

City of Slidell, Louisiana
Zoning Commission
Agenda

June 12, 2023 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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for the
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from May 15, 2023
3. **Public Hearing**
 - a. **Z23-05:** A request to establish the zoning classification of property petitioned for annexation (A23-02), located on the western right-of-way line of Tyler Drive, approx. 900 ft south of Gause Blvd E, 125 ft north of Natchez Dr; identified as Lot 1-A of Sq 15, Robbert Park Subdivision; as C-4 Highway Commercial; requested by Howard N Methvin Jr.
4. **Other Business**
 - a.
5. **General and Public Comments**
6. **Adjournment**

The next Zoning Commission meeting will be July 17, 2023.



City of Slidell, Louisiana
Zoning Commission
Minutes

May 15, 2023 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 Vice Chairperson Reardon at 7:14 p.m.

Commissioners Present

Richard Reardon, Vice Chair
Lance Grant
Michael Newton
Eric Shives
Landon Washington

Commissioners Not Present

Mary Lou Hilts, Chair
Gayle Green

Staff Present

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

2. **Minutes.** Motion by Commissioner Shives to approve minutes of April 17, 2023 as written; Commissioner Grant seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar** This item will be scheduled for a public hearing on June 12, 2023.

- a. **Z23-05:** A request to establish the zoning classification of property petitioned for annexation (A23-02), located on the western right-of-way line of Tyler Drive, approx. 900 ft. south of Gause Blvd E, 125 ft. north of Natchez Dr; identified as Lot 1-A of Sq. 15, Robert Park Subdivision; as C-4 Highway Commercial

Commissioner Grant made a motion to approve, with a second by Commissioner Newton. Motion passed by a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN. This item will be on Public Hearing on June 12, 2023.

4. **Public Hearing**

- a. **Z23-03:** A request to establish the zoning classification of property located at 3158 Rama Drive, Slidell; identified as a parcel located in Section 14, Township 9 South, Range 14 East, containing 2.325 acres of land, more or less, as OL-Open Land; by 3158 Rama Drive, LLC.

Introduced by Vice Chairperson Reardon. Director McElmurray addressed the Commission with the Planning Department's Staff Report and recommendation for approval. Mr. Peter Connick and Mr. Andrew Coleman of Dream Big Group were present to discuss and answer questions by the Commission. A motion to approve was made by Commissioner Grant, seconded by Commissioner Newton. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the request.

5. **Other Business**

- a. There was none.

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

7. **Adjournment.** Meeting adjourned at 7:45 p.m. on motion by Commissioner Grant, seconded by Commissioner Newton, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.

Location: Vacant Land containing 0.69 acres, 125 ft North of Natchez Dr on the West ROW Line of Tyler Dr (Figure 1)

Petitioner(s): Non-Resident Owner Howard N Methvin Jr, represented by Edward Fleming

Zoning: Parish NC-4 Neighborhood Institutional

Future Land Use: Commercial

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

Parish Concurrence: Not needed

Planning & Zoning Commissions

Consent Agenda: May 15, 2023

Public Hearing: June 12, 2023

City Council (tentative)

Consent Agenda: June 13, 2023

Public Hearing: July 18, 2023

Recommendations

Planning Department
Approval

Planning & Zoning Commissions
To be determined

Findings

1. The petitioned property contains 0.69 acres and is vacant land (Figures 2 and 3).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated April 24, 2023);
 - No resident property owners; and
 - The petitioned property has an assessed value for 2022 of \$1,500 for Lot 1; Assessed value for 2022 of \$1,500 for Lot 2. (Certificate of Ownership and Assessed Valuation dated April 24, 2023).
3. The petitioned property was purchased by Petitioner in September 2022 (Inst. No. 2347284) and subdivided the two lots into Lot 1-A, recorded by St Tammany Parish as Map 6180F. (Figure 3)
4. The petitioned property is 100% surrounded by the City's corporate limits. (Figure 1).
5. The subject property is zoned by the Parish as NC-2 Neighborhood Institutional (Figure 4). The applicant proposes to establish City zoning as C-4 Highway Commercial.
6. NC-4 Neighborhood Institutional includes permitted uses allowed within the C-4 Highway Commercial; C-4, however, does allow more intense uses.

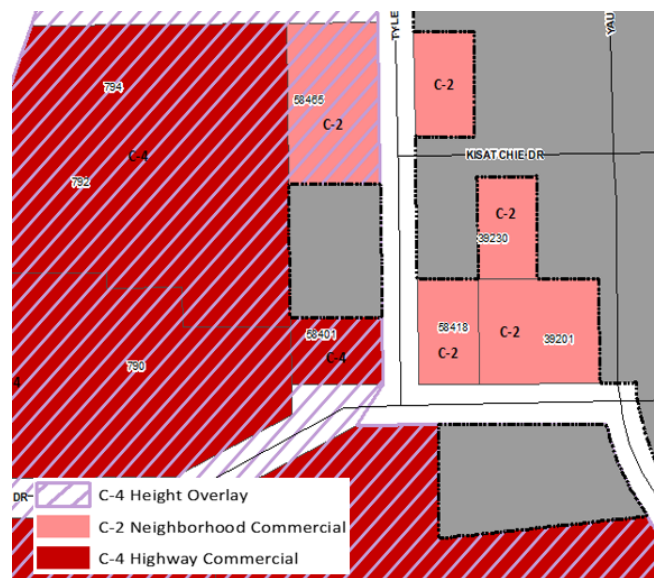


Figure 1. Location map and City zoning

7. For the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is more than 90% surrounded by the City. The Parish does not need to concur in the annexation. Courtesy notice was given to the Parish on May 8, 2023.
8. The subject property is located on a major connector road – Tyler Dr.
9. Other nearby properties on Tyler Dr are zoned Parish NC-4, NC-2 Indoor Retail & Service and City C-4 and C-2 Neighborhood Commercial (Figures 1 & 4).



Figure 2. Street view from May 2023

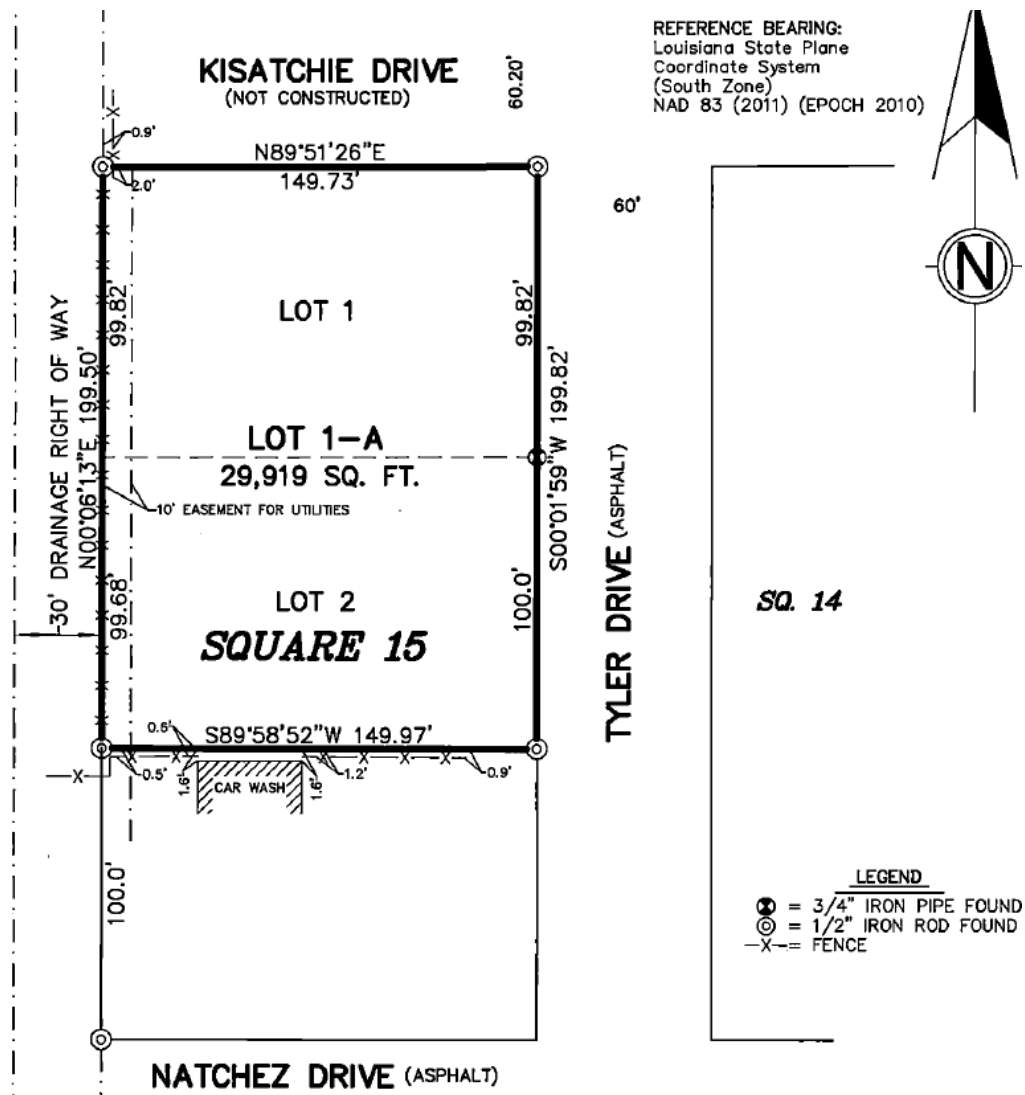


Figure 3. Resubdivision survey (2022)

10. C-4 is appropriate for this location because of its location on a major commercial corridor and proximity to other properties with the same or similar commercial zoning.
11. City water is immediately across Tyler Dr. City sewer is immediately adjacent to the property (Figure 5). Applicants understand any development of the property will be required to connect to City water and sewer.
12. The property has a 0.2% chance of flooding, is outside of the BFE and has an approximate ground elevation of 13.1 feet.
13. The Planning Department finds the annexation is reasonable for the following reasons:

- Configuration of municipal boundaries to fill in gaps, follow natural boundaries.
- Character of the area as commercial extended.
- Supported by the City's Comprehensive Plan by enclosing City boundaries.



Figure 4. Parish Zoning

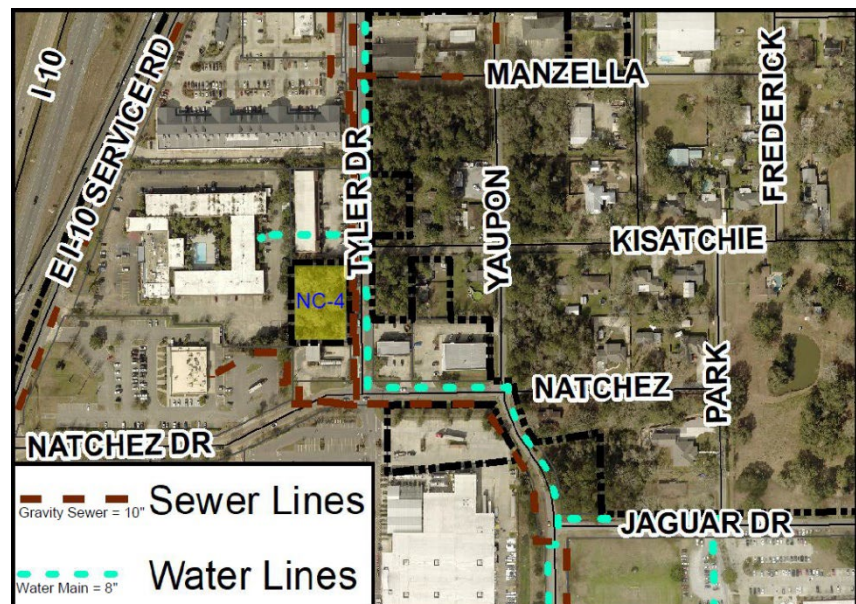


Figure 5. City water and sewer

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