



City of Slidell, Louisiana
Planning Commission
Agenda

May 16, 2022 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
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from April 18, 2022 (p.2)
4. **Public Hearing**
 - a. **A22-01:** A request to annex property located on the east side of McKinney Rd approx. 840 ft north of the intersection of McKinney Rd and Lindberg Dr; identified as Parcels 1 and 2 containing 11.3 ac; into the City of Slidell , by McKinney Development, LLC.(p.3-5)
 - b. **V22-14:** A request for a design exception (Sec. 3.6 of Appendix B of the City's Code of Ordinances) for the expansion of existing structures at 210 Frontage Rd, by Empire Truck Sales, LLC. (p.6-9)
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be June 20, 2022.



City of Slidell, Louisiana
Planning Commission
Minutes

April 18, 2022 @ 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 7:02 p.m.

Commissioners Present

Mary Lou Hilts, Chair
 Richard Reardon, Vice Chair
 Lance Grant
 Gayle Green 7:03p
 Michael Newton 7:03p
 Tim Rogers
 Landon Washington

Commissioners Not Present

Staff Present

Theresa Alexander, Planner

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Ms. Green to approve minutes of March 21, 2022 as written; Mr. Reardon seconded. A vote of 7 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing-**

a. Tabled from March 21, 2022 until May 16, 2022 on request by Applicant:

A22-01: A request to annex property 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; into the City of Slidell, by McKinney Development, LLC

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

6. **General and Public Comments.** There were none.

7. **Adjournment.** Meeting adjourned at 7:04 p.m. on motion by Ms. Green, second by Mr. Rogers and a vote of 7 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report

Case Nos. A22-01 & Z22-01

Annexation and Establishment of City Zoning Classification of
11.3 ac Parcel on McKinney Rd

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

Location: McKinney Road (Figure 1)

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

Zoning: Parish HC-2 Highway 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 –

Tabled until: May 16, 2022

City Council (tentative)

Consent Agenda: June 14, 2022

Public Hearing: July 12, 2022

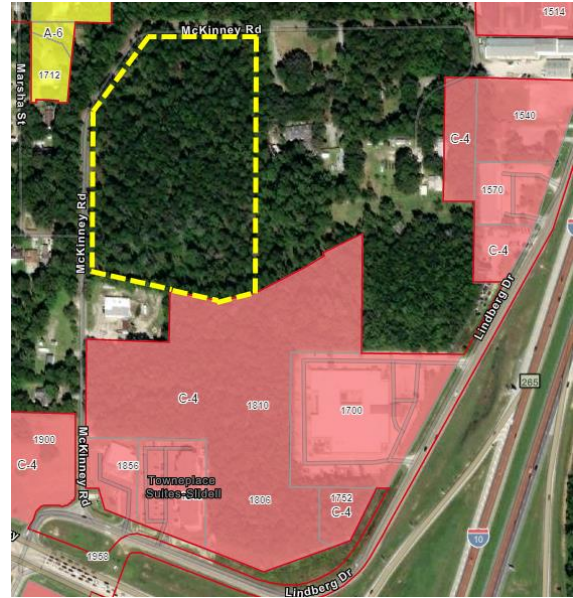


Figure 1. Location map and City zoning

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
 - The petitioned property has an assessed value of \$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)



Figure 2. Street view from McKinney Rd looking toward Lindberg Dr

- One non-resident property owner, represented by its sole member Thomas E Lavin, who signed the Annexation Petition.
3. The petitioned property is contiguous with the City’s corporate limits, sharing approx. 295 ft. along the southern property line with Parcel D (approx. 11% contiguous). (Figure 3)
 4. The subject 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.

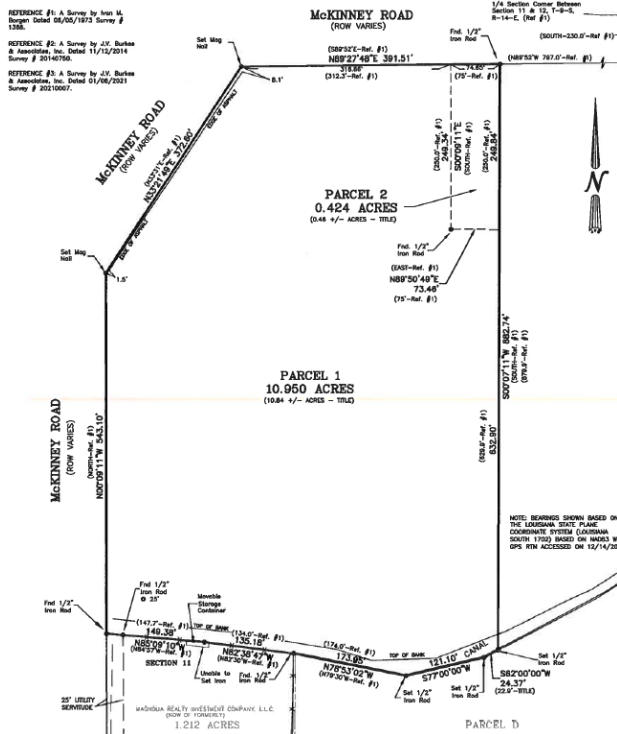


Figure 3. Property survey (2021)



Figure 4. Parish Zoning

5. C-4 allows similar uses as HC-2; it does not allow more intense uses.
6. 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.
7. The subject property is not located on a major road – McKinney Road – which is a Parish right-of-way.
8. Other nearby properties along McKinney Road are zoned Parish HC-2 and City C-4 (Figures 1 and 4), with residential properties to the west which front on Marsha Dr.
9. C-4 is appropriate for this location because of proximity to an interstate interchange and the same or similar commercial zoning of nearby properties.
10. City water is immediately adjacent to the property at the southwest corner of the subject property, along the easterly right-of-way line of McKinney Rd. City sewer is located along the eastern right-of-way line of McKinney Rd starting at Alice Ave running north then east to the City’s jurisdictional line. (Figure 5). Applicants understand any development of the property will be required to connect to City water and sewer.

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 survey provided does not identify any existing wetlands within the boundaries of the property (Figure 3).

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 with the extension of Commercial Use.

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



Figure 5. City water and sewer



Staff Report
Case No. V22-14
 Design Exception
 for Materials at 210 Frontage Road

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

Location: 210 Frontage Road (Figure 1)

Owner/Applicant: Empire Truck Sales LLC

Zoning: C-4 Highway Commercial

Request: Design Exception for Materials (Sec. 3.303, App. B) (see Findings for complete details)

PC Meeting: 5/16/2022

Current Conditions

1. The subject property is developed with a sales and service business for large trucks (Figure 2). It is zoned C-4. (Figure 3)
2. In 2006, Applicant constructed a 33,500 sq ft sales and service facility catering to fleet operations and the trucking industry providing a 16,106 sq ft parts warehouse and a 13,200 sq ft mechanic shop. (Figure 4)
3. Applicant is proposing to construct an addition to the existing mechanic shop of 14,500 sq ft and a new 4,600 sq ft quick service bay using exterior materials recognized as part of the business’s unique design at its 12 other facilities. It is subject to Sec. 3.303 of Appendix B Design Standards of the City’s Code of Ordinances, which requires decorative materials on all elevations (Figures 5 and 6)
 - 100% building elevation fronting on Interstate 10 and the elevation facing Gause Blvd (south side)
 - First 25 ft or 25% of the west façade (City Bike Path and Nickel Creek/Kensington Estates); and
 - First 50 ft or 50% of the north façade (rear abutting parking lot).

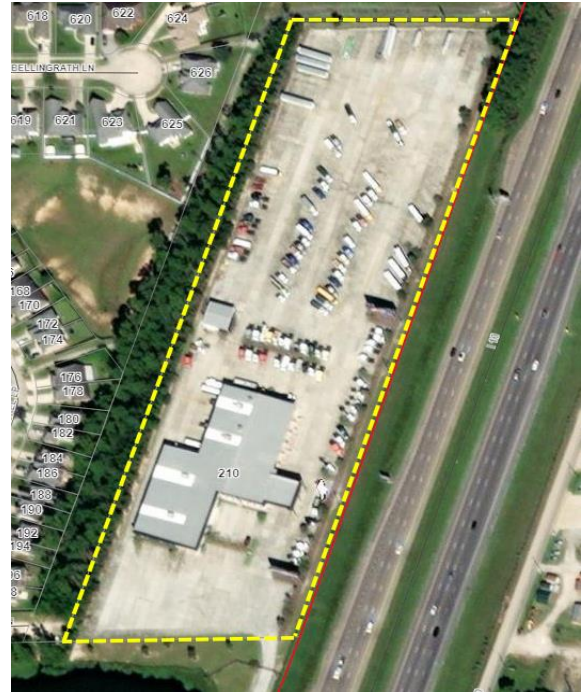


Figure 1. Location Map



Figure 2. Street View

4. Sec. 3.304.A. specifies that decorative materials are brick, stone, stucco, architectural masonry units, glass fiber reinforced concrete, fiber cement siding, and glass.
5. The applicant proposes Panel Rib Wall siding (26 gauge) matching the existing colors in Zinc Gray and Matte Black (Figure 7).
6. Allowed decorative materials as outlined in Finding 4 do not include any type of metal.
7. Sec. 3.6 allows the Planning Commission to approve design exceptions to the Design Standards of Appendix B, Part 3, including Sec. 3.303 and 3.304 regarding materials.
8. Exterior materials used for the original construction and still existing are 26-gauge Panel Rib Wall Siding installed vertically in Zinc Gray and Matte Black. (Figure 7)



Figure 3. Zoning Map

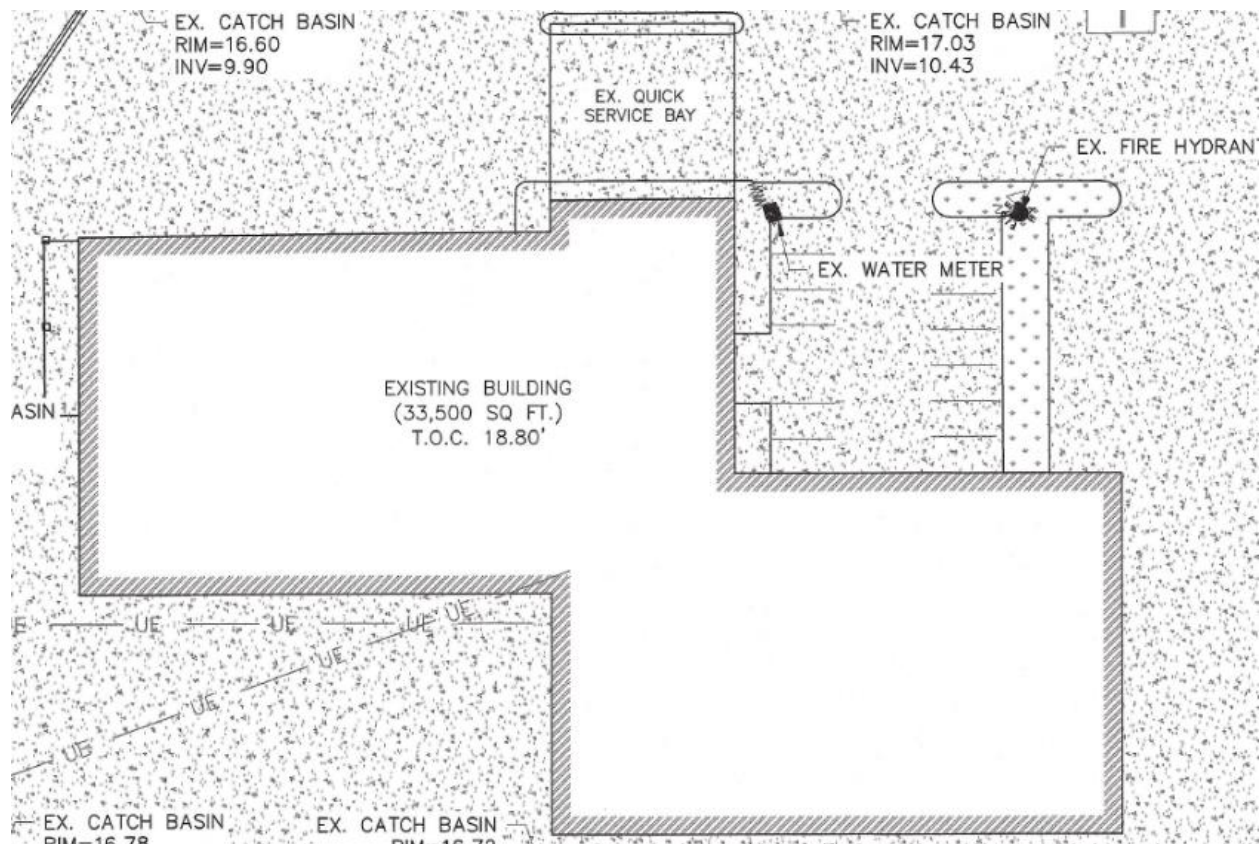


Figure 4. Existing Construction

Colors to match existing
Zinc Gray and Matte Black



PANEL RIB WALL PROFILE

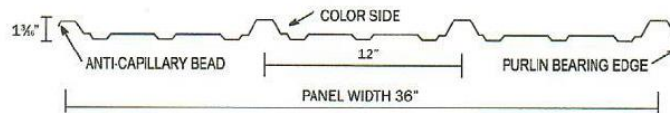


Figure 7. Existing and Proposed Exterior Material –
Color represented not applicable