



City of Slidell, Louisiana
Planning Commission
Agenda

October 16, 2023 at 7:00pm

First Floor, City Hall Meeting Room, 2055 Second St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/pz

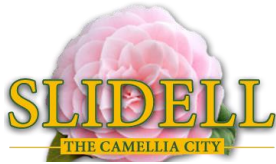
For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from September 18, 2023
4. **Public Hearing**
 - a. **A23-04:** A request to annex property located at the termination of Selbourn Ave on the northwest side of the street; identified as Lots 53, 54, and 55, Square 2, Central Park Subdivision, Section A; into the City of Slidell
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

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



City of Slidell, Louisiana
Planning Commission
Minutes

September 18, 2023 @ 7:00 p.m.

City Hall Meeting Room, 2055 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:00 p.m.

Commissioners Present

Richard Reardon, Chair
Landon Washington, Vice Chair
Sandy Hicks
Eric Shives

Commissioners Not Present

Lance Grant
Gayle Green
Michael Newton

Staff Present

Theresa Alexander, Planner
Erica Smith, Planning Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Shives to approve minutes of August 21, 2023 as written; Vice Chair Washington seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

5. **Other Business**

- a. Vote to change the December 18, 2023 meeting to December 11, 2023.

Introduced by Chair Reardon. A motion to approve was made by Commissioner Hicks, seconded by Vice Chair Washington. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN changed the date of the December 18, 2023 Planning Commission meeting to December 11, 2023

6. **General and Public Comments**

7. **Adjournment.**

Meeting adjourned at 7:02 p.m. on a motion by Commissioner Shives, seconded by Commissioner Hicks, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

Location: Western right-of-way line of Selbourn St, approx. 660 ft North of Coast Blvd (Figure 1)

Petitioner(s): Walter and Shannon Ybos

Zoning: Parish A-4 Single-family residence

Future Land Use: Commercial

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

Parish Concurrence: Needed; request sent on August 23, 2023, hearing on October 5, 2023

Planning & Zoning Commissions

Consent Agenda: September 18, 2023

Public Hearing: October 16, 2023

City Council (tentative)

Consent Agenda: October 24, 2023

Public Hearing: November 28, 2023

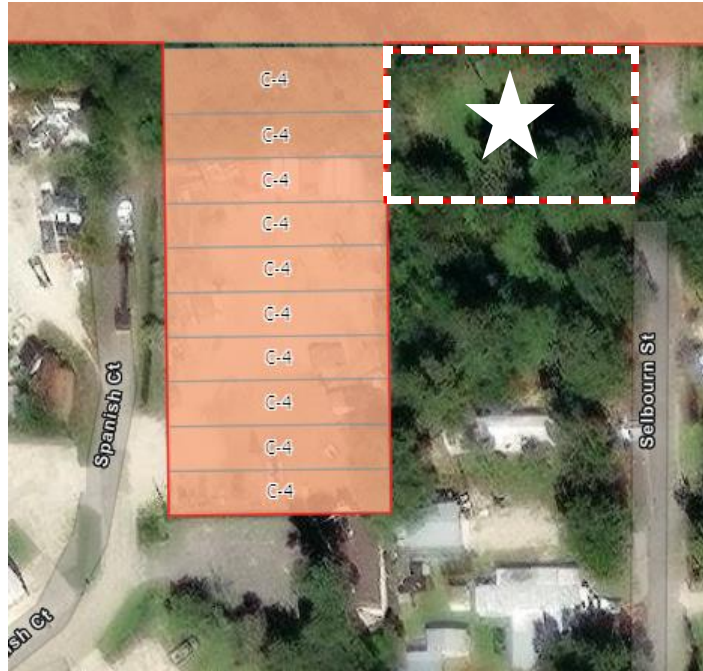


Figure 1. Location map and City zoning

Recommendations

Planning Department	Planning & Zoning Commissions	City Council
Approval	Pending	Pending

Findings

1. The petitioned property is identified as Lots 53, 54 and 55 of Square 2, Central Park Subdivision, Section A, contains 0.25 acres and is currently vacant property (**Figures 2 and 3**).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated August 21, 2023).
 - Two non-resident property owners, all of which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated August 22, 2023).
3. The petitioned property is 50% contiguous with the City’s corporate limits, sharing 125 feet along its northern property line with the Amazon Distribution Center at 1914 Town Center Pkwy, and 86.8 with property recently annexed along Spanish Court, all of which is zoned C-4. (**Figure 3**).

4. The subject property is currently zoned Parish A-4 Single-family residential. The rezoning to City C-4 Highway Commercial is an intensification of zoning (**Figure 4**).
5. Adjacent properties are zoned A-4 (Parish) and C-4 (City) (**Figure 1**).
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 more intense City zoning proposed. The Parish needs to concur to this annexation; the Planning Department forwarded the request for concurrence on August 23, 2023, which has been set for public hearing before Parish Council on October 5, 2023.
7. The subject property is located off a major road – Coast Blvd and Old Spanish Trail.
8. The applicants propose to establish City zoning as C-4 Highway Commercial, combining it for development with properties recently annexed and zoned C-4 on Spanish Court. Other properties along Selbourn St are zoned Parish A-4 Single-family residential (**Figure 4**).
9. C-4 is appropriate for this location because of its location near a major arterial road and proximity to other properties with the same or similar commercial zoning on 50% of the property boundary.
10. City water is approximately 600 feet from the subject property south to Coast Blvd. City sewer is not within a distance to allow connection (**Figure 5**). Applicants understand any development of the property will be required to connect to the local water.
11. The property is currently in an X flood zone. The proposed Preliminary Maps identify the property within an AE 12 zone, which would, if adopted, require any development to meet the City's flood ordinances.
12. 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.
 - The commercial character of the area is needed for future commercial expansion.
 - Supported by the City's Comprehensive Plan (FLUM Map, **Figure 6**)
13. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

Figures



Figure 2 – Street View from Jan. 2019

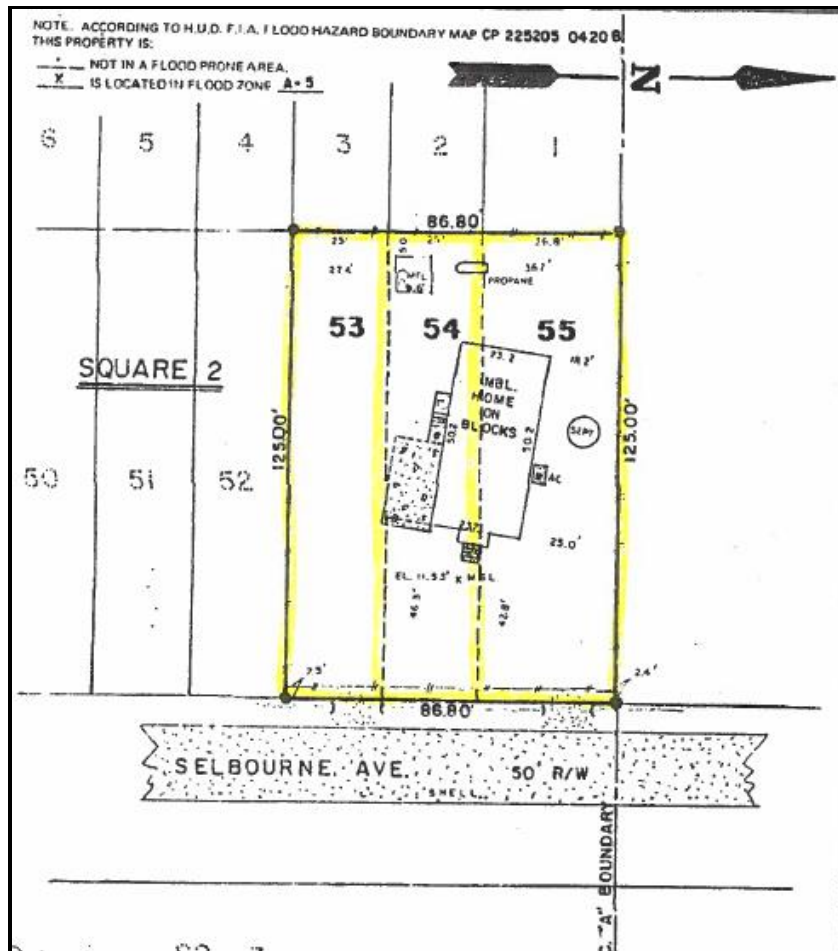


Figure 3. Property survey (1984)



Figure 4. Parish Zoning



Figure 5. City water and sewer



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