



City of Slidell, Louisiana
Zoning Commission
Agenda

January 24, 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)



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1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from December 13, 2021 (p. 2-3)
3. **Consent Calendar**
4. **Public Hearing**
 - a. **CU21-04:** A request to amend the Conditional Use Permit (Ord. No. 3908) to expand an indoor storage facility at 1540 Lindberg Dr; identified as Lot 26-A, Sq. 1, Lindberg Glen Annex No. 1 and an undesignated 0.963 acre parcel (proposed Lot 26-A-1; S21-12); by Chestnut-Lindberg, LLC (p. 4-9)
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be February 21, 2022.



City of Slidell, Louisiana
Zoning Commission
Minutes

December 13, 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 8:14 p.m.

Commissioners Present

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

Commissioners Not Present

none

Staff Present

Melissa Guilbeau, Planning Director
 Theresa Alexander, Planner
 Blaine Clancy, City Engineer
 Thomas Schneidau, City Attorney

2. **Minutes.** Motion by Mr. Reardon to approve minutes of November 15, 2021 as written; Ms. Green seconded. A vote of 7 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. **CU21-04:** A request to amend the Conditional Use Permit for a mini-storage facility at 1540 Lindberg Dr that the City Council granted by Ord. No. 3908 adopted 9/11/2018

Ms. Green made a motion to approve the Consent Calendar, with a second by Mr. Reardon and passed by a vote of 7 YAYS, 0 NAYS, 0 ABSTAIN. This item will have a Public Hearing on January 24, 2022.

4. **Public Hearing**

- a. **Z21-06:** A request to establish the zoning classification of property petitioned for annexation (A21-03), located on E. Howze Beach Rd between Old Spanish Trail and Lakeshore Village W; identified as Lot A, in Sect. 26, T9S, R14E, Slidell, Louisiana; as C-4 Highway Commercial; by Orange Solar Properties, LLC

Chairperson Hilts opened the public hearing. Mr. Jeff Scheon, representative of petitioner, explained the request as he did in the Planning Commission meeting.

Chairperson Hilts closed the public hearing and asked for staff's recommendation. Director Guilbeau stated that staff recommends approval of C-4.

Mr. Rogers made a motion to recommend approval which was seconded by Mr. Washington and passed by a vote of 6 YAYS, 0 NAYS, 1 ABSTAIN.

- b. **Z21-07:** A request to establish the zoning classification of property petitioned for annexation (A21-04), located on the north side of Gause Blvd W between Northshore Blvd and Thompson Rd; identified as a tract of land located in Sect. 38, T8S, R14E, Slidell, Louisiana; as A-8 High Density Urban; by Haydee Waters, Michelle Hoffman, and Marie Jeanne Lopez

Chairperson Hilts opened the public hearing. Mr. Jeff Vallee, developer, stated that all the technical comments and concerns mentioned at the Planning Commission meeting are issues he deals with on every project and that if there were technical issues with this tract of land he would not have invested in this project. He stated that he has had experts in every technical field review the proposed subdivision and that it can be developed as proposed in compliance with the City's ordinance.

Mr. Grant asked what Mr. Vallee would do if property he developed flooded after it was developed. Mr. Vallee stated that his responsibility is to develop the project within the confines of City ordinances, with the intention of those ordinances to protect public safety.

Mr. Washington asked if the property owners lived in the City of Slidell. He stated that the property owners were not here to hear the residents' concerns and that was an issue for him.

Marvin Roe stated that, if he were a developer, he would evaluate property before developing it and that data exists for the pre- and post-condition of the property.

Mayor Cromer reiterated that if the City were to annex the property that it be zoned A-1.

Dexter Malley stated that he lives on three acres across the bayou from the property and that this property does and will flood and he is not sure how they will mitigate the flood risk.

Chance Cruz stated that Bedico Creek was developed by out-of-town developers and now there are \$500,000 homes that are flooding because the proper drainage wasn't put in. He said that we need people to come from the outside to develop but with the right intentions.

Donna McDonald, Secretary of the Bayou Liberty Association, said she was speaking on behalf of the Association with the President's permission. She stated that, whatever happens with this property, high density development is not appropriate and they are opposed to it.

Chairperson Hilts closed the public hearing and asked for staff's recommendation. Director Guilbeau stated that staff recommends approval of A-8.

Mr. Grant made a motion to recommend A-1 zoning contingent on if the Council decides to approve the annexation, which was seconded by Mr. Reardon and passed by a vote of 7 YAYS, 0 NAYS, 0 ABSTAIN.

5. Other Business

- a. Chairperson of the Planning and Zoning Commissions for 2022. Mr. Rogers nominated Mary Lou Hilts, with a second from Mr. Grant. There were no other nominations. Election passed by a vote of 7 YAYS, 0 NAYS, and 0 ABSTAIN.
- b. Vice Chairperson of the Planning and Zoning Commissions for 2022. Mr. Rogers nominated Richard Reardon, with a second from Mr. Grant. There were no other nominations. Election passed by a vote of 7 YAYS, 0 NAYS, and 0 ABSTAIN.

6. General and Public Comments. There were none.

7. **Adjournment.** Meeting adjourned at 8:42 p.m. on motion by Ms. Green, second by Mr. Reardon, and a vote of 7 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report
Case No. CU21-04
 Conditional Use Permit for
 Indoor Mini-Storage at 1540 Lindberg Dr

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

Location: 1540 Lindberg Dr (Figure 1)
Owner/Applicant: Chestnut-Lindberg LLC
Zoning: C-4 Highway Commercial/Height Overlay and C-4 with no overlay
Request: Amend Conditional Use Permit for miniwarehouse to add new indoor mini-storage
Zoning Commission
 Consent Agenda: December 13, 2021
 Public Hearing: January 24, 2022
City Council (tentative)
 Consent Agenda: January 11, 2022
 Public Hearing: February 8, 2022

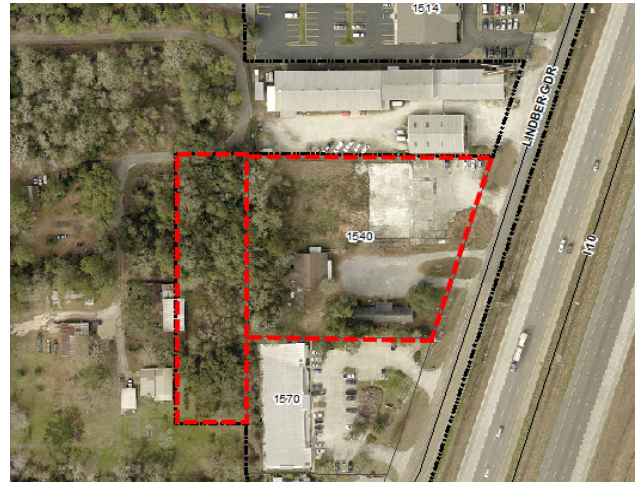


Figure 1. Location map

Recommendations
 Planning Department
 Approval with conditions outlined in Finding #12
 Zoning Commission
 To be determined



Figure 2. Existing conditions

Findings

1. The petitioned property is partially developed with an existing 3-story indoor mini-storage facility on Lot 26-A and the 0.963 ac parcel is vacant (Figure 2). The two lots are zoned C-4, with Lot 26-A in the Height Overlay.
2. Applicant has requested a subdivision to combine the two lots into one (Lot 26-A-1), which will be considered by the Planning Commission on January 24, 2022 (S21-12).
3. In 2018, the City Council approved a conditional use permit for the existing storage facility with the following conditions (Ord. 3908):
 - A modified parking plan specifying 20 spaces than what is required by code based on evidence from other local jurisdictions; and
 - A maximum height of 42 feet based on the property being in a 75-foot height overlay district and the changing commercial nature of the area.
4. The facility was completed in 2020 (Permit 19-838).

5. The applicant proposes to expand the current use with a new 3-story indoor mini-storage building with approx. 500 storage units (Figures 4 and 5).
6. Mini-warehouse is a Conditional Use in the C-4 district that has specific standards (Appendix A, Sec. 2.1801B).
7. Applicant proposes to amend its existing conditional use permit to:
 - Construct a new 3-story 69,300 sq ft mini-warehouse building containing approx. 500 units;
 - Add 8 parking spaces;
 - Relocate the site’s dumpster; and
 - Reconfigure the detention pond.
8. Zoning and existing land use of property in the area is as follows (Figure 3):
 - To the north and west, Parish HC-2 Highway Commercial with commercial and residential structures, and open land;
 - To the south, City C-4 Highway Commercial zoning, with commercial structures; and
 - To the east is Interstate 10.
9. Mini-warehouse has specific standards in C-4 (Table 1).
10. All conditional uses must comply with the following General Standards (Sec. 2.2215 of Appendix A):



Figure 3. Parish (top) and City (bottom) Zoning

- (1) *Standard: The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to neighboring land uses and to streets giving access to the site shall be such that the use will be in harmony with the land uses in the district in which it is located.*
 The new building is adjacent to an existing 3-story mini-storage building, is the same height as the existing building, meets minimum setbacks, and has access from Lindberg Dr, which fronts I-10. While it exceeds the maximum height for mini-warehouse by about seven feet, it is about three feet less than the maximum height allowed by the C-4 district for other uses (45 feet). While it does not propose to fence or screen the entire perimeter of the site as required for this use, the applicant proposes a fence along the rear property line adjacent to existing residential uses. Further, all access to the new building is from the interior of the site with no activity on the rear adjacent to residential. It is in harmony with the other C-4 land uses in the area.
- (2) *Standard: Time limit requirement for length of permit use.*
 This will be a permanent use with no time limit requirement.
- (3) *Standard: Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.*
 There is no ordinance requirement for hours of operation; however, current business hours are 7 days a week with customer service and access hours daily. Buffering and landscaping will meet ordinance requirements, including a fence along the rear property line adjacent to residential uses.

(4) *Standard: The location, nature and height of structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.*

The site plan as proposed will not hinder the development and use of adjacent properties.

(5) *Standard: Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.*

The applicant proposes eight additional parking spaces in the interior of the site. Existing and proposed parking does not meet the minimum requirements of the code. However, applicant has stated that the existing parking spaces on the site are never fully utilized. Further, a review of other jurisdiction's parking requirements for mini-storage¹ suggests that the City code requires too many parking spaces for this use². Staff feels that the additional eight parking spaces is more than adequate for this particular use.

(6) *Standard: Adequate utilities, drainage and other necessary facilities have been or will be provided.*

The site has adequate utilities. Additional detention is proposed and will have to meet all City stormwater requirements. A reduced parking requirement also improves drainage by removing unnecessary impervious surface.

(7) *Standard: Environmental safety devices shall be employed as is necessary to ensure the health, safety and welfare of the public.*

The proposed use involves individual storage cubicles accessed by way of elevator and stairs.

11. The Engineering Department has no concerns with the new building but notes that all improvements will have to meet stormwater requirements, including directing additional runoff toward Lindberg Dr.

12. The Planning Department recommends approval with the following conditions:

- Maximum height of 42 feet to match the existing building;
- Minimum off-street parking at a ratio of 1 space per 100 storage units; and
- Fencing and screening only required adjacent to existing residential uses.

¹ In 2018, the Jefferson Parish Planning Department conducted an extensive study of self-storage facilities that determined that adequate parking for this use was 1 space per 100 storage units. The Jefferson Parish Council adopted this recommended parking requirement.

² The City's current requirements for mini-warehouse were adopted by the City Council in 1997 (Ord. 2735). The only update to these requirements has been to the fencing and screening standards in 2004 (Ord. 3196).

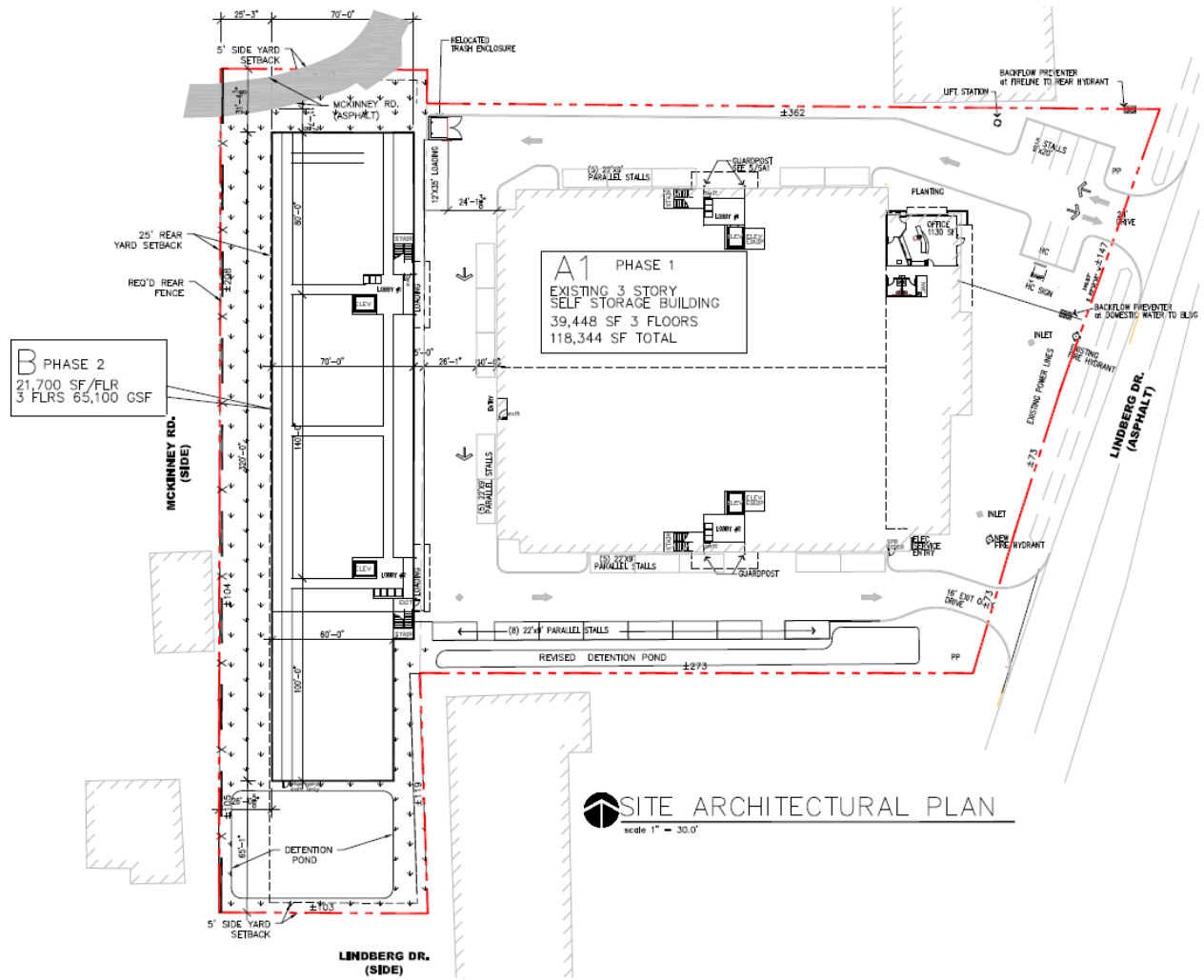


Figure 4. Proposed site plan, entire site

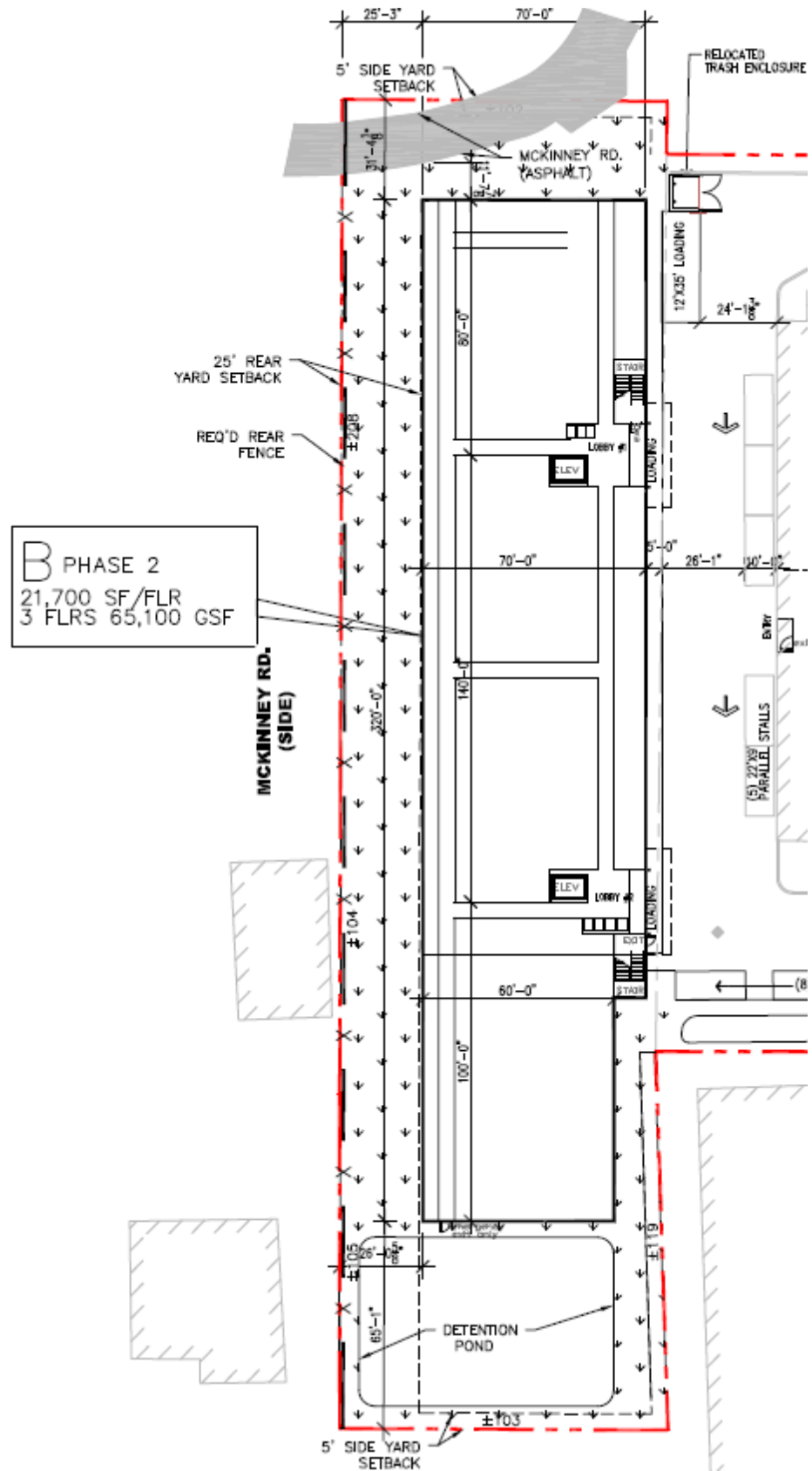


Figure 5. Proposed site plan, zoomed in on area that is the subject of this conditional use permit amendment

Table 1: Miniwarehouse C-4 Conditional Use Standards (Sect 2.1801B of Appendix A)

Category		Required	Provided	Conforms?
(1) Minimum recommended size		Two acres 40,000 sqft of rental space	2.992 acres 183,444 sqft of rental space (65,100 sqft new and 118,344 sqft existing)	YES
(2) Yards:	Front (min.)	20 ft landscaped No access to storage units	N/A: New building is located behind existing building	YES
	Side (min.)	30 ft total, with 5 ft min one side	North = 31.34 ft South = 65.08 ft	YES
	Rear (min.)	25 ft	25 ft	YES
(3) Height (max.)		35 ft (per code) 42 ft (per condition of original conditional use permit)	42 ft	NO
(4) Driveways (min.)		15 ft for one-way	21 ft	YES
(5) Parking for entire site (min.)		~142 (per code) ~35 (per condition of original conditional use permit)	34 spaces	NO
(6) Lighting		Shielded away from adjacent property	None shown at this time	YES
(7) Landscaping		Parking lot planting Pedestrian access planting 10 ft buffer zone landscaping	Landscape areas, with specific plantings to be provided with building permit	YES
(8) Fencing and screening		Completely enclosed with fence or screening	Fence along rear property line	NO
(9) Signs		None	None shown at this time	YES