



City of Slidell, Louisiana
Zoning Commission
Agenda

June 14, 2021 immediately after Planning Commission 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
for the
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from May 17, 2021 (p. 2-3)
3. **Consent Calendar.** This will be scheduled for a public hearing on July 19, 2021.
 - a. **CU21-02:** A request for a Conditional Use Permit for a Veterinary Clinic at 59026 Pearl Acres Rd; identified as Lot 3, Sq. 25, Pearl Acres Subd. (p- 4-5)
4. **Public Hearing**
 - a. **T21-02:** A request to amend Appendix A Zoning, Sec. 2.16B C-1A Fremaux Avenue/Shortcut Highway District, of the City of Slidell Code of Ordinances; to adjust the district boundary and related matters (p. 6-11)
 - b. **Z21-02:** A request to establish the zoning classification of property petitioned for annexation (A21-01), located at 1700 Shortcut Hwy, identified as Lot 10A, Sq. 4, Pine Shadows Subd., St. Tammany Parish, Louisiana; as C-3 Central Business District or C-4 Highway Commercial (p. 12-14)
 - c. **Z21-03:** A request to amend the zoning map for two parcels of land containing 1.619 ac. and 1.118 ac., located on the southwest corner Old Spanish Trail and Faith Dr, and bounded on the west by unimproved John St right-of-way; from A-8 High Density Urban to C-4 Highway Commercial (p. 15-17)
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

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



City of Slidell, Louisiana
Zoning Commission
Minutes

May 17, 2021 immediately after Planning Commission at 7:00pm
 Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:08 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. **Minutes.** Motion by Mr. Reardon to approve minutes of April 19, 2021 as written; Ms. Green seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. **T21-02:** A request to amend Appendix A Zoning, Sec. 2.16B C-1A Fremaux Avenue/Shortcut Highway District, of the City of Slidell Code of Ordinances; to adjust the district boundary and related matters
- b. **Z21-02:** A request to establish the zoning classification of property petitioned for annexation (A21-01), located at 1700 Shortcut Hwy, identified as Lot 10A, Sq. 4, Pine Shadows Subd., St. Tammany Parish, Louisiana; as C-3 Central Business District or C-4 Highway Commercial
- c. **Z21-03:** A request to amend the zoning map for two parcels of land containing 1.619 ac. and 1.118 ac., located on the southwest corner Old Spanish Trail and Faith Dr, and bounded on the west by unimproved John St right-of-way; from A-8 High Density Urban to C-4 Highway Commercial

Ms. Green made a motion to approve, with a second by Mr. Washington. Motion passed by a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN. These items will be on Public Hearing on June 14, 2021.

4. **Public Hearing**

- a. **CU21-01:** A request for a Conditional Use Permit for a Veterinary Clinic at 1532 Gause Blvd; identified as Lot 2, Sq. 6, Log Cabin Subd.

Chairperson Hilts opened the public hearing. John Moss, working with CSC Slidell LLC to purchase the building, stated that they will tear the building down and build a new vet clinic. Chairperson Hilts closed the public hearing.

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

Mr. Reardon made a motion to recommend approval of CU21-01 to the City Council that was seconded by Mr. Grant and passed by vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

5. **Other Business.** There was none.
6. **General and Public Comments.** There were none.
7. **Adjournment.** Meeting adjourned at 7:14 p.m. on motion by Ms. Green, second by Mr. Reardon, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Application for a CONDITIONAL USE PERMIT

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

A Conditional Use Permit (CUP) is required for certain land uses.

Property

Street Address: 59026 Pearl Acres Road
Current Zoning District: C-4
Current Use: Animal Hospital/ Kennel
Property Owner: Karibou Enterprises LLC

Applicant

☐ Property Owner ☒ Other: Architect
Name: Sal Longo, Jr.
Mailing Address: 605 S. Michot Dr.
City, State, Zip: Lafayette, LA 70508
Phone #: (504) 913-6330
Email: las@longoarchitecture.com
Signature of Applicant [Signature] Date 5/22/21
Signature of Owner, if not applicant [Signature] Date 5/22/21

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 apply for this conditional use permit
- ☒ Survey (drawn to scale no smaller than 1" = 100') showing all existing structures, easements, rights-of-way, and the flood zone
- ☒ Legal description of petitioned property
- ☒ Fees; please speak with a Planner to confirm

Received By: PC Fee \$ 1100 Case # CU21-02
Related Case(s):

Proposed Conditional Use of Property

Proposed Use (from Appendix A of the Code of Ordinances)

Kennels

This application **must include sufficient information** to demonstrate that all standards of the proposed conditional use will be met. Check which of the following are submitted with this application:

- ☒ **Site Plan.** Required for new construction, additions, or site improvements. Shall be dimensioned and show all existing and proposed structures, uses, and other improvements, and zoning within 300 feet; drawn to scale no smaller than 1" = 100'.
- ☒ **Descriptive Information.** Describe the use in the space below and on additional sheets if necessary.

Southern Pearl Veterinary Hospital is an existing facility. The current facility has limited boarding. Dr. Kara Eilts would like to expand that portion of her business by constructing an animal boarding facility behind her current hospital. This building would include multiple kennel rooms, as well as indoor and outdoor exercise/ play yards. It will offer more parking down the side of the building and the retention pond will be relocated to the back of the property.

Arguments

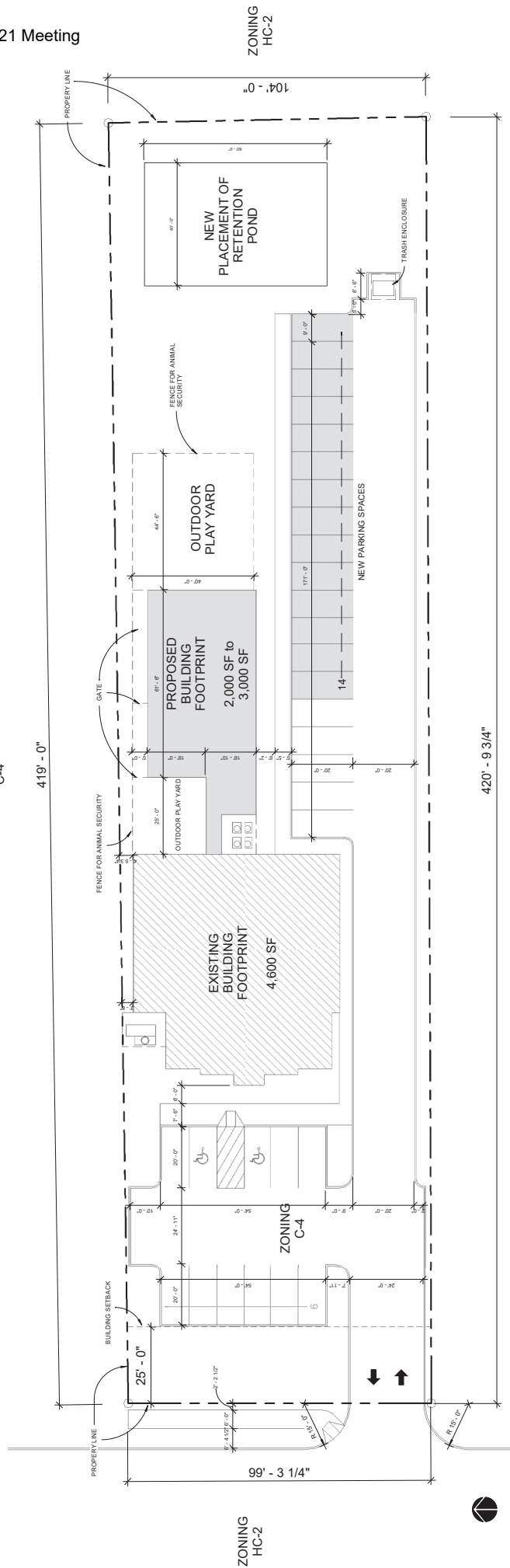
Summarize the circumstances, factors, and arguments in support of the proposed conditional use permit.

Dr. Kara Eilts (Veterinarian) has an existing, thriving animal clinic practice in a building currently located on the property. She is looking to expand her services to add additional animal boarding accommodations to offer to her clients. Dr. Kara would like to add a new animal boarding building behind her existing building.

SOUTHERN PEARL ANIMAL HOSPITAL
59026 Pearl Acres Road
Slidell, LA

Proposed New Animal
Boarding Building

ZONING
C-4



ZONING
C-4





Staff Report

Case No. T21-02

Text Amendment for
Extent of C-1A Fremaux Ave/Shortcut Hwy District

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

Location: Highway 190 (Fremaux Avenue/Short Cut Highway)
from the W-14 Canal to Nellie Dr

Applicant: City of Slidell

Request: Amend Appendix A Zoning to move the boundary of
where the C-1A district is allowed, and related matters

Zoning Commission:

Consent: 5/17/2021

Public Hearing: 6/14/2021

City Council

Introduction: 5/25/2021

Public Hearing: 6/22/2021

Summary

City Council adopted the C-1A Fremaux Avenue/Shortcut Highway district in 2013 (Ord. No. 3688). The C-1A is only allowed along Highway 190 (Fremaux Avenue/Short Cut Highway) from the W-14 Canal to Nellie Dr. The C-1A was carved from the C-1 Fremaux Avenue Business district, which was adopted in 1988 (Ord. No. 2167) and extended along Highway 190 from Front St (Highway 11) to Nellie Dr.

The Fremaux/Shortcut corridor has changed significantly since the C-1 district was adopted in 1988 with Nellie Dr as its eastern end. The character of the corridor changes at Beth Dr, which is one block and 325 feet to the west of Nellie Dr. The wider character of Shortcut Hwy that begins at Beth Dr is similar to that found closer to I-10, where more intense commercial uses are appropriate and more intense commercial zoning districts are mapped by the City and Parish.

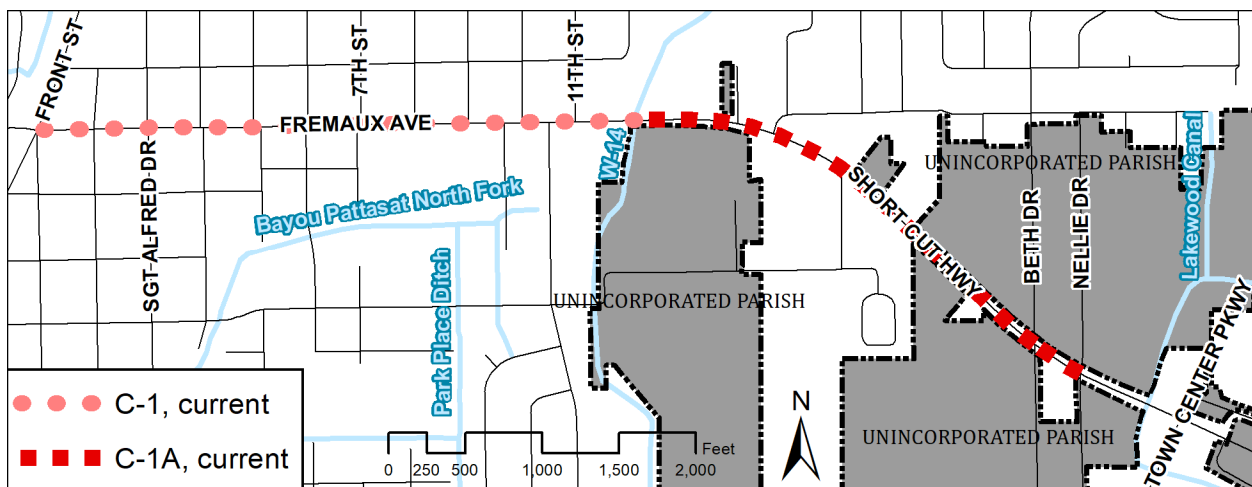


Figure 1. Map showing current extent of where C-1A is allowed, ending at Nellie Dr

Recommendations

Planning Department

Amend the C-1A District to end at Beth Dr
instead of Nellie Dr

Zoning Commission

To be determined

Background

The City Council adopted the C-1A Fremaux Avenue/Shortcut Highway district in 2013 (Ord. No. 3688). The C-1A is only allowed along Highway 190 (Fremaux Avenue/Short Cut Highway) from the W-14 Canal to Nellie Dr¹, a length of about 2/3 mile (3,470 feet). Further, properties in this section of the Shortcut Hwy corridor have a maximum zoning of C-1A²; so they cannot have C-2 or C-4, for instance.

Before the C-1A was adopted, the C-1 Fremaux Avenue Business district, adopted in 1988 (Ord. No. 2167), extended along Highway 190 from Front St (Highway 11) to Nellie Dr. The C-1A district was carved from the C-1 district (Ord. No. 3689).

Analysis and Findings

The Fremaux/Shortcut corridor has changed significantly since the C-1 district was adopted in 1988 with Nellie Dr as its eastern end. The corridor was widened in the late 1990s and the interchange with I-10 was opened about 2008. Town Center Pkwy – a four-lane commercial boulevard connecting Shortcut Hwy with Old Spanish Trail – was constructed between 2009 and 2013.



Figure 2. Shortcut Hwy just west of Beth Dr looking east toward I-10

Today, the Fremaux/Shortcut corridor is a four-lane road. The corridor changes with the W-14 canal and closer to I-10. One way the character changes is in the width of the road and the configuration of left-turn lanes. The road is narrower with intermittent left-turn lanes west of the W-14 in Olde Towne, widens with a continuous left-turn lane from the W-14 to Beth Dr, and then continues to widen with a striped or divided left-turn lane from Beth Dr to I-10 (Table 1; Figure 2). The speed limit is 40mph from Front St to Town Center Pkwy, and 45mph east of Town Center Pkwy.

Table 1. Characteristics of Segments of Fremaux Ave and Shortcut Hwy

From / To	Segment Length (feet, approx.)	Width (feet, approx.)	Number of Travel Lanes	Left Turn-Lane Configuration
Front St to W-14	3,920	52 to 62	4	Intermittent
W-14 to Fremaux/Shortcut	870	52 to 66	4	None; gradual taper
Fremaux/Shortcut to Beth Dr	2,210	66	4	Continuous
Beth Dr to Nellie Dr	325	72	4	Striped
Nellie Dr to Town Center Pkwy	710	92	4	Divided

¹ Slidell Code of Ordinances, Appendix A Zoning, Section 2.16B02.

² Slidell Code of Ordinances, Appendix A Zoning, Section 2.16A02.

Another difference in the corridor, moving from I-10 westward, is line-of-sight. Shortcut Hwy begins to curve slightly northward in the block between Nellie Dr and Beth Dr. Westbound motorists sitting at the traffic signal at Lindberg Dr/Town Center Pkwy can still see the front of the property between Nellie Dr and Beth Dr on the north side of Shortcut Hwy (where a sign might be placed) but cannot see the front of the property west of Beth Dr (Figure 3).

Properties fronting Shortcut Hwy for about half the length of the C-1A are in unincorporated St. Tammany Parish (Figure 1). The Parish's zoning map recognizes the different characters of the Shortcut Hwy corridor, with a lesser intensity NC-4 Neighborhood Institutional zoning district west of Beth Dr and a higher intensity HC-2 Highway Commercial zoning district east of Beth Dr toward I-10 (Figure 4). Parish HC-2 allows similar uses as City C-4 Highway Commercial.

If the eastern end of the C-1A district were moved west one block – from Nellie Dr to Beth Dr – this would allow other zoning districts such as C-2 and C-4 in this one block of Shortcut Hwy. The C-2 and C-4 both require the same front setback as C-1A (25 ft) and no rear setback, but differ on the required side setback and maximum allowed height. They also differ on allowed uses, with C-4 allowing the most uses and C-1A being the most restrictive (Table 2).

There is an existing C-1A zoned property on the south side of Shortcut Hwy between Beth Dr and Nellie Dr (1717 Shortcut Hwy). If the eastern end of the C-1A district were moved to Beth Dr, this property would retain its C-1A zoning designation but could never be rezoned to C-1A. This is because the code defines the boundaries within which a property may be rezoned to C-1A; it does not define the boundaries of the C-1A on the Official Zoning Map.

Table 2: Comparison of C-1A, C-2, and C-4

	C-1A	C-2	C-4
Front setback (min)	25 ft	25 ft	25 ft
Side setback (min)	5% of lot width or 10 ft, whichever is greater	None, unless used for or abutting residential zone	None, unless used for or abutting residential zone
Rear setback (min)	None, unless abutting residential zone		
Height (max)	35 ft	45 ft	45 ft
Allowed Uses (examples)	Neighborhood commercial Restaurant (max. 5000 sqft, no drive-thru)	Neighborhood commercial Restaurant Department store	General commercial Restaurant Department store Car wash Multi-family
Conditional Uses (examples)	None	None	Light industrial
Prohibited Uses (examples)	Department store Car wash Multi-family Trailers Light industrial	Car wash Multi-family Trailers Light industrial	Trailers



Figure 3. Edge of line-of-sight for westbound motorist sitting at Lindberg/Town Center traffic signal

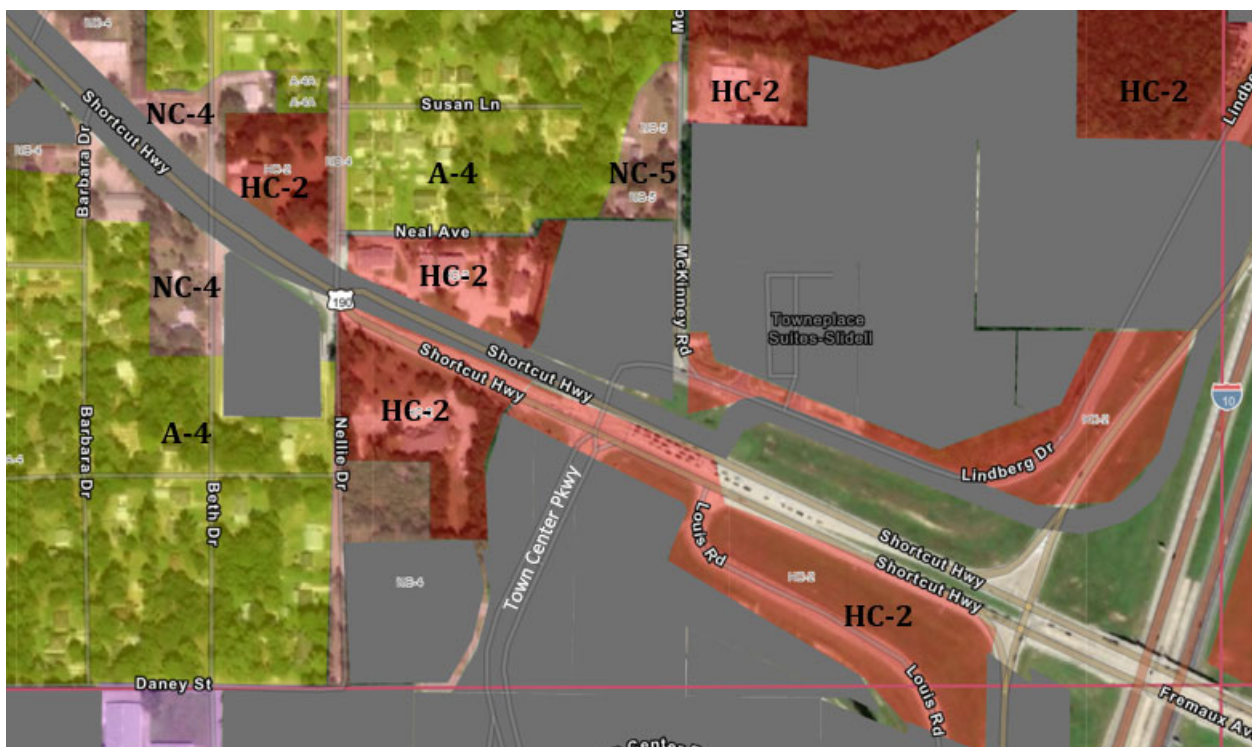


Figure 4. Parish zoning districts in the area, with NC-4 west of Beth Dr and HC-2 east of Beth Dr

As a related provision, there are two conflicting requirements for side setbacks in the C-1A – in 2.16B05 and 2.16B07. Based on the public record, it appears that the setbacks in 2.16B05 were the intent. Therefore, staff recommends deleting the provisions in 2.16B07.

Conclusions and Recommendations

The Fremaux/Shortcut corridor has changed significantly since 1988, when the C-1 district – which was the basis for the C-1A district – was adopted with Nellie Dr as its eastern end.

The Planning Department recommends moving the eastern end of the C-1A district approximately 325 feet to the west – from Nellie Dr to Beth Dr – based on the following:

- The character of the corridor changes at Beth Dr, transitioning from a 66 foot wide road with a continuous left-turn lane to a 72-92 foot wide road with striped or divided left-turn lanes.
- The wider character of Shortcut Hwy that begins at Beth Dr is similar to that found closer to I-10, where more intense commercial uses are appropriate and more intense commercial zoning districts are mapped by the City and Parish.

Moving the eastern end of the C-1A district from Nellie Dr to Beth Dr would shorten the C-1A corridor by about 10% - from 3,470 feet to 3,110 feet.

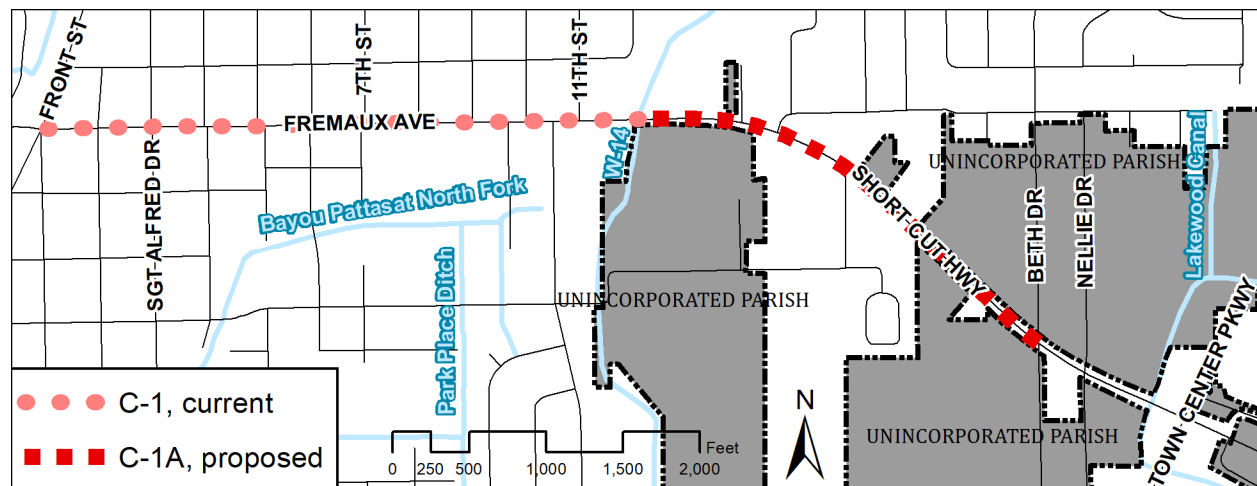


Figure 5. Map showing proposed extent of where C-1A would be allowed, ending at Beth Dr

To achieve this, the Planning Department recommends the following text amendments to the City's Code of Ordinances, Appendix A Zoning:

- Amend Sec. 2.16A02 to remove reference to the C-1A district, and move the C-1A provisions to Sec. 2.16B02
- Amend Sec. 2.16B02 to change Nellie Dr to Beth Dr and move C-1A provisions from Sec. 2.16A02
- Delete and reserve Sec. 2.16B07 to remove conflicting side setbacks, as a related provision

Text Amendments

addition ~~deletion~~ moved

1. Amend Appendix A – Zoning, Part 2 – Schedule of District Regulations Adopted, Section 2.16A. - C-1 Fremaux Avenue Business District, subsection 2.16A02, to remove C-1A provisions:

Boundaries of district: Only properties located within the boundaries of the following described district shall be eligible for rezoning to the C-1 zoning classification:

That area within the boundaries identified on the official zoning map of the City of Slidell and identified as the "Fremaux Avenue Business Corridor" which includes that area fronting on U.S.

Highway 190 from Front Street (Highway 11) east to the W-14 Canal. ~~The area from the W-14 Canal to Nellie Drive will no longer be a part of the "Fremaux Avenue Business Corridor" and is to have a maximum zoning allowed of C-1A Fremaux Avenue/Short Cut Highway district, which boundaries are from the W-14 Canal to Nellie Drive. Any parcels of land currently holding a more intense zoning district will revert to the C-1A zoning designation if the current use changes to a less intense use or if the current use is vacant for 12 months or more. Any areas currently under Parish jurisdiction that are annexed into the city's corporate limits will have a maximum zoning allowed of C-1A Fremaux Avenue/Short Cut Highway district.~~

If a contiguous portion of a parcel which is located within the district extends beyond the limits of the district, that part may also be rezoned C-1, provided:

* * *

2. Amend Appendix A – Zoning, Part 2 – Schedule of District Regulations Adopted, Sec. 2.16B. - C-1A Fremaux Avenue/Shortcut Highway district, subsection 2.16B02, to change Nellie Dr to Beth Dr and add provisions deleted from 2.16A02:

(a) Boundaries of district and eligibility: Only properties located within the boundaries of the following described district shall be eligible for rezoning to the C-1A zoning classification: ~~That area with properties fronting along Highway 190 (Fremaux Avenue/Short Cut Highway) from the W-14 Canal east to the intersection of Highway 190 and Nellie~~ Beth Drive shall be eligible for rezoning to the C-1A zoning classification.

(b) Maximum zoning allowed. Any property located within the boundary of the C-1A district shall have a maximum allowed zoning district of C-1A, subject to the following:

- (1) The maximum zoning allowed shall apply to any petition for a Zoning Map Amendment, including establishing City zoning for annexed property.
- (2) Any property that currently has a more intense zoning district will keep its current zoning district, but may be rezoned to C-1A if the current use changes to a less intense use allowed by the C-1A or if the current use is vacant for more than 12 months.

3. Amend Appendix A – Zoning, Part 2 – Schedule of District Regulations Adopted, Sec. 2.16B. - C-1A Fremaux Avenue/Shortcut Highway district, to delete and reserve subsection 2.16B07:

2.16B07 Area regulations Reserved.

~~(1) Yard:~~

~~(a) Front yard — 25 feet.~~

~~(b) Side yard and rear yard — None is required except where a lot is adjacent to a residential district. Where a yard is provided said side yard shall not be less than five feet, and said rear yard shall not be less than ten feet.~~



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

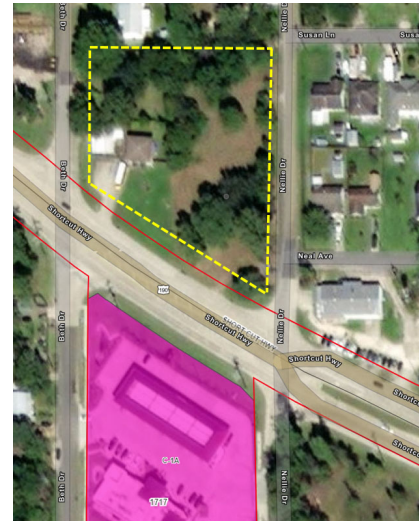


Figure 1. Location map and City zoning

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.

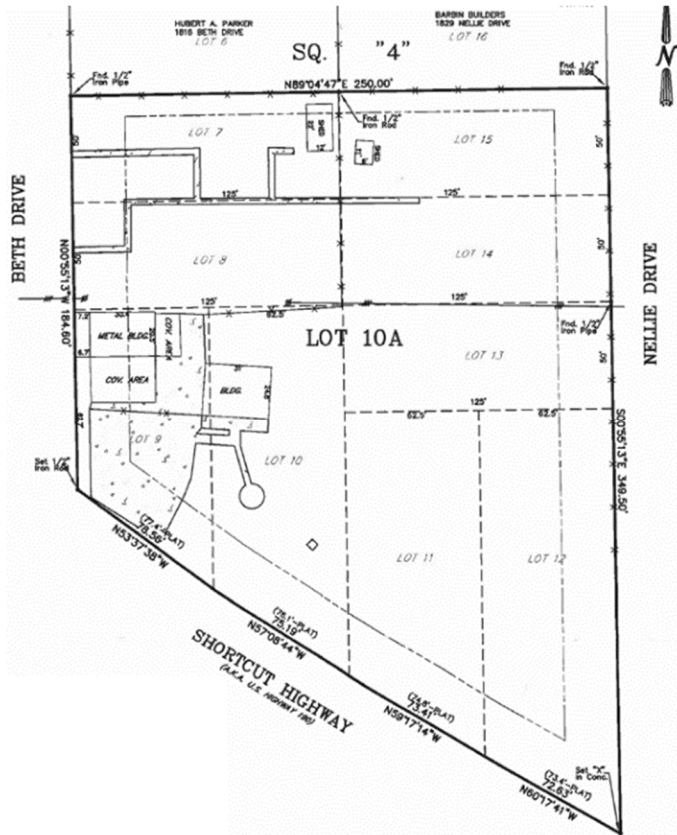


Figure 3. Property survey (2021)

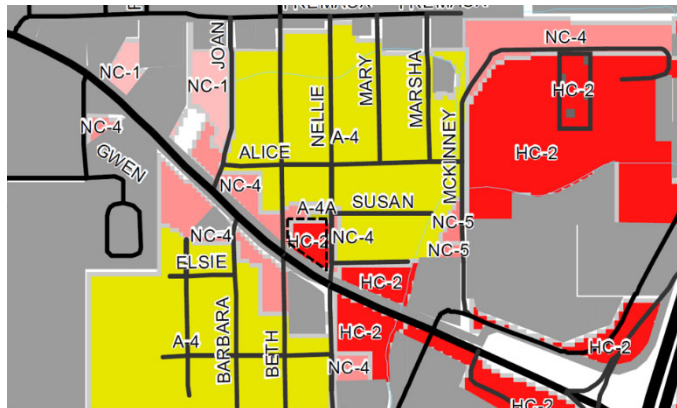


Figure 4. Parish Zoning

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

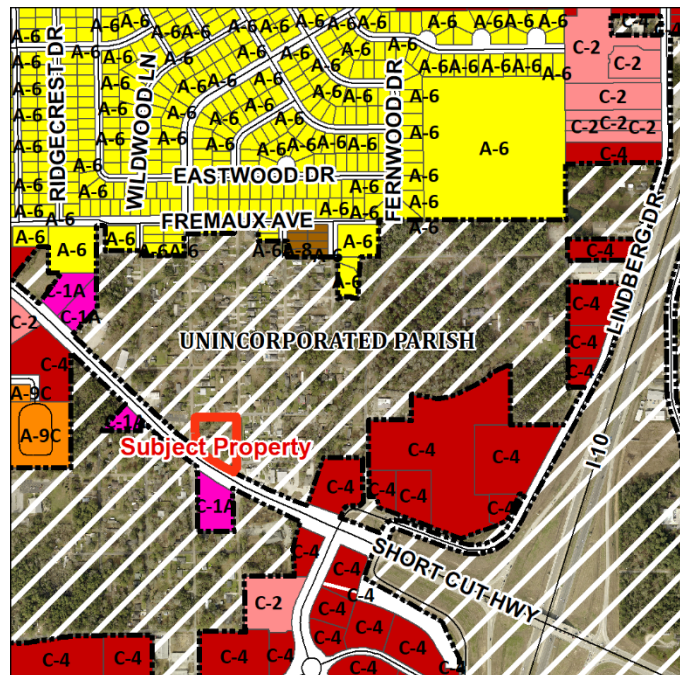


Figure 6. Unincorporated Parish surrounded by City of Slidell, and City zoning

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. 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

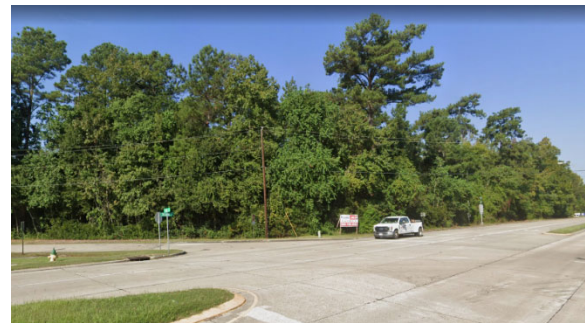


Figure 2. Street View from OST and Faith Dr

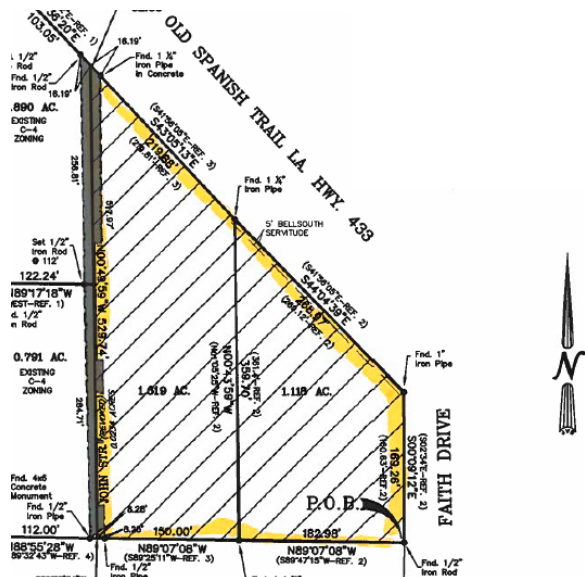
Recommendations

Planning Department	Zoning Commission
Approval	To be determined

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



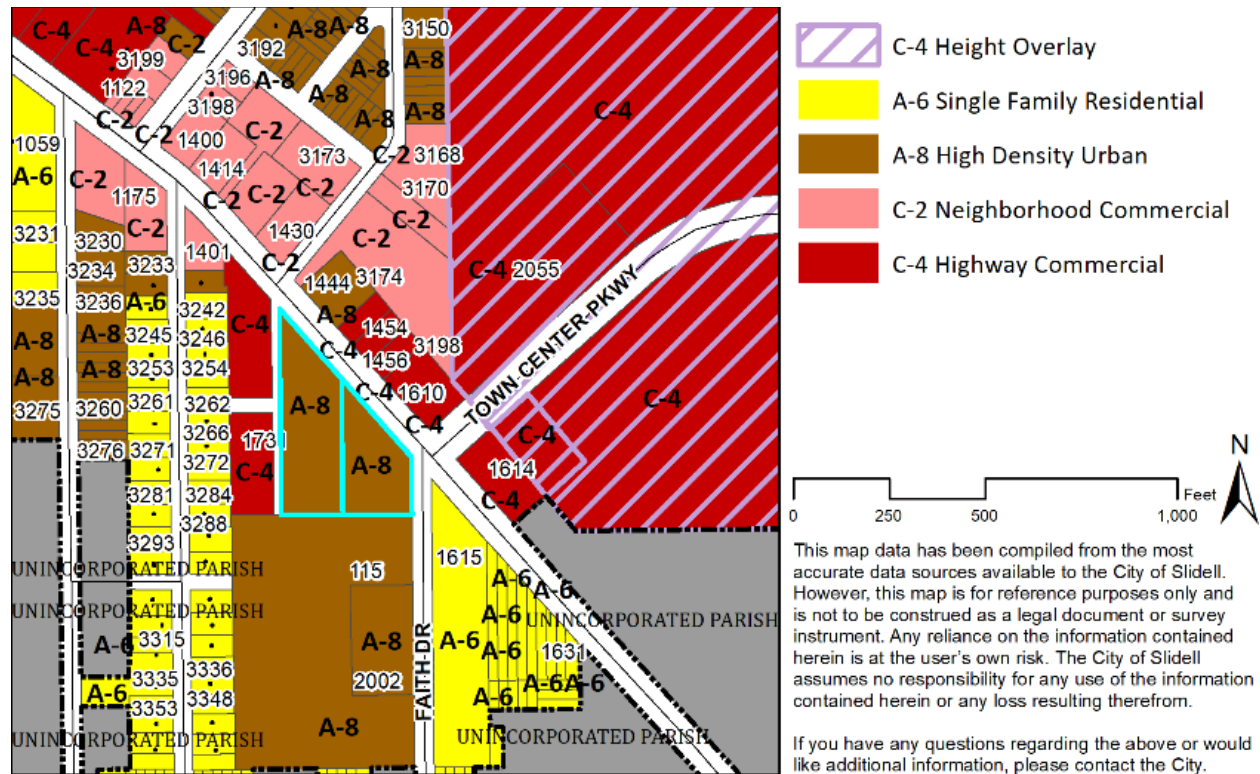


Figure 4. City Zoning Map

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>		