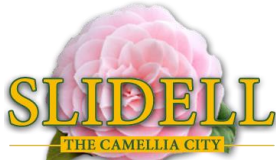


# AMENDED 11/17/2022



## City of Slidell, Louisiana Zoning Commission Agenda

November 21, 2022 immediately after Planning Commission at 7:00pm  
Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA  
Agenda packet available at [myslidell.com/planning/boards/pz](https://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  
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from October 17, 2022
3. **Consent Calendar.** This item will be scheduled for a public hearing on December 12, 2022.
  - a. **T22-03:** An ordinance amending Appendix A, Part 2, Sec. 2.6 – A-3 multifamily residential and Sec. 2.23 - Sign regulation to ensure that sign regulations comply with applicable legal precedent, enable orderly and safe sign construction, and are clear and enforceable
  - b. **T22-06:** A request to amend Appendix A – Zoning, Part 2, Schedule of District Regulations, Section 2.17 of the City of Slidell Code of Ordinances; to include a conditional use permit for light manufacturing within the C-3 Central Business District
4. **Public Hearing**
  - a. T22-04-Revised: A request to amend App. A, Part 2, Sec. 2.16A and 2.16B, of the City of Slidell Code of Ordinances; to include a conditional use of automobile repair and maintenance; requested by the Administration.
  - b. **222-08:** A request to establish the zoning classification of property petitioned for annexation (A22-06), being a parcel containing approx. 6 acres, approx. 400 ft east of Amber St, bordered by Coral St (a parish road) and Gause Blvd E to the south; as C-4 Highway Commercial; requested by Nunnally Pollard Development LLC and Theriot Holdings LLC
  - c. **222-09:** A request to establish the zoning classification of property petitioned for annexation (A22-07), being a vacant parcel of land containing approx. 2.027 acres, located along the southern right-of-way of Gause Blvd West (US 190), from Gause Blvd intersection with Northshore Blvd westward to Mall Blvd approx. 816 ft; as C-4 Highway Commercial; requested by Bayou Liberty Property LLC
  - d. **CU22-03:** A request for a Conditional Use Permit for an automobile repair and maintenance use at 1570 Shortcut Hwy; identified as Parcel B1 containing 1.095 ac in Section 11, Township 9 South, Range 14 East; requested by Mike Saucier
5. **Other Business**
  - a. Waterfront Development Plan presentation by BKI.
6. **General and Public Comments**
  - a. 2023 Meeting Calendar
7. **Adjournment**

*The next Zoning Commission meeting will be December 12, 2022.*



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

October 17, 2022 immediately after Planning Commission at 7:00pm  
Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:35 p.m.

**Commissioners Present**

Mary Lou Hilts, Chair  
Lance Grant  
Gayle Green  
Michael Newton  
Landon Washington

**Commissioners Not Present**

Richard Reardon, Vice Chair  
Tim Rogers

**Staff Present**

Theresa Alexander, Planner  
Erica Smith, Planning  
Eric Lundin, Desire Line

2. **Minutes.** Motion by Commissioner Green to approve minutes of the September 19, 2022 meeting as written; Commissioner Washington seconded. A vote of 5 YAYS, 0 NAYS, and 0 ABSTENTIONS approved the minutes.

3. **Public Hearing**

- a. CU22-02: A request for a Conditional Use Permit for a light manufacturing use at 1000 Caruso Blvd, Unit 251; identified as Lot 2A Slidell Commerce Center (MRO); requested by Zaire Humphrey.

Chairperson Hilts introduced item and asked if there was anyone from the public that wished to speak.

Mr. Zaire Humphrey rose speak in favor of the item. Mr. Humphrey said the business would be to mix and package spices.

Commissioner Washington asked how many people would be employed in the business. Mr. Humphrey said only himself, but he hoped to grow the business and add employees in the future.

Commissioner Washington then asked if he had a facility in New Orleans. Mr. Humphrey answered yes. The one in New Orleans had a retail store front, and this one planned for Slidell would be used to mix and package the spices which would then be transported to the shop in New Orleans.

Chairperson Hilts asked Mr. Humphrey to provide more details on the process. Mr. Humphrey explained that spice ingredients would be prepared by chopping, grinding, and mixing then packaged and labelled. The finished products would be stored on site until transported to the New Orleans facility.

Chairperson Hilts asked the Administrations for their comments and recommendation.

Eric Lundin said that, based on the zoning permit submitted by Mr. Humphrey, there should be no adverse impacts on neighboring properties. Most of the processing would take place inside and the amount of spice being manufactured should not exceed the containment provided by the suite in which it will be housed. While there may be some truck traffic to transport

materials and ingredients to the site then onward move finished products to New Orleans, the volume and type should be consistent with other truck traffic already servicing other businesses located in the MRO. Eric Lundin said Administration recommends approval of the Conditional Use permit without any additional conditions not already included in the City's environmental standards.

Commissioner Green made a motion to recommend approval of the Conditional Use permit with no additional conditions; Commissioner Grant seconded. A vote was taken and with the result of vote 6 YAYS, 0 NAYS, and 0 ABSTENTIONS the motion was approved.

- b. T-2205: A request to amend App. A, Part 10, Sec 10.7 of the City of Slidell Code of Ordinances; to delete in its entirety table identified as "Zoning Schedule (Incorporated Area)"; requested by Administration.

Chairperson Hilts introduced the item and asked if there was anyone from the public wishing to speak on the item. No one rose to speak.

Chairperson Hilts asked staff for their comments and recommendation.

Eric Lundin explained that the table was created and placed in the code decades ago and was no longer used. Dimensional requirements for the various zoning districts are also found in Part 2 of the appendix, and it has been City policy for decades to maintain Part 2 and not this table in Section 10.7. As a result, the information in the zoning schedule table in section 10.7 is inaccurate and unnecessary. The Administration recommended deletion of the table to avoid confusion and the chance a property owner might inadvertently use the information in the table instead of the current and correct information in Part 2.

Commissioner Grant made a motion to recommend deletion of the zoning schedule in Section 10.7 of App. A of the City of Slidell Code of Ordinances; Commissioner Newton seconded. A vote was taken and with the result of 5 YAYS, 0 NAYS, and 0 ABSTENTIONS the motion was approved.

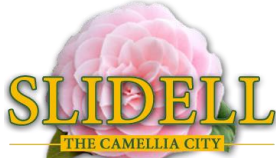
## 5. Other Business

- a. Text Amendment – Sign Ordinance. Eric Lundin explained that an ordinance to repeal and replace in its entirety the sign code for the City of Slidell would be coming before the Commission in the near future. The replacement ordinance will be longer and more complex than ordinances the Commission normally considers so an advance copy will be sent to the commissioners to aid in their preparation. Currently, the draft ordinance was undergoing its last edit by the Administration's leadership.
- a. Text Amendment - Light Manufacturing. Eric Lundin informed the Commission that an amendment to the C3 – Central Business District to add Light Manufacturing as a Conditional Use would be coming before the Commission. While similar to adding Light Manufacturing as a Conditional Use in C-4 that the Commission dealt with a few months back there are some differences to include lesser setbacks in C-3 and the mixed use nature of the district where you can have commercial, residential, and, if passed, light manufacturing on adjoining lots.

## 6. General and Public Comments.

- a. Commissioner Green informed the Commission that the St Tammany Democratic Parish Executive Committee would hold a meeting on Friday November 4<sup>th</sup> from 7:00 PM to 10:00 PM and that the theme would be 1950s Sock Hop.
7. **Adjournment.** Meeting adjourned at 8:02 p.m. on motion by Commissioner Grant, second by Commissioner Green and a vote of 5 YAYS, 0 NAYS, 0 ABSTENTIONS.

DRAFT for Approval



Planning Department

STAFF REPORT

Case Nos. T22-04

Text amendment to C-1 and C-1A Zoning Districts to permit automotive repair as a Conditional Use.

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

**Location:** Fremaux Ave and Short Cut Hwy between Beth Dr. and Front St. **(Figure 1)**

**Petitioner:** Administration.

**Zoning:** Mixed Zoning **(Figure 1 and 2)**

**Requests:** Text amendment to C-1 and C-1A zoning districts to permit Automotive Repair as a Conditional Use.

**Planning & Zoning Commissions**

**Consent Agenda:** September 19, 2022

**Public Hearing:** October 17, 2022

**City Council (tentative)**

**Consent Agenda:** October 11, 2022

**Public Hearing:** November 22, 2022

**Recommendations**

Planning Department	Zoning Commission
<ol style="list-style-type: none"> <li>1. Add definition of Automotive Repair to City of Slidell Code of Ordinances.</li> <li>2. Amend C-1 and C-1A zoning districts to include Automotive Repair as a Conditional Use.</li> <li>3. Rezone all lots/parcels fronting on Fremaux Avenue between Front Street and W-14 Canal to C-1.</li> <li>4. Rezone all lots/parcels fronting on Fremaux Avenue and Short Cut Highway between the W-14 Canal and Beth Drive to C-1A.</li> </ol>	TBD.

**1. Findings.**

- A. The Fremaux Ave-Shortcut Highway Corridor connects Interstate 10 and the Fremaux Town Center to Front Street/Highway 11 and serves as a gateway to the City’s Olde Towne and Waterfront Districts **(Figure 1)**.
- B. To manage development along the Fremaux Ave-Shortcut Highway Corridor, the City Council created two (2) zoning districts to preserve the residential and light commercial character of the surrounding area/residential neighborhoods (City of Slidell, Code of Ordinances, App. A, Part 2, Sections 2.16A and 2.16B). The two (2) districts include:
  - 1) **C-1 Fremaux Avenue Business District.** The C-1 district includes area fronting on Fremaux Avenue (U.S. Hwy 190) between Front Street (U. S. Hwy 11) and the W-14 canal. **(Figure 1)**

- 2) **C-1A Fremaux Avenue/Shortcut Highway District.** The C-1A district includes areas fronting on Fremaux Avenue (U. S. Highway 190) between the W-14 Canal and Beth Drive (originally Nellie Drive)<sup>1</sup> (**Figure 1**).
- C. Establishment of the C-1 and C-1A zoning districts did not include rezoning the lots and parcels in the districts to C-1 and C-1A respectively. Instead, the lots and parcels became “eligible” for rezoning. The criterion for rezoning C-1 and C-1A differs as follows:
- 1) **C-1 District.** Rezoned by an application from the property owner, application from the City administration, or a motion from the City Council. (App A., Part 2, Section 2.16A)
  - 2) **C-1A District.** Rezoned by an application from the property owner, application from the City administration, a motion from the City Council, or “...may be rezoned to C-1A if the current use changes to a less intense use allowed by C-1A or if the current use is vacant for more than 12 months.” (App A., Part 2, Section 2.16B)
- D. Jurisdiction of the Fremaux Ave-Shortcut Highway Corridor is split between City of Slidell and St. Tammany Parish. Parish zoning along the corridor is mixed, including the following districts (**Figure 2**):
- 1) **NC-1 Professional Office.** NC-1 “...provide[s] for the location of small professional offices in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact.” Automotive repairs shops are prohibited. (St. Tammany Parish Code of Ordinances, Ch. 130, Article IV, Division 16)
  - 2) **NC-4 Neighborhood Institutional.** NC-4 “...provide[s] for the location of uses which provide a service at the neighborhood level but could result in large influx of customers or clientele at a specific time because of scheduled gatherings, classes, or meetings.” Automotive repairs shops are prohibited. (St. Tammany Parish Code of Ordinances, Ch. 130, Article IV, Division 19)
  - 3) **HC-1 Highway Commercial.** HC-1 “...provide[s] for the location of limited-scale highway commercial uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.” Automotive repairs shops are prohibited. (St. Tammany Parish Code of Ordinances, Ch. 130, Article IV, Division 24)
- E. **Mixed Zoning Along Corridor.** The City’s policy of retaining prior zoning and the intermix of parish and city jurisdiction has led to mixed zoning along the corridor (**Figures 1 and 2**). Mixed zoning has led to inconsistent regulation between adjacent lots and parcels, including the presence of nonconforming (more intense) land uses and limited land use transitions between lots to mitigate the effects of more intense zoning district standards.
- F. **Automotive Repair.** Neither the C-1 nor the C-1A districts permit automotive repair or maintenance, but there are automotive repair and maintenance businesses operating along the Corridor, both in the City and Parish, including:
- 1) *Lawless Automotive Customs.* Located at 1214 Fremaux Ave and zoned in the City of Slidell as C-4. The business currently appears to specialize in custom auto body and paint work.
  - 2) *Parish Cab.* Located at 1189 Fremaux Avenue and zoned in City of Slidell as C-1. The business currently appears to have equipment and facilities that provide automotive repair

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<sup>1</sup> See Ord. 4035.

and maintenance as an accessory use to the principal use of cab company, including engine replacement.

- 3) *Radiator Shop*. Located at 224 Fremaux Avenue and zoned in the City of Slidell as C-3. The Radiator Shop current appears to provide automotive repairs and maintenance.
- 4) *Williams Tire*. Located at 1584 Short Cut Highway and zoned in the Parish as NC-4. Williams Tire appears to currently provide tire and automotive repair and maintenance.
- 5) *Tire Shop (under construction)*. Located on Shortcut Highway and zoned in the City of Slidell as C-4. The business currently appears to be a tire and automotive repair shop under construction. The boundary of the C-1A district was amended to exclude this lot, and upon annexation it was zoned as C-4.

**G. Automotive Repair Definitions/Descriptions.** The City of Slidell does not have a definition of “automotive repair and maintenance”. The below definitions are provided for consideration.

- 1) American Planning Association’s A Planners Dictionary (PAS Report 521-522).

*Automobile repair services establishment.* An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, and transmission work, provided it is conducted within a completely enclosed building. (North Liberty, Iowa)

- 2) North American Industry Classification Systems (NAICS).

- a) *General Automotive Repair (NAICS 811111)*. This U.S. industry comprises establishments primarily engaged in providing: (1) a wide range of mechanical and electrical repair and maintenance services for automotive vehicles, such as passenger cars, trucks, and vans, and all trailers, or (2) engine repair and replacement.
- b) *Automotive Body, Paint, and Interior Repair and Maintenance (NAICS 811121)*. This U.S. industry comprises establishments primarily engaged in repairing or customizing automotive vehicle and trailer bodies and interiors; and/or painting automotive vehicles and trailer bodies.

**H. Automotive Repair Nuisances.**

- 1) *Noise*. Pneumatic tools, trucks emptying dumpsters, and other equipment can create noise that can travel long distances.
- 2) *Vehicles*. Auto repair shops can have a large number of vehicles stored on the lot waiting to be worked on, picked up, or junked that can create an unsightly appearance out of character with the intent of the Corridor.
- 3) *Storage of parts, chemicals, and materials*. Vehicle repairs require the storage and disposal of parts, chemicals and materials that—if not stored and handled properly—can create a hazard and an unsightly appearance out of character with the intent of the Corridor.
- 4) *Automotive body and paint repairs*. The machinery and processes used in automotive body repair are generally larger and louder given the requirement to fabricate, shape, and grind metal parts. Automotive body repair generates and must store a greater amount of scrap and junk as a byproduct of their processes.

## 2. Conclusions.

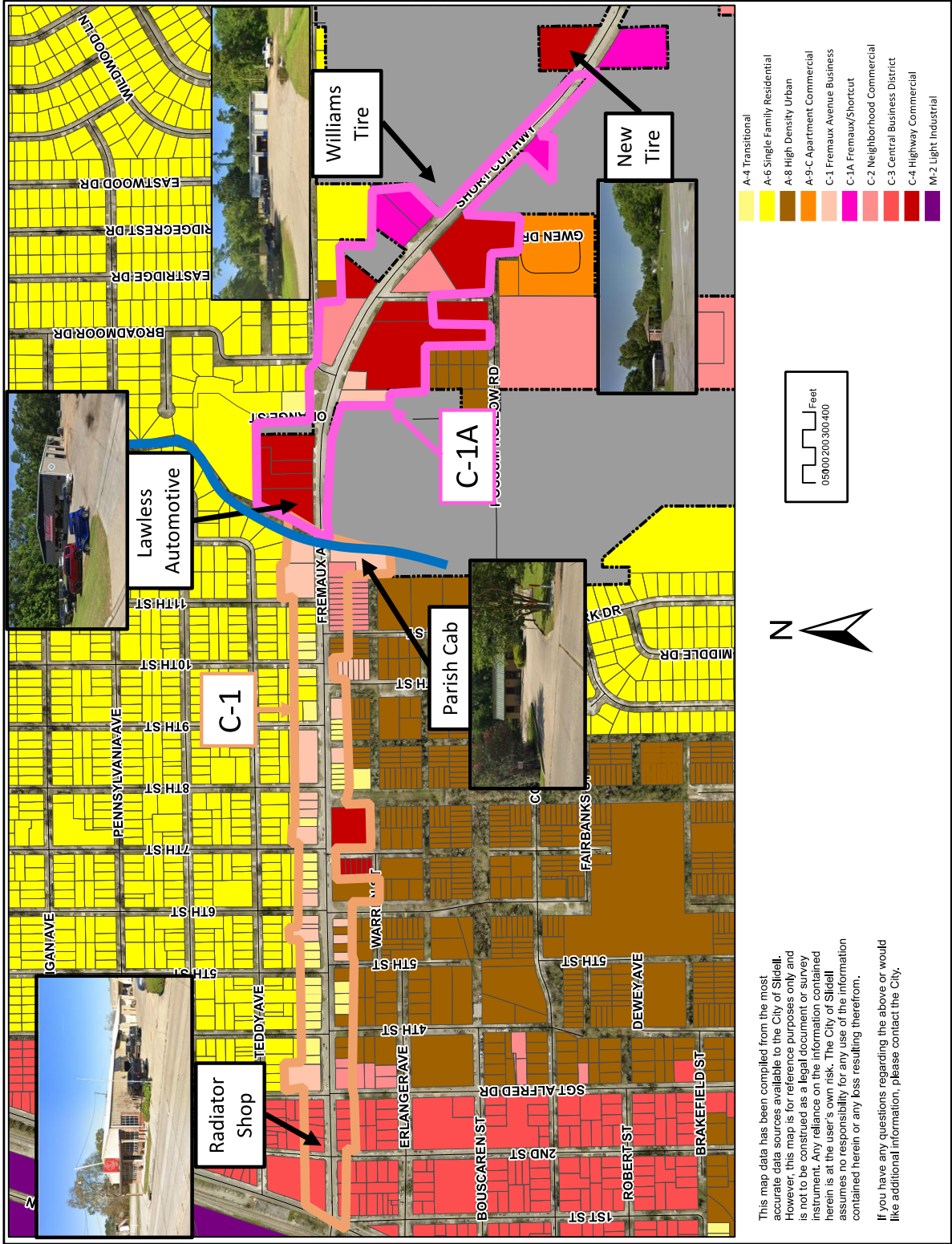
- A. Automotive repair processes can create noise, particulates, and junk that can become nuisance to neighboring properties and degrade the appearance of the Corridor.
- B. Automotive body repair and painting can be more disruptive on neighboring properties and – without close regulation and enforcement—could result in the creation of junk yards.
- C. Conditions can be imposed to mitigate the possible adverse effects of automotive repair on neighboring property and maintain the appearance of the Corridor.
- D. While automotive repair is not permitted by either City or Parish zoning, there are several automotive repair establishments in operation along the Corridor that pre-existed current zoning or are “hold-over” zoning classifications that were retained when the area was rezoned C-1 and C-1A.
- E. Land use regulation inconsistencies, as a result of mixed zoning along the Fremaux Ave-Shortcut Highway Corridor, make consistent land use regulation and decision-making along this Corridor challenging.

## 3. Recommendations.

- A. Amend the City of Slidell Code of Ordinances, Appendix A: Zoning, Part 9: Definitions to add:
  - Automotive Repair and Maintenance:* Establishments primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, and transmission work, provided all activities are conducted within a completely enclosed building.
  - Automotive Body and Paint Repair:* Establishments primarily engaged in repairing or customizing automotive vehicle and trailer bodies and interiors; and/or painting automotive vehicles and trailer bodies.
- B. Amend C-1 and C-1A districts to add Automotive Repair and Maintenance only—not Automotive Body and Paint—as a Conditional Use with the following conditions applied to all applications and augmented with other site-specific conditions by the City Council based on a recommendation from the Zoning Commission:
  - 1) No automotive repair bays can face Fremaux Ave-Shortcut Highway or a residential lot.
  - 2) All vehicles being repaired or maintained must be stored either inside a building or in yard enclosed with eight (8) foot tall opaque fences on all sides, so as to completely obscure views of vehicles from adjacent sites and the public right of way.
- C. To enhance consistent treatment of land uses along this Corridor, conduct an Area Study to consider the rezoning of:
  - 1) Properties fronting on Fremaux Avenue (U.S. Hwy 190) between Front Street (U.S. Hwy 11) and W-14 Canal to C-1 Fremaux Ave Business District.
  - 2) Properties fronting on Fremaux Ave-Shortcut Highway (U.S. Hwy 190) between W-14 Canal and Beth Drive as C-1A Fremaux /Shortcut Highway.

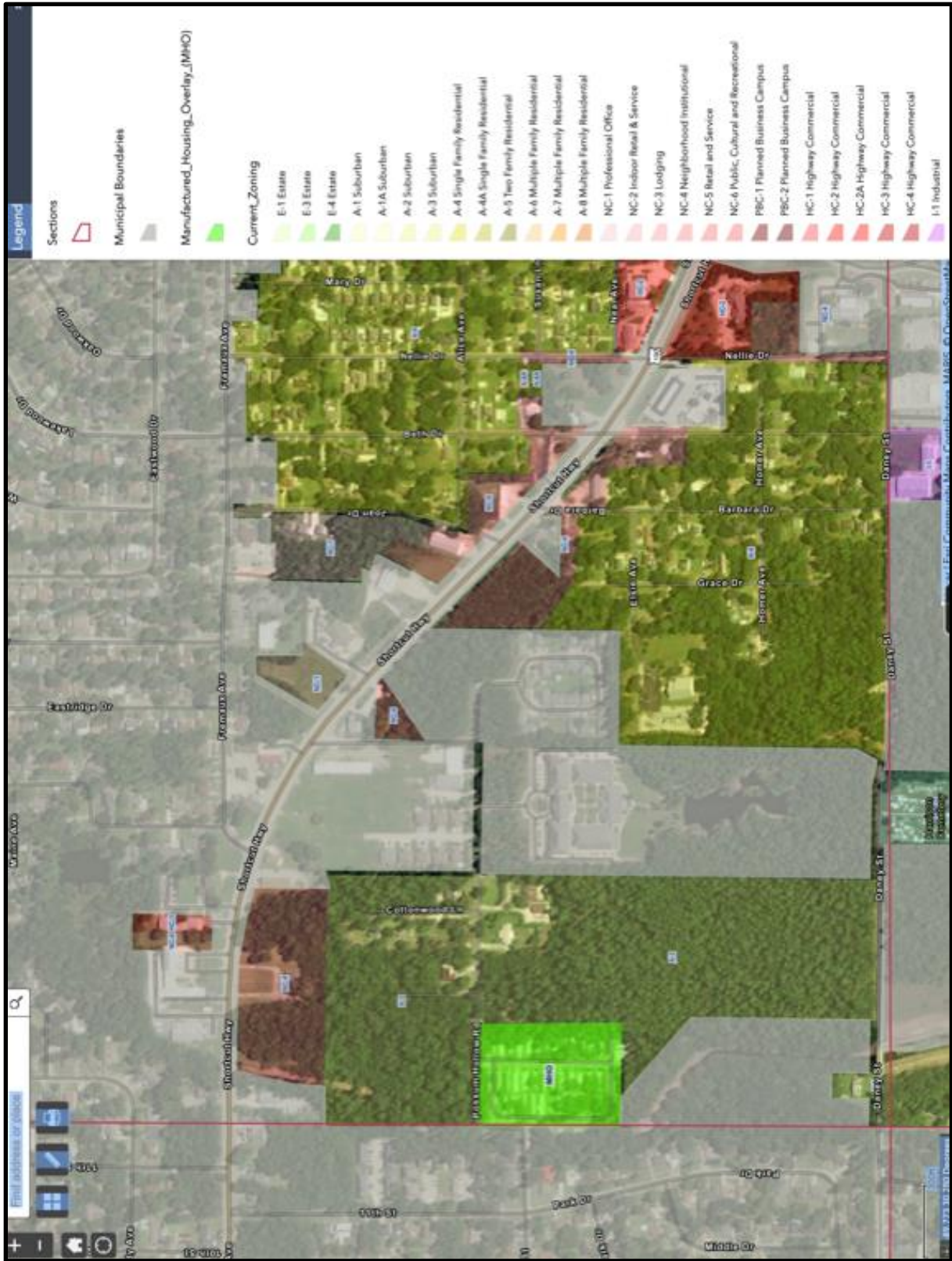


Figure 1: Fremaux Ave -Short Cut Hwy Corridor



This map data has been compiled from the most accurate data sources available to the City of Slidell. However, this map is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. The City of Slidell assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. If you have any questions regarding the above or would like additional information, please contact the City.

Figure 2: St. Tammany Parish Zoning Fremaux Ave-Shortcut Hwy Corridor





Staff Report

## Case No. A22-06 & Z22-08

Annexation and Establishment of City Zoning Classification of Properties along Gause Blvd, extending to Coral Dr and Amber St

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**Location:** Lots 1, 2, 3, 4, and 8A, Square 17, Pearl Acres Subdivision  
(Figure 1 and surveys in attached application).

**Petitioner:** Nunnally Pollard Development.

**Zoning:** St. Tammany Parish, HC-2 Highway Commercial.

**Future Land Use:** Commercial.

**Requests:** Annexation and rezoning to City of Slidell, C-4 Highway Commercial.

**Parish Concurrence:** Not required.

**Timeline:**

Organization	Consent/Introduction	Public Hearing
Planning and Zoning Commission	10-17-2022	11-14-22
St. Tammany Parish Council	N/A	N/A
The City of Slidell Council	12-06-2022	1-10-2023

**Recommendations/Concurrence:**

Organization	Recommendation/Concurrence
Planning Department	Annex and zone C-4 Highway Commercial
Planning and Zoning Commission	TBD
St. Tammany Parish Council	N/A

### 1. Findings.

A. *Location.* Lots 1, 2, 3, and 8A, Square 17, Pearl Acres Subdivision (**Figure 1**). The property is east of the intersection of Gause Blvd East and Amber Dr. and is bounded by:

- 1) North: Coral Ave.
- 2) East: Multi-family complex and commercial business.
- 3) South: Gause Blvd East.
- 4) West:
  - a) Southern half: French Branch (natural waterway).
  - b) Northern half: Amber St.

B. *Existing conditions.* The petitioned property has:

- 1) Lots 1, 2, and 3, Square 17, Pearl Acres Subdivision.
    - a) Owner: Nunnally Pollard Development.
    - b) Zero (0) registered voters (Certificates of Registrar of Voters dated September 15, 2022).
    - c) An assessed value = \$3,708. The property owner, who represents \$3,708 (100%) of the assessed value of the property, signed the Annexation Petition (Assessors Certificate of Ownership dated September 13, 2022).
  - 2) Lot 8A, Square 17, Pearl Acres Subdivision.
    - a) Owner: Theriot Holdings, LLC.
    - b) Zero (0) registered voters (Certificates of Registrar of Voters dated September 15, 2022).
    - c) An assessed value = \$4,000. The property owner, who represents \$4,000 (100%) of the assessed value of the property, signed the Annexation Petition (Assessors Certificate of Ownership dated September 13, 2022).
- C. *Eligibility for Annexation.* The petitioned property is contiguous with the City’s corporate limit along its southern and southwestern property line making it approximately 25% contiguous with the City boundary (**Figure 1**).
- D. *Consistency with Slidell 2040 Comprehensive Plan.* The property is in the City of Slidell’s Growth Management Zone. The Slidell 2040 Comprehensive Plan identifies the future land use of the property as commercial.
- E. *Zoning (Figure 2).*
- 1) *St. Tammany Parish zoning.* The property is currently zoned HC-2 Highway Commercial. Adjacent properties that will remain in St. Tammany Parish are currently zoned:
    - a) North (north of Coral Ave): HC-1 Highway Commercial.
    - b) East: HC-2 Highway Commercial.
    - c) South (across Gause Blvd East): HC-3 Highway Commercial.
    - d) Northwest (across Amber St.): A-3 Suburban.
  - 2) *City of Slidell zoning.*
    - a) Southwest (across French Branch): C-4 Highway Commercial.
  - 3) *Zoning comparison.* Compatible. **Figure 3** compares St. Tammany Parish HC-2 Highway Commercial permitted and conditional uses with City of Slidell C-4 Highway Commercial.
- F. *Sales Tax Enhancement Plan.* As rezoning to City of Slidell C-4 Highway commercial from St. Tammany Parish HC-2 Highway commercial will not be an intensification of use, the City and Parish should split sales tax 50/50.
- G. *Access and Utilities (Figure 1).*
- 1) *Access.* The subject property has frontage on Gause Blvd East, Amber St., and Coral Ave. All of which are public rights-of-way.
  - 2) *Water.* There is an eight-inch water line located at the property’s western boundary line in the Gause Blvd East right-of-way.

- 3) *Fire Service.* There is a fire hydrant located near the property's western boundary line in the Gause Blvd East right-of-way.
- 4) *Sewer.* There is an eight-inch gravity sewer line located at the property's western boundary line in the Gause Blvd East right-of-way.
- 5) *Storm Water Drainage.* Storm water flows into Gause Blvd East drainage system.

H. *Flood Zone.*

- 1) *Effective FIRM:* A1 Zone with BFE of twelve (12) feet.
- 2) *ABFE:* Not applicable.
- 3) *Design Flood Elevation (DFE):* Fourteen (14) feet (BFE of twelve (12) feet+ two (2) feet of freeboard).
- 4) *Ground Height.* Varies. Nine point six (9.6) feet msl near southern property line to ten point four (10.4) feet in the northern part of the property.

I. *Wetlands.* Upon review of the U. S Department of Wildlife and Fisheries National Wetlands Inventory Map (**Figure 4**) French Branch, which abuts the southwest part for the property, is classified as R2UBH.

- R = Riverine
- 2 = Lower Perennial.
- UB = Unconsolidated Bottom
- H = Permanently Flooded.

Development on land outside the defined waterway can occur, but care will need to be taken during construction and development to ensure wetlands are not adversely impacted by runoff or erosion.

## 2. Conclusions.

- A. The property identified as Lots 1, 2, 3 and 8A, Square 17, Pearl Acres Subdivision are eligible for annexation (**Figure 1**).
- B. Both the proposed annexation and rezoning of the property to C-4 Highway Commercial are consistent with the Slidell 2040 Comprehensive Plan.
- C. Zoning the property C-4 Highway Commercial would not be an intensification of zoning from St. Tammany Parish HC -2 Highway Commercial.
- D. Access to the property from a public right-of-way is available from Gause Blvd East, Amber St. and Coral Ave.
- E. The property can be supported by utilities. If developed, owner will have to extend sewer and water lines east along Gause Blvd right-of-way in line with the property's eastern boundary.
- F. Any development on the property will be required to comply with the City's Floodplain regulations to include construction of the lowest habitable floor above the City's DFE of fourteen (14) feet.
- G. The adjacent wetlands must be protected from adverse impacts from development (i.e., runoff and erosion).

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**3. Recommendation.**

- A. The City of Slidell annex the subject property which includes Lots 1, 2, 3, and 8A, Square 17, Pearl Acres Subdivision (**Figure 1**).
- B. The annexed property be zoned City of Slidell C-4 Highway Commercial.

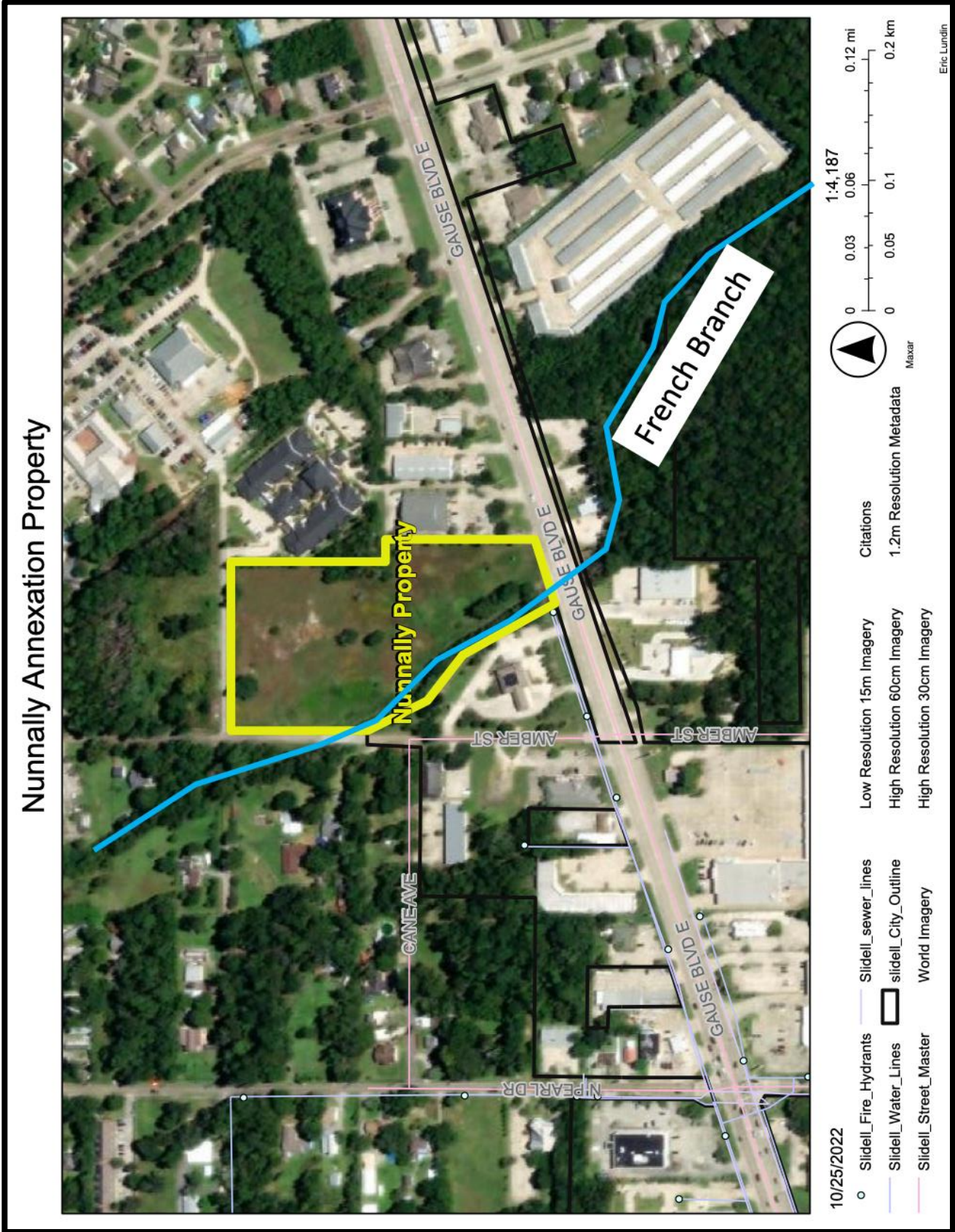


Figure 1: Nunnally Annexation Property Location Map

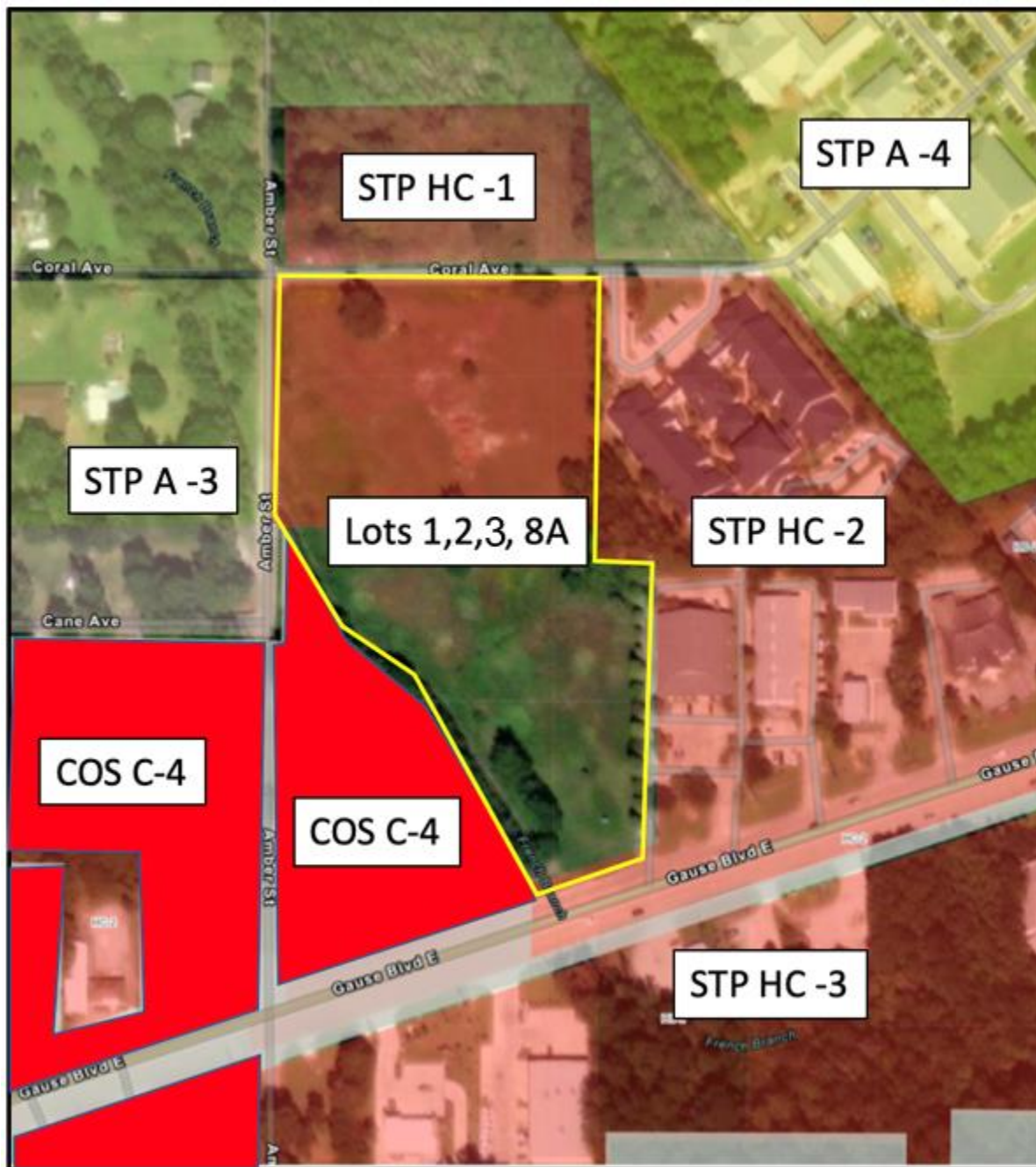
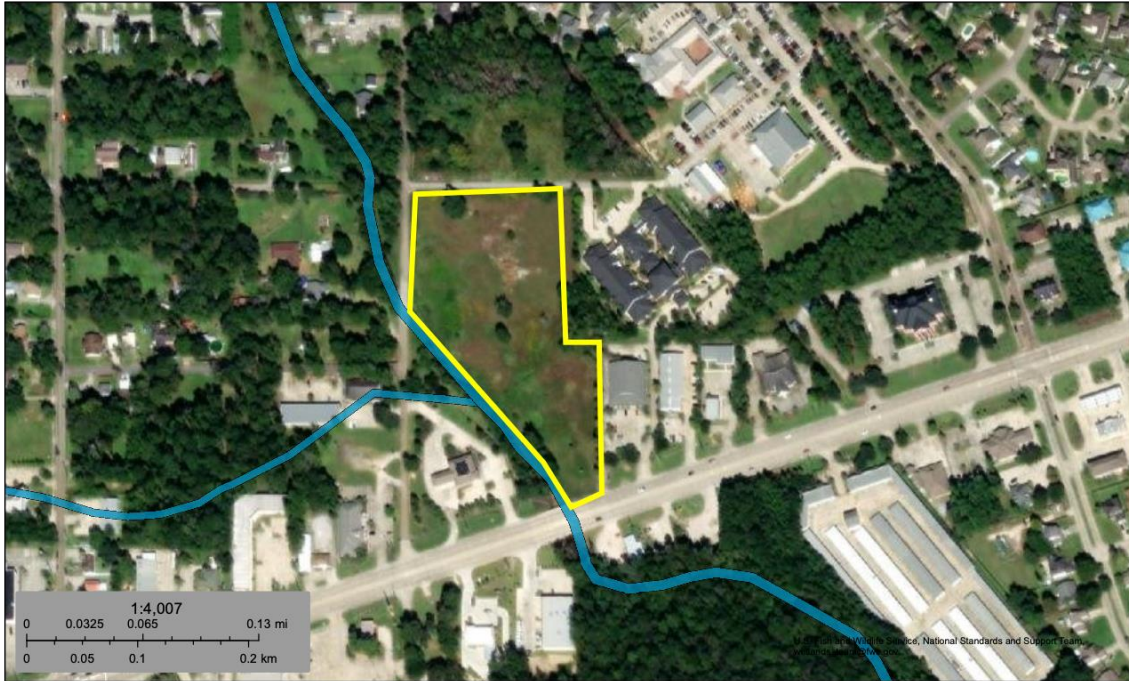


Figure 2: St Tammany Parish and City of Slidell Zoning



<b>Parish Permitted Uses</b>	<b>Parish HC-2</b>	<b>City C-4</b>
Printing Establishments	Green	Red
Indoor Research & Testing	Green	Red
Specialty Food Processing	Green	Red
Parking Lots	Green	Yellow
Portable Storage Containers	Green	Yellow
Display of Pre-Assembled Equipment	Green	Yellow
Veterinary Clinics	Green	Green
Warehouse Centers	Green	Green
Liquor Stores	Green	Green
Commercial Kennels	Green	Green
Outdoor Storage Yards	Green	Green
Automotive Repairs	Green	Green
Automotive Sales	Green	Green
Health Establishments	Green	Green
Home Building Supply Show Rooms	Green	Green
Publishing Establishments	Green	Green
Drug Stores	Green	Green
Dry Cleaning	Green	Green
Laundries	Green	Green
Auditoriums	Green	Green
Car Wash	Green	Green
Banks	Green	Green
Drive-In Restaurants	Green	Green
Athletic/ Cardio Studios	Green	Green
Restaurants	Green	Green
Grocery Stores	Green	Green
Farmer's Market	Green	Green
Automotive Parts Stores	Green	Green
Business Schools	Green	Green
Catering Establishments	Green	Green
Department Stores	Green	Green
Funeral Homes	Green	Green
Parcel Post Delivery Stations	Green	Green
Clinics	Green	Green
Gas Stations	Green	Green
Offices	Green	Green
Parks	Green	Green
Fine Arts Buildings	Green	Green
Clubs, Lodges, etc.	Green	Green
Lodging	Green	Green
Dental Laboratories	Yellow	Green
Army Surplus Sales	Yellow	Green
Pizza Parlors	Yellow	Green
Photographic Studios	Yellow	Green
Dry Goods Stores	Yellow	Green
Shoe Stores	Yellow	Green
<b>Parish Conditional Uses</b>	<b>Parish HC-2</b>	<b>City C-4</b>
Seasonal Seafood Peddlers	Yellow	Red
Seasonal Produce Stands	Yellow	Red
Wholesale Merchandise Broker	Yellow	Green
Snowball Stands	Yellow	Green
Christmas Tree Sales	Yellow	Green
Convenience Stores (With Gas)	Yellow	Green
Single-Family Dwelling	Yellow	Green
Notes		
Permitted Use	Green	Green
Conditional or no exact match	Yellow	Yellow
Prohibited	Red	Red

Figure 3: Comparison of St. Tammany Parish and City of Slidell Zoning



October 25, 2022

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

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National Wetlands Inventory (NWI)  
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Figure 4: US Wildlife and Fisheries Wetlands Delineation Map



STAFF REPORT

Case No. A22-07 & Z22-09

Annexation and Establishment of City Zoning Classification of Property located along the south side of Gause Blvd West (Hwy 190) between intersections of Northshore Blvd and Mall Blvd

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

**Location:** The subject property is 2.027 acres located in Section 37, T8S, R14 and further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022, which is included in the attached annexation application (**Figure 1 & 5**).

**Petitioner:** Bayou Liberty Property, LLC

**Zoning:** St. Tammany Parish, HC-2 Highway Commercial

**Future Land Use:** Commercial

**Requests:** Annexation and rezoning to City of Slidell, C-4 Highway Commercial

**Parish Concurrence:** Not required

**Timeline:**

Organization	Consent/Introduction	Public Hearing
Planning and Zoning Commission	10-17-2022	11-14-22
St. Tammany Parish Council	N/A	N/A
The City of Slidell Council	12-06-2022	1-10-2023

**Recommendations/Concurrence:**

Organization	Recommendation/Concurrence
Planning Department	Annex and zone C-4 Highway Commercial
Planning and Zoning Commission	TBD
St. Tammany Parish Council	N/A

**1. Findings.**

- A. *Location.* The subject property is 2.027 acres located in Section 37, T8S, R14 and further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022. The property is located on the south side of US Hwy 190 (Gause Blvd West) between intersections with Northshore Blvd and Mall Blvd (**Figure 1 and 5**).
- B. *Existing conditions.* The petitioned property has:
  - 1) Zero (0) registered voters (Certificate of Registrar of Voters dated September 29, 2022).

- 2) An assessed value of \$37,419. The property owner, who represents \$37,419 (100%) of the assessed value of the property, signed the Annexation Petition (Assessors Certificate of Ownership dated September 29, 2022).
- C. *Eligibility for Annexation.* The petitioned property is contiguous with the City's corporate limit along its northern and eastern property line making it approximately 80% contiguous with the City boundary (**Figure 1**).
- D. *Consistency with Slidell 2040 Comprehensive Plan.* The property is in the City of Slidell's Growth Management Zone. The Slidell 2040 Comprehensive Plan identifies the future land use of the property as commercial.
- E. *Zoning (Figure 2).*
- 1) *St. Tammany Parish zoning.* The property is currently zoned HC-2 Highway Commercial. Adjacent property that will remain in St. Tammany Parish is currently zoned:
    - a) South boundary: A-2 Suburban.
    - b) West boundary: A-2 Suburban.
  - 2) *City of Slidell zoning.*
    - a) East Boundary: City of Slidell C-4 Highway Commercial.
    - b) North across US Hwy 190 (Gause Blvd): City of Slidell C-4 Highway Commercial.
    - c) Mall Area north side of US Hwy 190 (Gause Blvd): C-6 Shopping Mall.
  - 3) *Zoning comparison.* Compatible. **Figure 3** compares St. Tammany Parish HC-2 Highway permitted and conditional uses with City of Slidell C-4 Highway Commercial.
- F. *Sales Tax Enhancement Plan.* As rezoning to City of Slidell C-4 Highway commercial from St. Tammany Parish HC-2 Highway commercial will not be an intensification of use, the City and Parish will split sales tax 50/50.
- G. *Access and Utilities (Figure 1).*
- 1) *Access.* The subject property has frontage on US Hwy 190 (Gause Blvd. West).
  - 2) *Water.* The City of Slidell has an existing eight (8) inch water line located across US Hwy 190 (Gause Blvd. West) which must be extended approximately one hundred seventy-five (175) feet under US Hwy 190 (Gause Blvd. West) to support development of the site.
  - 3) *Fire Service.* There is currently no fire hydrant located within three hundred (300) feet of the property. If the property is developed, a fire hydrant must be installed. The extension of the eight (8) inch water line can support a fire hydrant.
  - 4) *Sewer.* The City of Slidell has an existing sewer main located across US Hwy 190 (Gause Blvd West) which must be extended approximately one hundred seventy-five (175) feet under US Hwy 190 (Gause Blvd West) to support development of the site.
  - 5) *Storm Water Drainage.* Storm water flows into drainage ditches along both US Hwy 190 (Gause Blvd West).

H. *Flood Zone.*

1) *Effective FIRM:*

- a) West portion: A2 Zone with a BFE of approximately twelve (12) feet above msl
- b) East Portion: Zone B

2) *ABFE:* Not applicable.

3) *Ground Height.* Approximately Twelve (12) feet above mean sea level (msl) as determined by LIDAR data.

I. *Wetlands.* Upon review of the U. S Department of Wildlife and Fisheries National Wetlands Inventory Map (**Figure 4**) there are no wetlands on or near the Sizeler property.

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**2. Conclusions.**

- A. The subject property consisting of 2.027 acres located in Section 37, T8S, R14 and further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022 and is eligible for annexation (**Figure 5**).
  - B. Both the proposed annexation and rezoning of the property to C-4 Highway Commercial are consistent with the Slidell 2040 Comprehensive Plan.
  - C. Zoning the property C-4 Highway Commercial would not be an intensification of zoning from St. Tammany Parish HC -2 Highway Commercial.
  - D. Access to the property from a public ROW is available from US Hwy 190 (Gause Blvd West).
  - E. The property can be supported by utilities that must be installed by the developer of the property. Water and sewer service must be extended approximately one hundred seventy-five (175) feet under US Hwy 190 (Gause Blvd West) to the property and a fire hydrant must be installed.
  - F. Development of the property will not have an adverse effect on the City's floodplain.
  - G. Development of the property will not affect a delineated wetland.
- 

**3. Recommendation.**

- A. The City of Slidell annex the subject property, which is 2.027 acres and located in Section 37, T8S, R14, further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022 (**Figure 5**).
- B. The annexed property be zoned City of Slidell C-4 Highway Commercial.

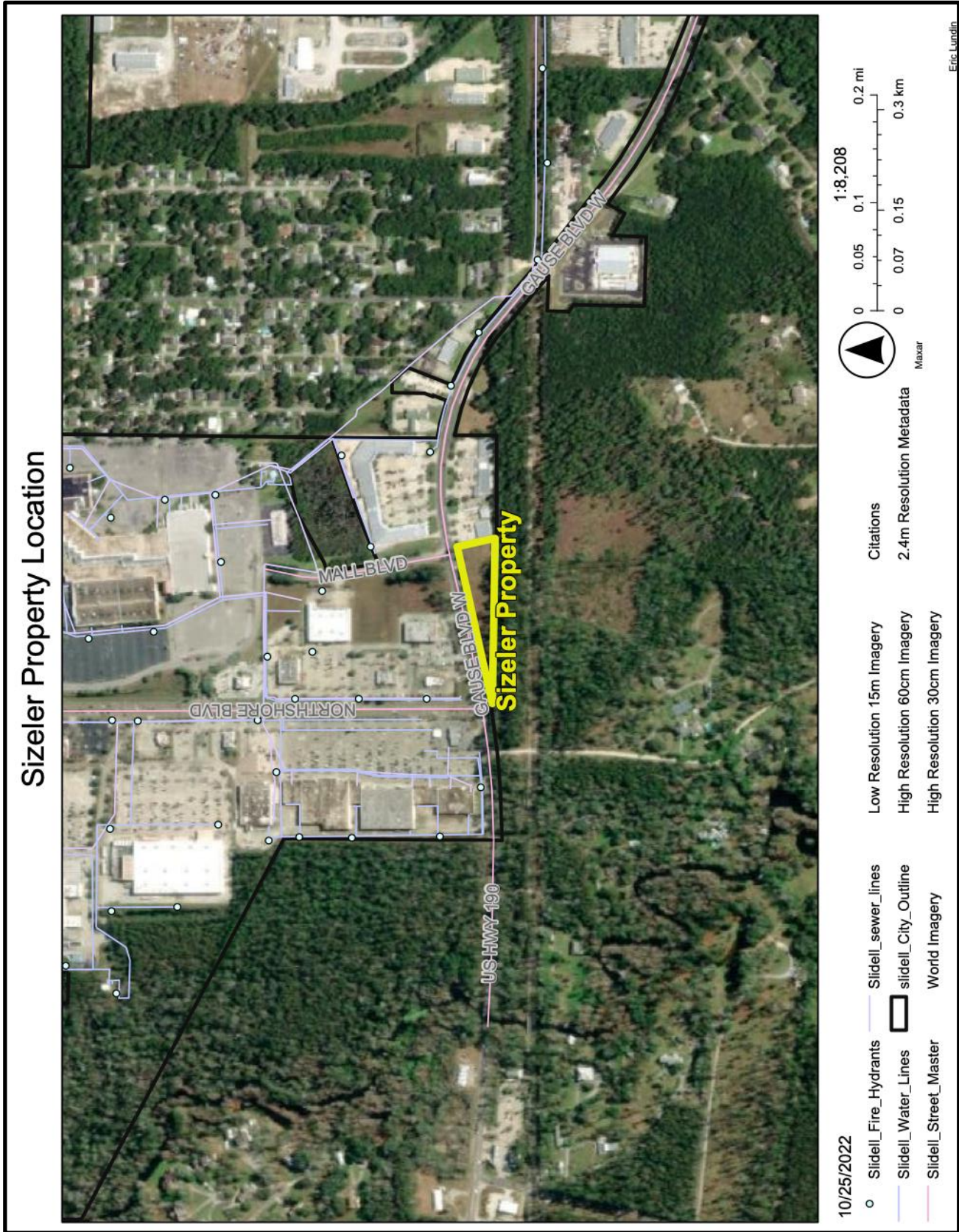


Figure 1: Sizer Property

### Sizeler City Of Slidell Map

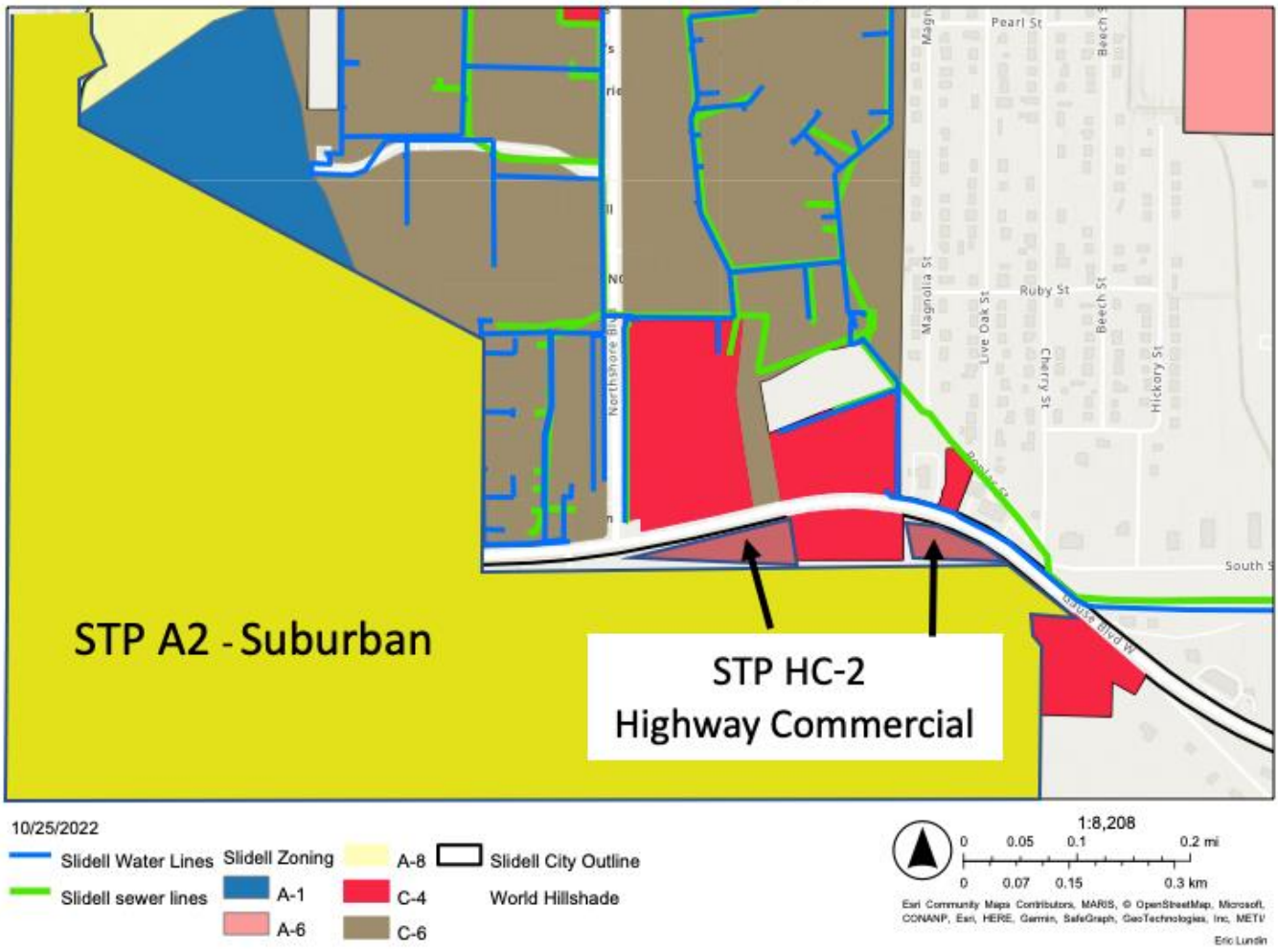


Figure 1: St Tammany Parish and City of Slidell Zoning









<b>Parish Permitted Uses</b>	<b>Parish HC-2</b>	<b>City C-4</b>
Printing Establishments	Green	Red
Indoor Research & Testing	Green	Red
Specialty Food Processing	Green	Red
Parking Lots	Green	Yellow
Portable Storage Containers	Green	Yellow
Display of Pre-Assembled Equipment	Green	Yellow
Veterinary Clinics	Green	Green
Warehouse Centers	Green	Green
Liquor Stores	Green	Green
Commercial Kennels	Green	Green
Outdoor Storage Yards	Green	Green
Automotive Repairs	Green	Green
Automotive Sales	Green	Green
Health Establishments	Green	Green
Home Building Supply Show Rooms	Green	Green
Publishing Establishments	Green	Green
Drug Stores	Green	Green
Dry Cleaning	Green	Green
Laundries	Green	Green
Auditoriums	Green	Green
Car Wash	Green	Green
Banks	Green	Green
Drive-In Restaurants	Green	Green
Athletic/ Cardio Studios	Green	Green
Restaurants	Green	Green
Grocery Stores	Green	Green
Farmer's Market	Green	Green
Automotive Parts Stores	Green	Green
Business Schools	Green	Green
Catering Establishments	Green	Green
Department Stores	Green	Green
Funeral Homes	Green	Green
Parcel Post Delivery Stations	Green	Green
Clinics	Green	Green
Gas Stations	Green	Green
Offices	Green	Green
Parks	Green	Green
Fine Arts Buildings	Green	Green
Clubs, Lodges, etc.	Green	Green
Lodging	Green	Green
Dental Laboratories	Yellow	Green
Army Surplus Sales	Yellow	Green
Pizza Parlors	Yellow	Green
Photographic Studios	Yellow	Green
Dry Goods Stores	Yellow	Green
Shoe Stores	Yellow	Green
<b>Parish Conditional Uses</b>	<b>Parish HC-2</b>	<b>City C-4</b>
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Figure 3: Comparison of St. Tammany Parish and City of Slidell Zoning





October 25, 2022

- Wetlands**
- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|   |                                |  | Freshwater Pond                   |  | Riverine |

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*Figure 4: US Wildlife and Fisheries Wetlands Delineation Map*

Figure 5: R. W. Krebbs Survey # 221972 dated September 22, 2022

