



City of Slidell, Louisiana  
**Planning Commission**  
Agenda

April 17, 2023 at 7:00pm  
City of Slidell Council Chambers, 2045 2<sup>nd</sup> Street, 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)



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1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from March 20, 2023
3. **Public Hearing**
  - a. None
4. **Other Business** **REVISED**  
**S23-03:** Subdivision of A 3.451 Acre Tract INTO Parcel A and Parcel B, located at 1033 and 1041 Ninth Street, North of Dale Drive, South of Dale Drive, into two parcels; requested by St. Tammany Parish School Board.
5. **General and Public Comments**
6. **Adjournment**

*The next Planning Commission meeting will be May 15, 2023.*



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

March 20, 2023 @ 7:00 p.m.

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

1. **Call to Order and Roll Call.** Meeting called to order by Vice Chairperson Reardon at 7:07 p.m.

**Commissioners Present**

Richard Reardon, Vice Chair  
Gayle Green-7:16 p.m.  
Michael Newton  
Landon Washington  
Eric Shives

**Commissioners Not Present**

Mary Lou Hilts, Chair  
Lance Grant

**Staff Present**

Danny McElmurray, Planning Director  
Theresa Alexander, Planner  
Erica Smith, Planning Secretary

2. **Minutes.** Motion by Commissioner Shives to approve minutes of February 13, 2023 as written; Commissioner Washington seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **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; by City Administration.

Introduced by Vice Chair Reardon. Director McElmurray engaged in a conversation with the Commission and Councilmember Nick DiSanti discussing potential paths, properties to be used, ways of handling railroad crossings, maintenance, and funds. The Commission voted on **4 points:**

1. Add the Southwest Loop.
2. Remove the Camp Salmen Connector.
3. Extension of Bayou Pattasat to Heritage Park.
4. Connect Tammany Trace to North Loop at Pennsylvania Avenue.

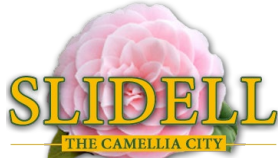
A motion was made by Commissioner Washington to forward it to City Council. Commissioner Shives seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the motion.

4. **Other Business**

There was none.

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

6. **Adjournment.** Meeting adjourned at 8:01 p.m. on a motion by Commissioner Green, seconded by Commissioner Shives, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

# Case No. S23-03

Subdivision of

A 3.451 Acre Tract INTO Parcel A and Parcel B, located at 1033 and 1041 Ninth Street, North of Gause Blvd, into two parcels

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

**Location:** 1033 and 1041 Ninth Street (Figure 1)

**Owner(s):** Congregation of First Presbyterian Church of Slidell

**Applicant:** Jones Fussell, LLC, c/o Jeffrey D. Schoen

**Zoning:** A-6 Single-Family Urban

**Future Land Use:** Community Facilities

**Request:** Subdivide a 3.451 Acre Tract INTO Parcel A and Parcel B, located at 1033 and 1041 Ninth Street, north of Gause Blvd, into two parcels – Parcel A and Parcel B

**Planning Commission:** April 17, 2023

## Staff Recommendation

Approval

## Findings

1. The petitioned property is currently occupied by First Presbyterian Church of Slidell and its accessory building for recreational activities. (Figure 2). It is zoned A-6.
2. The applicant states that it has an agreement with the current owner to purchase Parcel A after subdivision.
3. The subject property is currently zoned A-6, which permits the current use of religious assembly, as well as elementary and secondary schools.
4. The A-6 zoning district does require minimum lot sizes. Parcels A and B will both meet the minimum lot area and width (Table 1).



Figure 1. Location map



Figure 2. Property Current Conditions

- There are currently two buildings within the original parcel: Church (Parcel B) and a Recreational Building (Parcel A). The original construction of the Church and the recreation building met the setback requirements with the church as the primary structure and the recreation building as an accessory. (Figure 3)

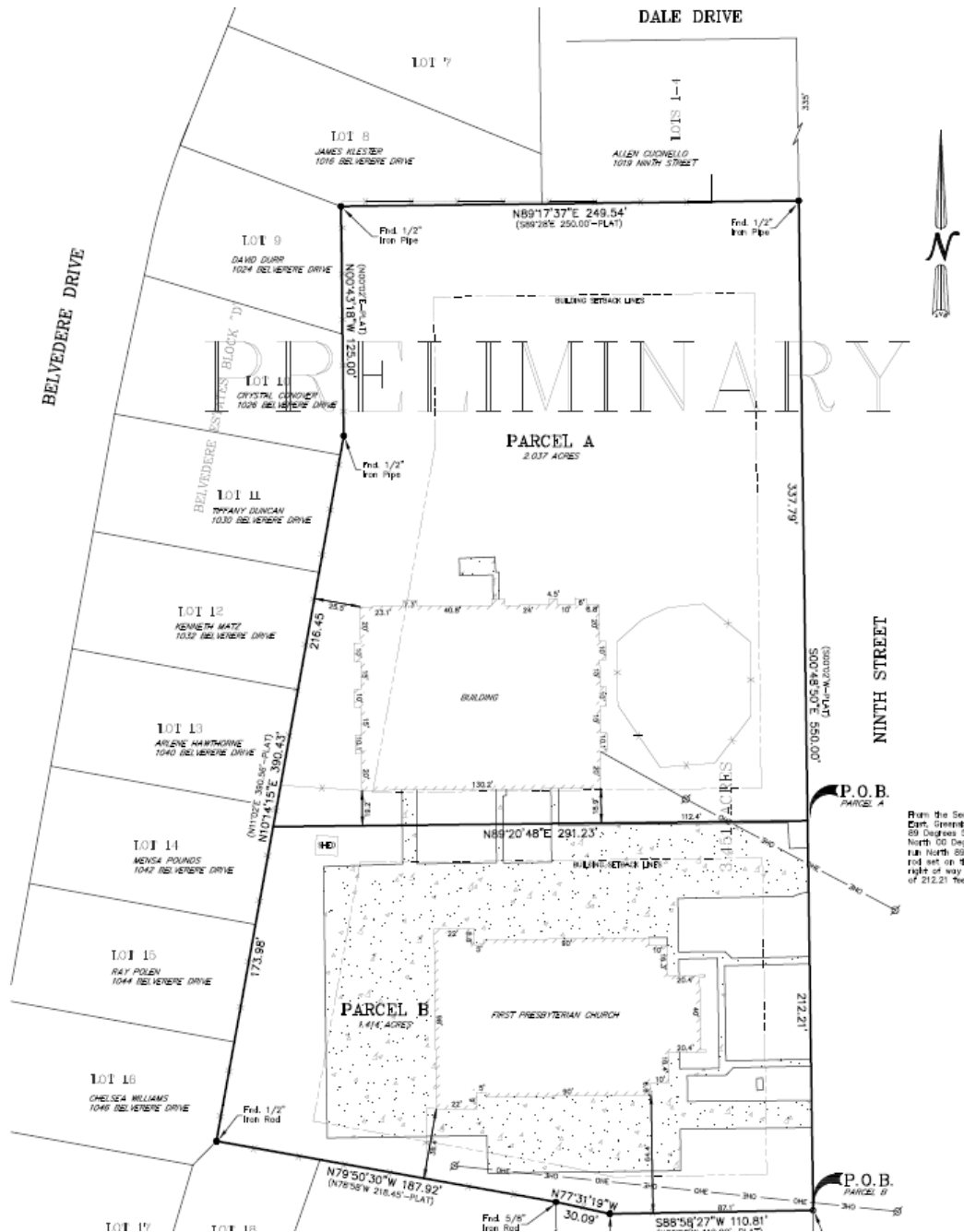


Figure 3. Proposed Subdivision Plat

- Setback and area requirements will be met in creating Parcel B; Parcel A will meet the area requirements, but the recreation building will encroach into the required 25-foot rear yard setback. This building will be considered legal non-conforming as long as it exists. If for any reason the building no longer exists, any new construction will have to meet the ordinances and standards in place at that time.

7. There is public water available to the single parcel located along Ninth Street the entire length of the property. There are public sewer services available to the proposed Parcel B at its southern boundary line along Ninth Street; Parcel A will require access to City Sewer for individual service. (Figure 4).
8. The property is in a special flood hazard area, in flood zone AE13. The land has an elevation of approximately 11 feet. Splitting the subject property into two lots would make any new development of the property more difficult given the necessary elevation and grade changes to meet base flood elevation and complying with the City's No Net Fill ordinance.
9. The Planning Department recommends approval.

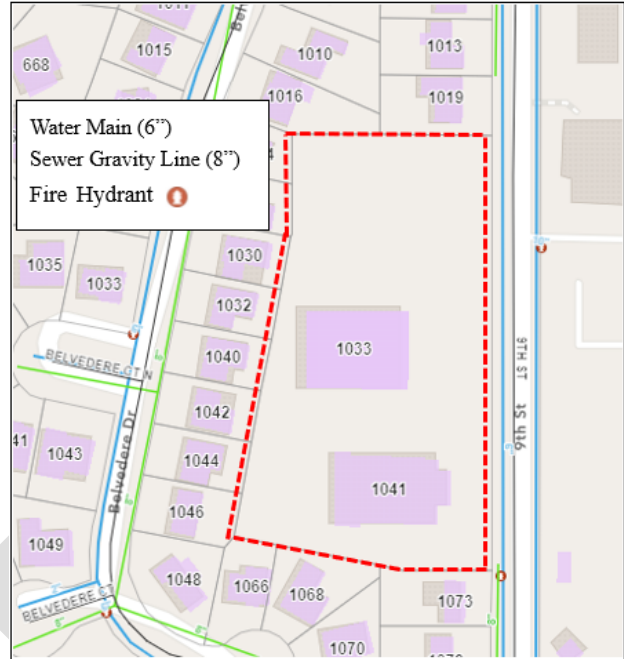


Figure 4. City Utilities

**Table 1. Dimensions of Current and Proposed Lots, and Zoning District**

Lots   Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
3.451 ac Parcel		Ninth St	550.0	150,326
Parcel A		Ninth St	337.79	88,731.72
Parcel B		Ninth St	212.21	61,593.84
A-6	Commercial Use	N/A	None	None
	Residential Use	N/A	50 min.	6,000 min