

City of Slidell, Louisiana
Planning Commission
Agenda

February 13, 2023 at 7:00pm

Planning Dept. Conference Room, 250 Bouscaren St, Ste 203, 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. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from January 9, 2023
4. **Introduction:**
 - a. **T22-08:** A request to amend City of Slidell Bicycle Master Plan, adopted by Ord. 3735 (June 24, 2014), amended by Ord. 4004 (December 8, 2020); to add a Southwest Loop; by City Administration.
5. **Public Hearing**
 - a. **A22-08:** A request to annex property located along Frank J. Pichon Road, north of Lucille Street; identified as Lots 12, 13, 14, and 15, Square 5, Lake Gardens Subdivision; into the City of Slidell; by Eugene Hotard, HD Land LLC
 - b. **A23-01:** A request to annex property located along Spanish Court, approximately 200 ft north of Old Spanish Trail; identified as Lots 1 through 10 in Square 2, Central Park Subdivision, Section A; into the City of Slidell; by Walter and Shannon Ybos.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be March 20, 2023.



City of Slidell, Louisiana
Planning Commission
Minutes

January 9, 2023 @ 7:00 p.m.

Planning Conference Room-250 Bouscaren Street Suite 203, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:01 p.m.

Commissioners Present

Mary Lou Hilts, Chair
Richard Reardon-7:05
Lance Grant
Landon Washington
Eric Shives

Commissioners Not Present

Michael Newton
Gayle Green

Staff Present

Danny McElmurray, Planning Director
Theresa Alexander, Planner

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Shives to approve minutes of December 12, 2022 as written; Commissioner Grant seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

- a. **T22-08:** A request to amend City of Slidell Bicycle Master Plan, adopted by Ord. 3735 (June 24, 2014), amended by Ord. 4004 (December 8, 2020; to add a Southwest Loop.

ADMINISTRATION REQUESTS THIS ITEM BE TABLED UNTIL THE FEBRUARY 13, 2023 MEETING.

After some discussion between the Commission and Director McElmurray, it was agreed that this matter would be tabled until the February 13, 2023 meeting.

5. **Other Business**

- a. **Continuing Education and Training**

Director McElmurray discussed the Continuing Education Requirements and opportunities available for achieving the requirements.

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

7. **Adjournment.** Meeting adjourned at 7:18 p.m. on motion by Commissioner Washington, seconded by Commissioner Reardon, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.

Location: Frank J Pichon Rd, north of Lucille St (**Figure 1**)

Petitioner: Eugene Hotard, H.D. Land, 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: January 9, 2023

Public Hearing: February 13, 2023

City Council (tentative)

Consent Agenda: March 14, 2023

Public Hearing: April 11, 2023

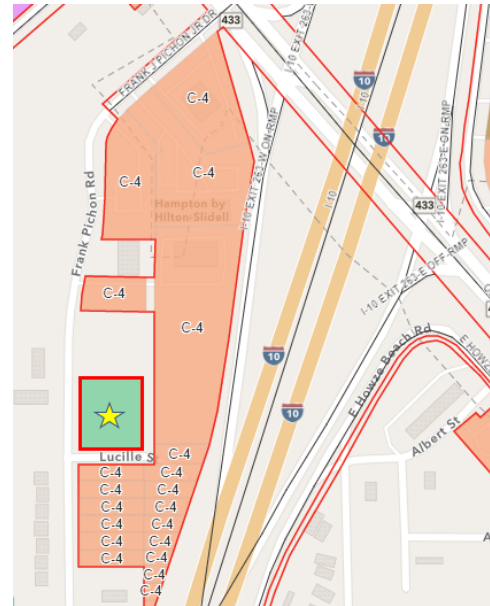


Figure 1. Location map and City zoning

Recommendations

Planning Department
Approval

Planning & Zoning Commissions
To be determined

City Council
To be determined

Findings

1. The petitioned property contains 0.88 acres and is vacant land (**Figures 2 and 3**).

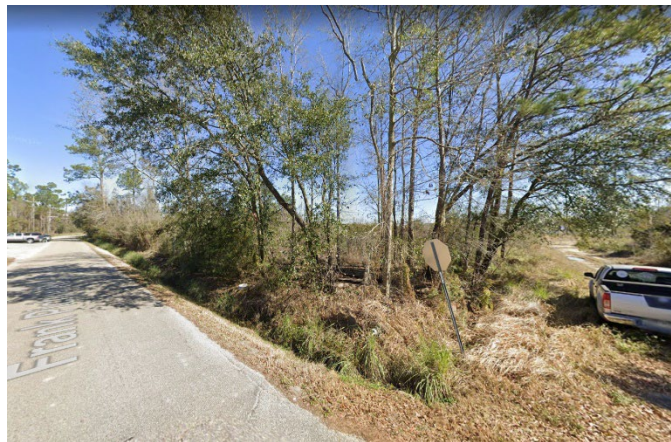


Figure 2. Street view from February 2021

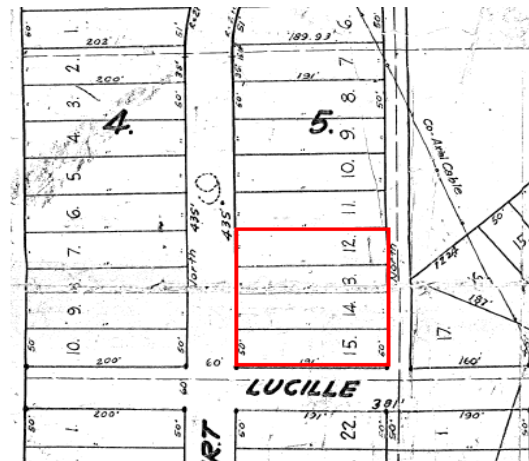


Figure 3. Lake Gardens Subd Map (1956)

2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated November 2, 2022).
 - No resident property owners; and
 - The petitioned property has an assessed value of \$1,650. Non-Resident property owners representing 100% of the assessed value of the petitioned property signed the Annexation Petition, which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated October 31, 2022).
3. The petitioned property is contiguous with the City's corporate limits along the eastern property boundary of 200 ft (26%).
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.
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 located off a major road – Old Spanish Trail.
8. Other nearby properties on Frank J Pichon Rd are zoned Parish HC-2 and City C-4 (**Figures 1 and 4**).
9. C-4 is appropriate for this location because of its location off a major road and proximity to other properties with the same or similar commercial zoning.
10. City water is approximately 1,050 ft feet from the southwest corner of the subject property, just north of Lucille St. City sewer force main is approximately 1,070 feet from the same corner. (**Figure 5**). Because of the distance from City utilities, applicants will not be required to connect to City water and sewer.
11. If applicant choses to connect to the City services, the cost of connection will be applicant's responsibility.



Figure 4. Parish Zoning

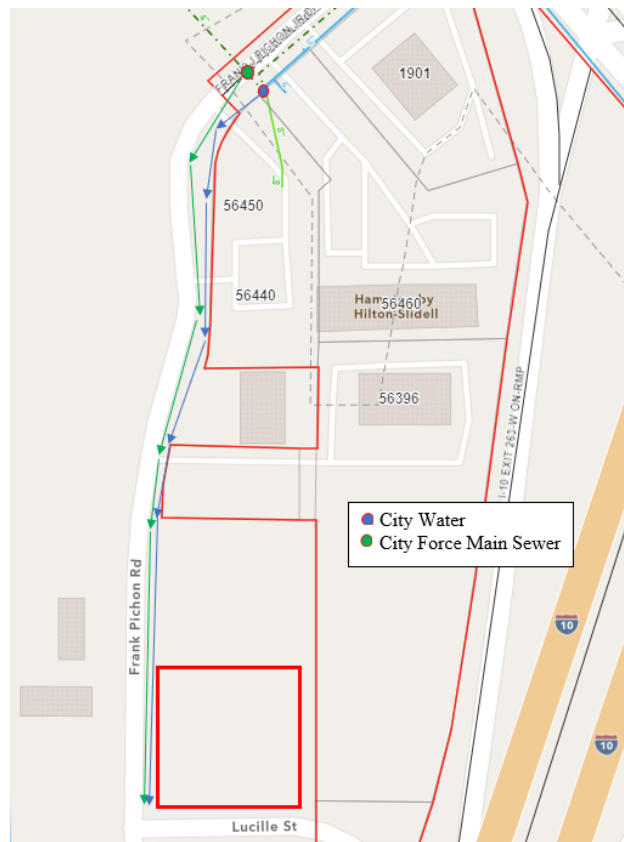


Figure 5. City water and sewer

12. The property is currently in an A5 (FL9) zone. Preliminary maps identify the property within the AE zone with base flood elevation of 13. Approximate ground elevation is at 5.7 ft. Any development on this property will be required to meet the City Flood Ordinances.

13. The Planning Department finds the annexation is reasonable for the following reasons:

- Possible extension of City services.
- Configuration of municipal boundaries to fill in gaps.
- Character of the area is commercial and is needed for future commercial expansion.
- Supported by the City's Comprehensive Plan which identifies this area as Commercial (**Figure 6**).

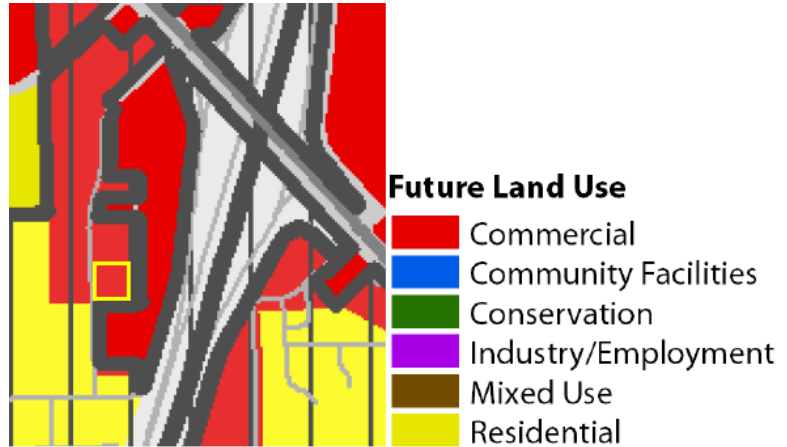


Figure 6. City Future Land Use Map (Comp Plan 2040).

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

Location: Eastern right-of-way line of Spanish Court, approx. 140 ft northeast of Old Spanish Trail (Figure 1)

Petitioner(s): Walter and Shannon Ybos

Zoning: Parish A-4 Single-family residence (Lots 1 & 2) and NC-1 Professional Office (Lots 3-10)

Future Land Use: Commercial

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

Parish Concurrence: Needed; request sent on January 16, 2023

Planning & Zoning Commissions

Consent Agenda: January 9, 2023

Public Hearing: February 13, 2023

City Council (tentative)

Consent Agenda: March 14, 2023

Public Hearing: April 11, 2023



Figure 1. Location map and City zoning

Recommendations

Planning Department
Approval

Planning & Zoning Commissions
To be determined

City Council
To be determined

Findings

1. The petitioned property is identified as Lots 1 through 10 of Square 2, Central Park Subdivision, Section A, contains 0.75 acres and is currently used as outdoor storage with no permanent structure (**Figures 2 and 3**).
2. The petitioned property has:



Figure 2. Street view from May 2022.

- No registered voters (Certificate of Registrar of Voters dated December 13, 2022).
- Two non-resident property owners, all of which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated December 14, 2022).

- The petitioned property is contiguous with the City's corporate limits, sharing 125 feet (24%) along its northern property line with the Amazon Distribution Center at 1914 Town Center Pkwy, which is zoned C-4. **(Figure 3).**
- The subject property has two Parish zones: Lots 1 & 2, A-4 Single-family residential; and Lots 3 through 10, NC-1 Professional Office **(Figure 4).**
- Adjacent properties are zoned A-4 (Parish), HC-2 (Parish), and C-4 (City). C-4 allows similar uses as HC-2; it does not allow more intense uses.
- 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 more intense City zoning proposed. The Parish needs to concur in this annexation; the Planning Department sent a certified letter on January 16, 2023.
- The subject property is located off a major road – Old Spanish Trail.
- The applicants propose to establish City zoning as C-4 Highway Commercial. Other nearby properties on Spanish Court are zoned Parish HC-2 **(Figure 4).**
- C-4 is appropriate for this location because of its location near a major road and proximity to other properties with the same or similar commercial zoning.
- City water is approximately 136 feet from the southwest corner of the subject property along the northern line of Old Spanish Trail. City sewer is approximately 1,000 feet from the same corner, at the southeast corner of

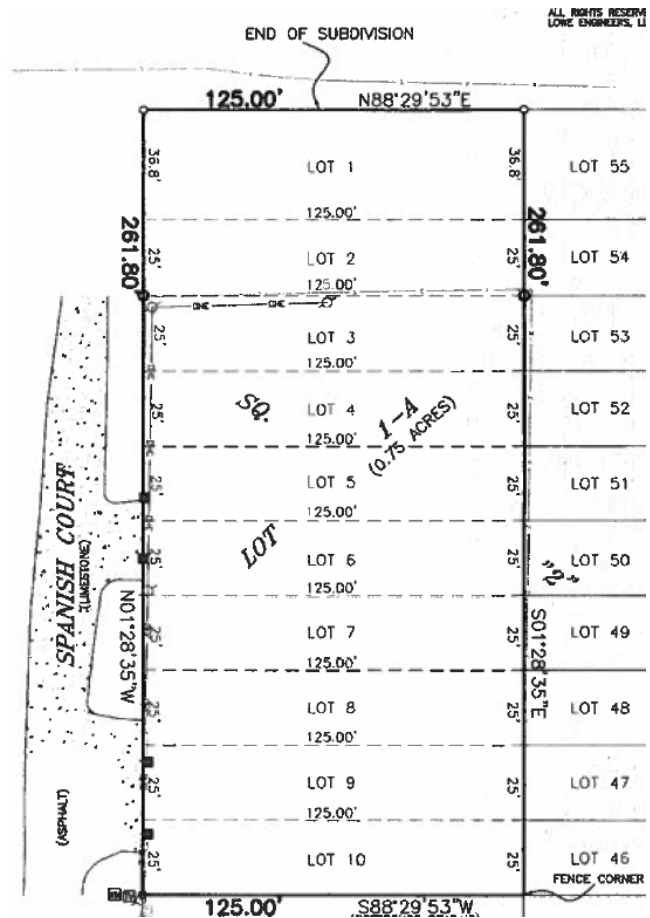


Figure 3. Property survey (2002)



Figure 4. Parish Zoning

the Old Spanish Trail and Faith Dr (**Figure 5**). Applicants understand any development of the property will be required to connect to City water.

11. Providing city water services along Spanish Court could promote additional annexations of commercially zoned properties, increasing revenues to the City. Expense to connect to city services is borne by the property owner of the annexed property.
12. The property is currently in an X flood zone. The proposed Preliminary Maps identifies the property within an AE 12 zone, which would, if adopted, require any development to meet the City's flood ordinances.
13. The Planning Department finds the annexation is reasonable for the following reasons:
 - Possible extension of City services.
 - Configuration of municipal boundaries to fill in gaps, follow natural boundaries.
 - Character of the area, e.g. already commercial is needed for future commercial expansion.
 - Supported by the City's Comprehensive Plan (FLUM Map, **Figure 6**)
14. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.



Figure 5. City water and sewer

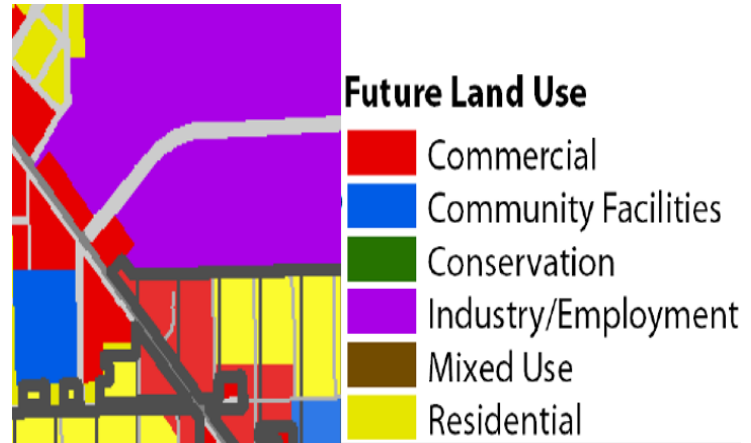


Figure 6. City Future Land Use Map (Comp Plan 2040).