



City of Slidell, Louisiana
Zoning Commission
Agenda

March 21, 2022 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 4:30pm)



SCAN ME
for the
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from February 21, 2022
3. **Consent Calendar.** This item will be scheduled for a public hearing on April 18, 2022.
 - a. CU22-01: A request for a Conditional Use Permit for an indoor storage facility on the east side of McKinney Rd, approx. 270 ft north of Lindberg Dr; identified as Parcel E containing 3.017 acres; by Fremaux Climate Controlled Storage, LLC
4. **Public Hearing**
 - a. Z22-01: A request to establish the zoning classification of property petitioned for annexation (A22-01), located on the east side of McKinney Rd about 800 feet north of Lindberg Dr, identified as Parcels 1 & 2 being 11.374 acres in Section 11, T-9-S, R-14-E, Greensburg Land District, St. Tammany Parish, Louisiana; as C-4 Highway Commercial; by McKinney Development, LLC
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be April 18, 2022.



City of Slidell, Louisiana
Zoning Commission
Minutes

February 21, 2022 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 7:32 p.m.

Commissioners Present	Commissioners Not Present	Staff Present
Mary Lou Hilts, Chair	Gayle Green	Melissa Guilbeau, Planning Director
Richard Reardon, Vice Chair	Tim Rogers	Theresa Alexander, Planner
Lance Grant		Angelique Levy, Admin Secretary
Michael Newton		
Landon Washington		

2. **Minutes.** Motion by Mr. Reardon to approve minutes of January 24, 2022 as written; Mr. Grant seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**
 - a. **Z22-01:** A request to establish the zoning classification of property petitioned for annexation (A22-01), located on the east side of McKinney Rd about 800 feet north of Lindberg Dr., identified as Parcels 1 & 2 being 11.374 acres in Section 11, T-9-S, R-14-E, Greensburg Land District, St. Tammany Parish, Louisiana; as C-4 Highway Commercial; by McKinney Development, LLC

 Mr. Reardon made a motion to approve, with a second by Mr. Grant. Motion passed by a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN. This item have a Public Hearing on March 21, 2022.

4. **Public Hearing** There was none

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

6. **General and Public Comments.** Director Guilbeau introduced the new Planning Department Administrative Secretary, Angelique Levy.

7. **Adjournment.** Meeting adjourned at 7:35 p.m. on motion by Mr. Washington, seconded by Mr. Newton, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



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: McKinney Road
Current Zoning District: C-4 Highway Commercial
Current Use: Vacant Land
Property Owner: Fremaux Climate Controlled Storage, LLC

Applicant

Property Owner Other: _____
Name: Fremaux Climate Controlled Storage, L.L.C.
Mailing Address: 1331 Ochsner Blvd., Suite 200
City, State, Zip: Covington, LA 70433
Phone # 504-296-3016 and 318-306-0492
Email: tomlavin@me.com with a copy to rachel@lavinnational.com

I 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.

[Signature] March 4, 2022
Signature of Applicant Date

Signature of Owner, if not applicant Date

Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, legal authorization for the individual to apply for this conditional use permit
- Survey 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:	Fee \$	Case # CU
Related Case(s):		

Proposed Conditional Use of Property

Proposed Use (from Appendix A of the Code of Ordinances)
Miniwarehouses (storage facilities)

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.

The proposed use is a 3 story self storage project containing 130,200 total sf of area, including an office of 2,200 sf. The project will offer 830 individual units ranging in size from 5x5 to 10x30, with both interior hallway access and direct exterior vehicle access. Interior units **will** be climate controlled.

Arguments

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

Self Storage is a Conditional Use in this zoning designation. The project's passive use nature, functional site layout and attractive design assures a new structure that will integrate well into the surrounding community in terms of low traffic generation and low noise generation while providing a service needed in the community. The proposed building will be of a very high quality appearance in terms of aesthetics, utilizing state of the art materials, colors and detailing.



SHADOWS
PINE

TD 10

11-9-14

LINDBERG GLEN

TD 10

PARCEL E 123-821-2240

PARCEL D 123-820-1904

PARCEL C 123-808-3327

PARCEL F 123-821-2239

TD 23

TD 10

EXIT 265 WB
AT FREMAUX AV

LINDBERG DR

MCKINNEY RD

MCKINNEY RD

LINDBERG DR

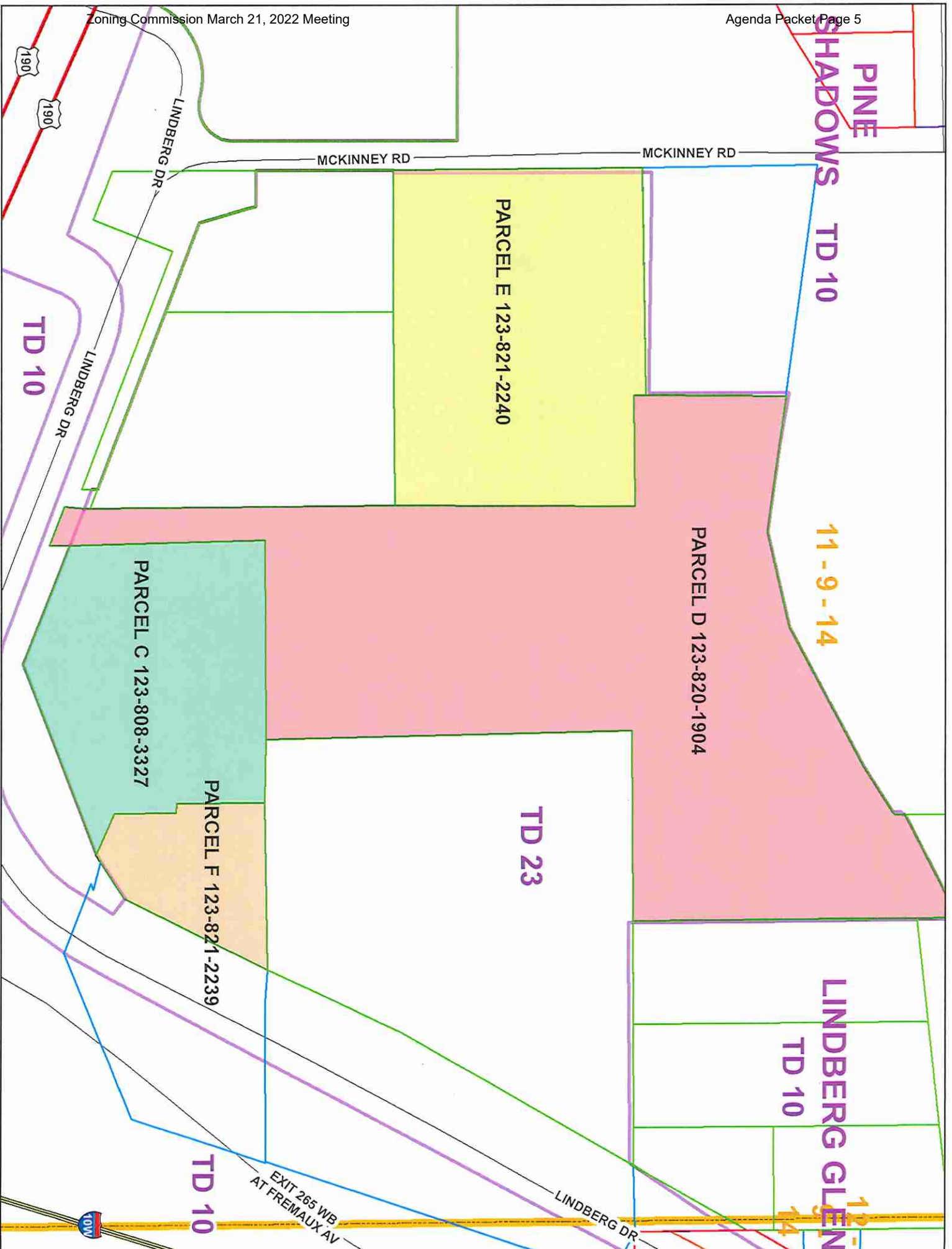
LINDBERG DR

TD 10

190

190

10W



SHADOWS PINE

TD 10

11-9-14

LINDBERG GLEN

TD 10

11-9-14

PARCEL E 123-821-2240

PARCEL D 123-820-1904

PARCEL C 123-808-3327

PARCEL F 123-821-2239

TD 23

TD 10

EXIT 265 WB AT FREMAUX AV

LINDBERG DR

MCKINNEY RD

MCKINNEY RD

LINDBERG DR

LINDBERG DR

190

190

TD 10

10W



Staff Report

Case Nos. A22-01 & Z22-01

Annexation and Establishment of City Zoning Classification of
Parcels 1 & 2 on McKinney Rd

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

Location: McKinney Road, about 800 feet north of Lindberg Dr (Figure 1)

Petitioner: McKinney Development, LLC (non-resident property owner)

Zoning: Parish HC-2 Highway Commercial

Future Land Use: Commercial

Requests: Annex and establish City zoning classification as C-4 Highway Commercial

Parish Concurrence: Not needed

Planning & Zoning Commissions

Consent Agenda: February 21, 2022

Public Hearing: March 21, 2022

City Council (tentative)

Consent Agenda: March 8, 2022

Public Hearing: April 12, 2022

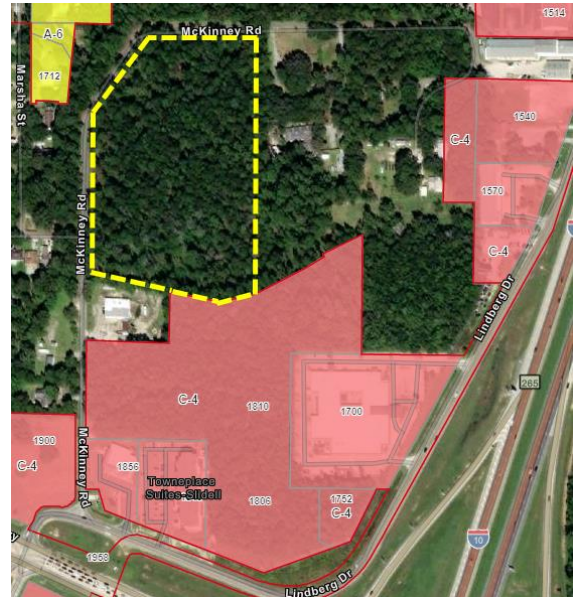


Figure 1. Location map and City zoning

Recommendations

Planning Department
Approval

Planning & Zoning Commissions
To be determined

Findings

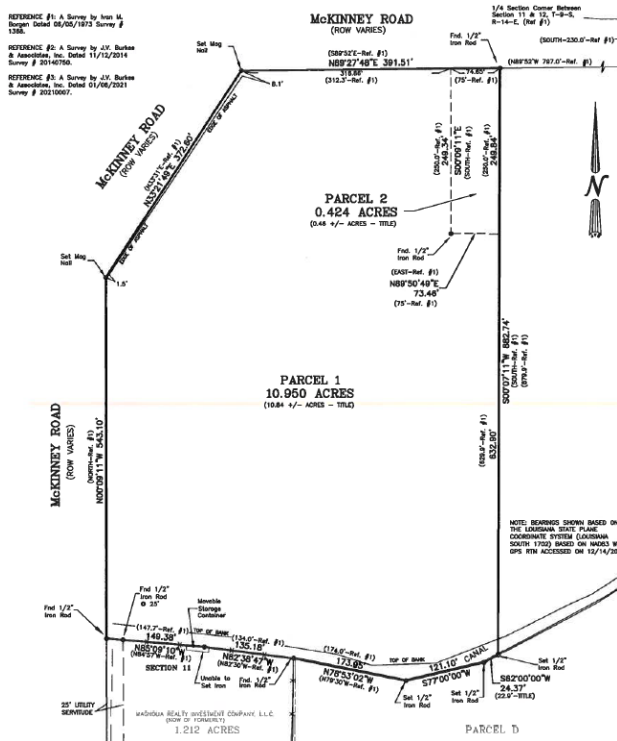
1. The petitioned property contains 11.3 acres and is vacant land (Figures 2 and 3).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated January 12, 2022);
 - No resident property owners; and
 - One non-resident property owner, represented by its sole member Thomas E Lavin, who signed the Annexation Petition. The petitioned property has an assessed value of



Figure 2. Street view from McKinney Rd looking toward Short Cut Hwy

\$323. Non-resident property owners representing \$323 (100%) of the assessed value of the petitioned property signed the Annexation Petition. (Certificate of Ownership and Assessed Valuation dated January 6, 2022)

3. Factors to consider for annexation as provided in the Comprehensive Plan are:
 - a. *Proximity*: The location of this proposed annexation is immediately adjacent to the current City jurisdictional limits.
 - b. *Fiscal Impacts*: Depending on the development of this property, potential revenues will benefit the City through increased property and sales tax revenues, without any additional costs to the City since there is adequate utility services available to the site.
 - c. *Non-Residential Development Opportunity*: The proposed C-4 zoning for the subject property allows for a wide range of development opportunities as defined in the permitted and conditional uses defined in Sec. 2.18 of the Code of Ordinances.¹
4. The petitioned property is contiguous with the City’s jurisdictional limits; sharing approx. 295 ft. along the southern property line (approx. 11% contiguous). (Figure 3)
5. The property is zoned by the Parish as HC-2 Highway Commercial (Figure 4). The applicants propose to establish City zoning as C-4 Highway Commercial.



6. C-4 allows similar uses as HC-2; it does not allow more intense uses.

¹ App. A – Zoning, Part 2, Schedule of District Regulations.

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. Properties immediately adjacent to this property are zoned Parish HC-2 and City C-4 (Figures 1 and 4), with Parish A-4 single-family residential zoning to the west.
9. C-4 is appropriate for this location because of proximity to an interstate interchange, reflected as commercial on the Future Land Use Map (Figure 5) and the same or similar commercial zoning of nearby properties.
10. The City’s Future Land Use Map identifies the entire area north, east and south of McKinney Road as appropriate for Commercial uses.
11. The property is in Flood Zone C. This area has a minimum flood hazard with an elevation higher than the elevation of the 0.2% annual chance of flooding.
12. The City’s GIS Map does identify a St Tammany Parish Wetland to the north of the property and another that runs parallel with the southern property line. (Figure 7)



Figure 5. Future Land Use Map

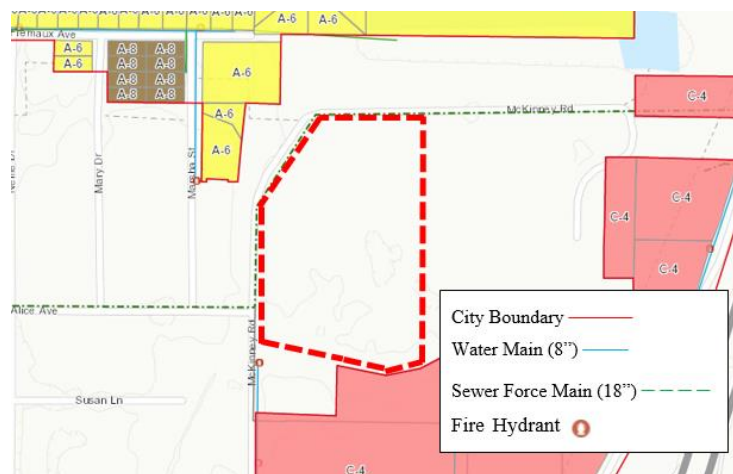


Figure 6. City water and sewer

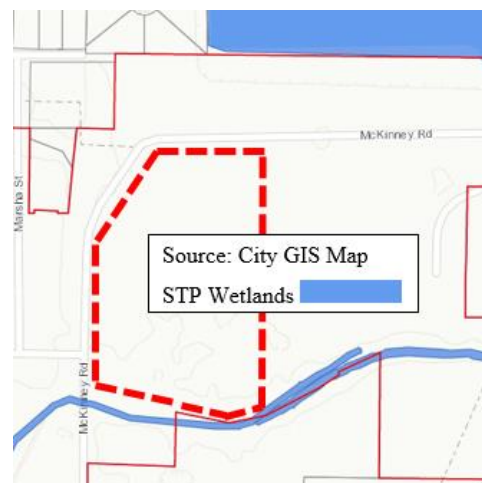


Figure 7. St Tammany Parish Wetlands

13. The Planning Department finds the annexation is reasonable for the following reasons:
 - The property is contiguous to existing city limits
 - City utilities are adjacent to the property
 - Annexation of this property would contribute to the eventual annexation of a large unincorporated area that is surrounded by the city
 - Configuration of municipal boundaries to fill in gaps.

- Supported by the City's Comprehensive Plan "Factors to Consider for Annexation" in Finding #3 above.

14. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.