilbeau, Planning Director  
Theresa Alexander, Planner

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Mr. Rogers to approve minutes of September 20, 2021 as written; Mr. Washington seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes. [Gayle Green was not present for vote.]

4. **Public Hearing**

- a. **A21-02:** A request to annex property located at 1829 Old Spanish Trail; identified as Lots 7-10, Block 1, Lake Gardens Subd., St. Tammany Parish, Louisiana; into the City of Slidell, by Amir H. Shahlai

Chairperson Hilts opened the public hearing. Sean Burkes, representative of petitioner, explained the request to have the property annexed and combine the four lots into one. Chairperson Hilts closed the public hearing.

Chairperson Hilts asked for staff's recommendation. Director Guilbeau stated that staff recommends approval of the annexation.

Mr. Reardon made a motion for a favorable recommendation to City Council, which was seconded by Mr. Grant and passed by a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN. [Gayle Green was not present for vote.]

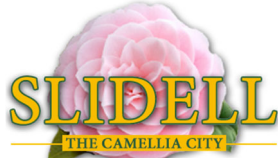
- b. **S21-08:** A request to subdivide four lots with 0.8 acres; identified as 1829 Old Spanish Trail; into one lot, by Sean M. Burkes

Chairperson Hilts opened the public hearing. Sean Burkes, applicant, stated that this was the second of three cases dealing with the proposed plans to build a Burger King. Chairperson Hilts closed the public hearing.

Chairperson Hilts asked for staff's recommendation. Director Guilbeau stated that staff recommends approval on following conditions: that the City Council approves the annexation of the property and that the subdivision include the easement for the existing City sewer line.

Mr. Grant made a motion to approve with the two conditions recommended by staff, which was seconded by Chairperson Hilts and passed by a vote of 7 YAYS, 0 NAYS, 0 ABSTAIN.

5. **Other Business.** There was none.
6. **General and Public Comments.** Director Gulibeau stated that the comprehensive plan consultants continue to put together the draft plan and that a newsletter went out today.
7. **Adjournment.** Meeting adjourned at 7:12 p.m. on motion by Mr. Reardon, second by Ms. Green, and a vote of 7 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

# Case No. S21-06

Subdivision of

34 lots and revoked portion of Pine Ave into One lot at 39109 Hwy 190 E

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

**Location:** 39109 Hwy 190 E, bordered by E I-10 Service Rd, Magnolia Ave, and Walnut St (Figure 1)

**Owner:** Slidell Fremaux Convenience Store LLC

**Applicant:** Sean M. Burkes, PE, PLS

**Zoning:** C-4 Highway Commercial

**Request:** Subdivide a portion of Lots 6-10 & 15, Lots 11-14, Sq. 12, a portion of Lots 1-8, & Lots 9-24, Sq. 13, and the revoked portion of Pine Ave, Beverly Hills Subd., into Lot 20-A, Sq. 12, Beverly Hills Subd.

**Planning Commission:** September 20, 2021

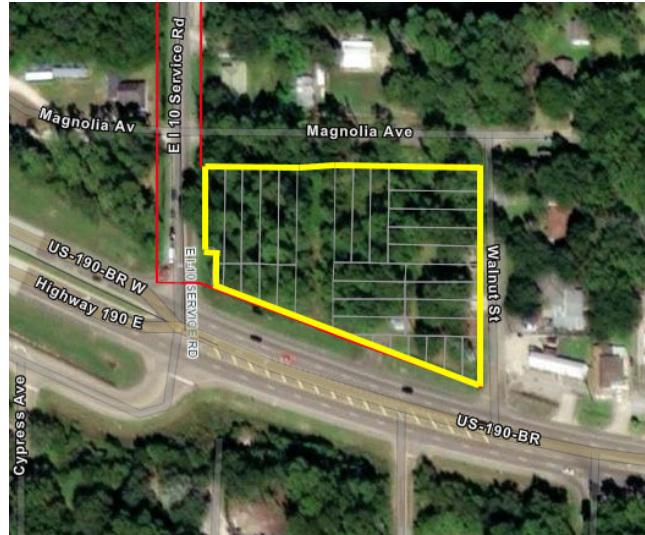


Figure 1. Location map

## Staff Recommendation

Approval

## Findings

1. The petitioned property comprises 2.056 acres and is mostly vacant land with a two-family dwelling on Walnut St and an accessory structure on Hwy 190 E (Figure 2). It is zoned C-4.
2. The applicant proposes to combine the 34 lots and the previously revoked portion of unimproved Pine Ave into one lot (Lot 20-A) (Figure 3).
3. Existing buildings on the site include a two-family dwelling and accessory structure. The applicant will demolish the existing structures once LADOTD permits are approved.
4. Subject property was recently annexed and zoned C-4 Highway Commercial (Cases A20-01 and Z20-04).<sup>1</sup>



Figure 2. Property Current Conditions: Walnut St (top), Hwy 190 E. at E I-10 Service Rd (bottom)

<sup>1</sup> A20-01/Z20-04 approved by Ord. 4001, Nov. 24, 2020.

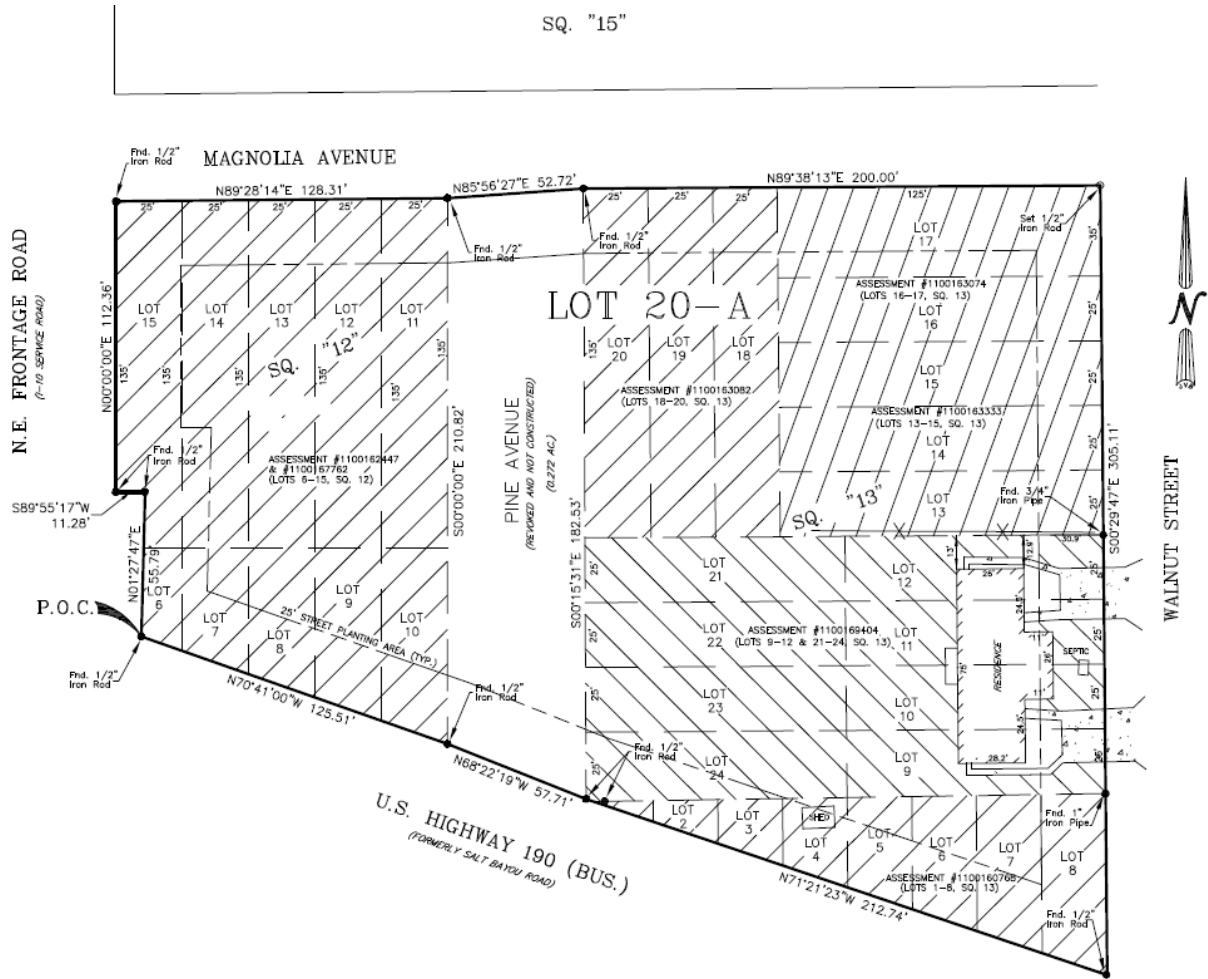


Figure 3. Proposed Subdivision

5. The C-4 zoning district does not require minimum lot sizes unless the property is used for a dwelling. If the proposed lot were used for a dwelling, it would meet the minimum lot area and width (Table 1).
6. The City is in the design phase of extending water and sewer under the Interstate to the E I-10 Service Rd, with design currently at 50%. There are no current City utilities in the area.
7. The property is not located in a special flood hazard area, in flood zone C. The land has an elevation of approximately 11.3 feet.
8. The Engineering Dept has reviewed the proposed subdivision has no concerns.
9. The St. Tammany Fire District #1 has no concerns regarding the subdivision of these properties.
10. Combining these 34 lots or portions of lots, each of which is 25 or 30 feet wide and some of which front an unimproved revoked right-of-way, would create a lot that is suitable for development of uses allowed in the C-4 district. The Planning Department recommends approval.

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

<b>Lots   Zoning</b>		<b>Fronting Street</b>	<b>Width (ft.)</b>	<b>Area (sq. ft.)*</b>
Sq. 12, Lots 6-15**		Hwy 190 E	125.51	23,522.4
Revoked Pine Ave		Hwy 190 E	57.71	11,848.32
Lots 1 – 8, Sq. 13**		Hwy 190 E	212.74	6,926.04
Lots 9 – 12, Sq. 13		Walnut St	100	10,000
Lots 13 – 15, Sq. 13		Walnut St	75	9,365.4
Lots 16 – 17, Sq. 13		Walnut St	50	6,250
Lots 18 – 20, Sq. 13		Magnolia Ave	75	10,125
Lots 21 – 24, Sq. 13		Pine Ave (Revoked and Unimproved)	100	10,000
Lot 20-A		NE Frontage Rd (aka E. I-10 Service Rd)	168.15	89,571.77
C-4	<i>Commercial Use</i>	<i>N/A</i>	<i>None</i>	<i>None</i>
	<i>Residential Use</i>	<i>N/A</i>	<i>50 min.</i>	<i>6,000 min</i>
*Area estimated				
**Some lots are a portion of original lot				

**Location:** 208 Strawberry St (Figure 1)  
**Owner(s):** Pads Concrete, LLC  
**Applicant:** JV Burkes & Associates  
**Zoning:** M-2 Light Industrial  
**Request:** Subdivide Lots 1G and 1H into Lot 1GH,  
Carnation Business Park  
**Planning Commission:** November 15, 2021

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Staff Recommendation

Approval

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Findings

1. The petitioned property is vacant land (Figure 2).
2. The applicant proposes to combine the 2 lots into 1 lot (Lot 1GH) (Figure 3).
3. Subject property is currently zoned M-2. (Figure 4).
4. The M-2 zoning district does not require minimum lot sizes.
5. Owner has applied for a Building Permit to construct an office that will cross the interior property line of Lots 1G and 1H. The City's Code of Ordinances prohibits building across property lines for all uses except detached single-family dwellings (Appendix B, Sec. 2.218).
6. Owner proposes to combine the two lots to create one lot for the new development (Table 1).



Figure 1. Location map



Figure 2. Property Current Conditions

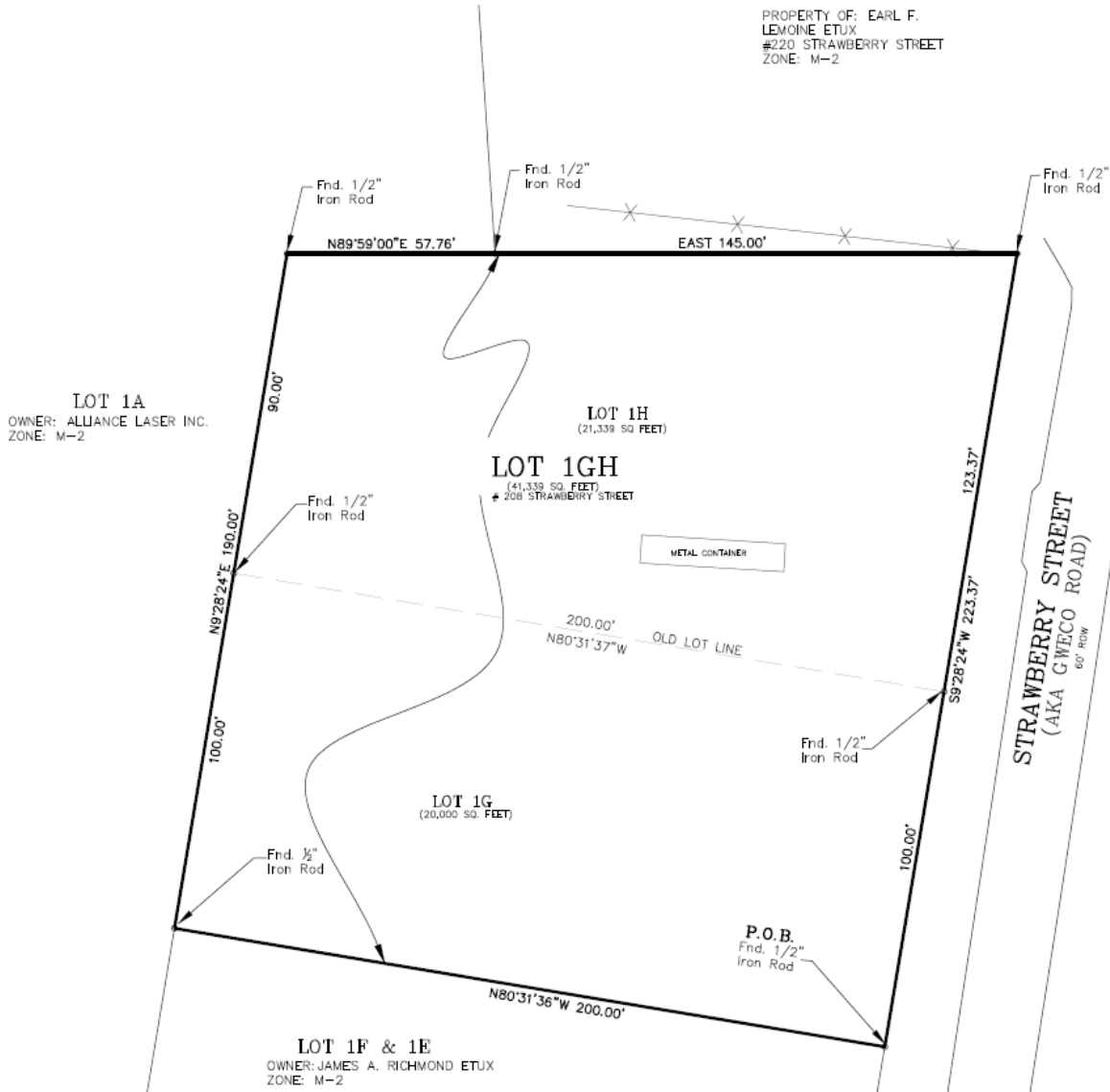


Figure 3. Proposed subdivision

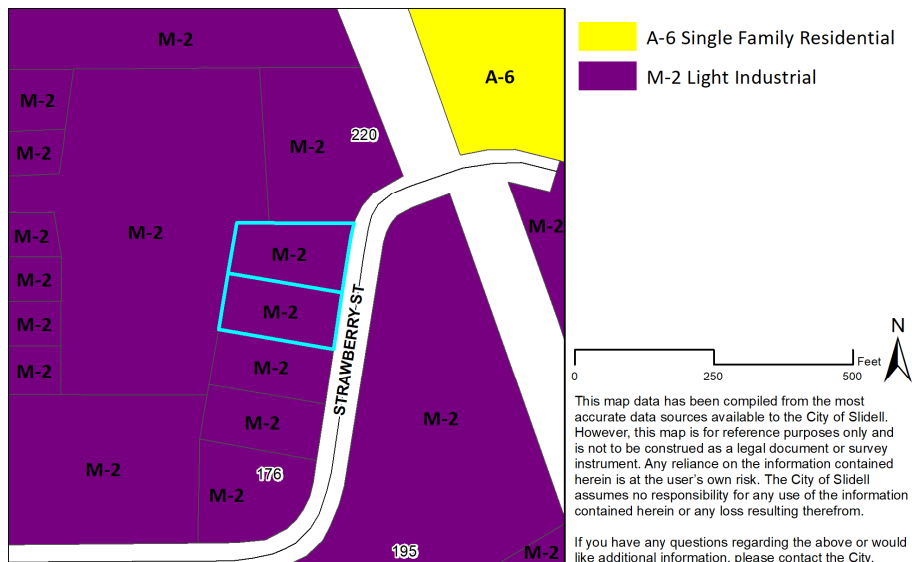


Figure 4. Zoning map



7. The property fronts on and has direct access to Strawberry St, a public road.
8. There is public water and sewer available along Strawberry St. Once combined into one lot, proposed Lot 1GH would have access to public water and sewer (Figure 5).
9. The City Flood Plain Manager confirmed the property is not located in a special flood hazard area, in flood zone X.
10. Combining the 2 lots into one lot will create a lot that is suitable for development of uses allowed in the M-2 zoning district.
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.)
Lot 1G		Strawberry St	100.0	20,000
Lot 1H		Strawberry St	123.37	21,339
Lot 1GH		Strawberry St	223.37	41,339
M-2	Commercial Use	N/A	None	None
	Residential Use	N/A	N/A	N/A