

1 Introduced September 12, 2023, by Councilman
2 Tamborella, seconded by Councilwoman
3 Haggerty, (by request of Administration)

4 **Item No. 23-09-3491**

5
6 **ORDINANCE NO. 4142**

7 An ordinance rezoning property located at 1335 Eighth St from A-6 Single-
8 family Urban to C-2 Neighborhood Commercial (Case Z23-06).
9

10 WHEREAS, the Slidell City Council received a petition from Rommel and
11 Norma Murillo to rezone property they own at 1335 Eighth St, identified as Lot 8, Square
12 35A, Dalecrest Subdivision, from A-6 Single-family Urban to C-2 Neighborhood
13 Commercial; and
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16 WHEREAS, this property has been in the City of Slidell since before November
17 4, 1986; and
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20 WHEREAS, the Slidell Director of Planning duly advertised and the Zoning
21 Commission held a public hearing for Case Z23-06 on August 21, 2023; and
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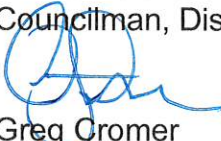
23 WHEREAS, The Slidell Planning & Zoning Commission voted unanimously for
24 a favorable recommendation to Council for rezoning property at 1335 Eighth St, identified
25 as Lot 8, Square 35A, Dalecrest Subdivision, from A-6 Single-family Urban to C-2
26 Neighborhood Commercial.
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29 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
30 hereby rezone property at 1335 Eighth St, identified as Lot 8, Square 35A, Dalecrest
31 Subdivision, from A-6 Single-family Urban to C-2 Neighborhood Commercial.
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1 **ORDINANCE NO. 4142**
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3 **PAGE 2**

4 **ADOPTED** this 10th day of October, 2023.

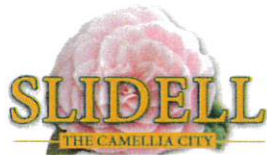
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8 Kenny Tamborella
9 President of the Council
10 Councilman, District E

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12 Greg Cromer
13 Mayor

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15 Thomas P. Reeves
16 Council Administrator

DELIVERED	10/11/23
12:00 pm	to the Mayor
RECEIVED	10/16/23
10:50 am	from the Mayor



Planning Department

Staff Report

Case No. Z23-06

Zoning Map Amendment

from A-6 to C-2 for property located at 1335 Eighth St

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

Location: 1335 Eighth St (Figure 1)

Owner(s)/Applicants: Rommel and Norma Murillo

Zoning: A-6 Single-Family Urban

Future Land Use: Residential

Request: Rezone to C-2 Neighborhood Commercial

Zoning Commission

Consent Agenda: July 17, 2023

Public Hearing: August 21, 2023

City Council (tentative)

Consent Agenda: September 12, 2023

Public Hearing: October 10, 2023

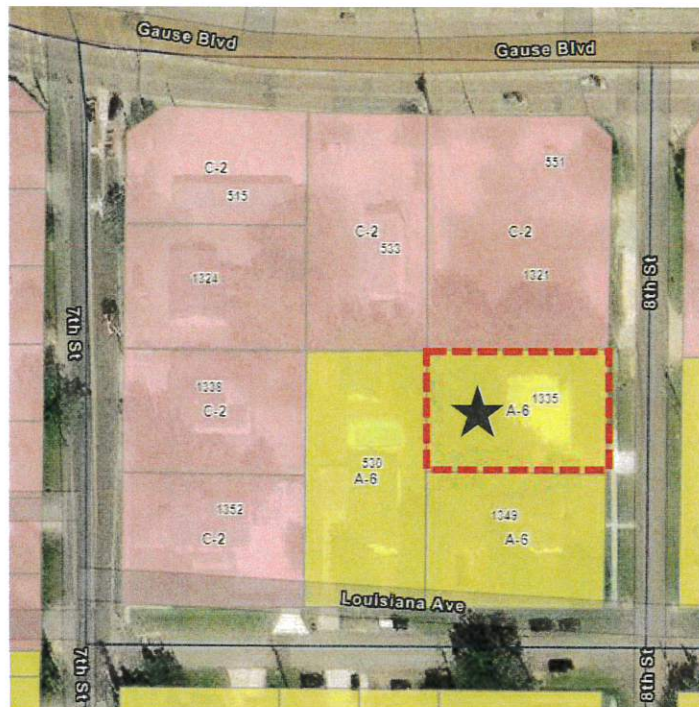


Figure 1. Location map

RECOMMENDATIONS

Planning Department

Approval

Zoning Commission

Approval

FINDINGS

1. The subject property is developed with a single-family dwelling (Figure 2).
2. The subject property has been in the City of Slidell since before November 4, 1986, as part of the historical City Limits (1936).
3. The subject property is located approximately 145 feet south of Gause Blvd and approximately 75 feet north of Louisiana Ave on the west side of Eighth St (Figure 1).
4. Zoning and use of property within about 300 feet of the subject property is as follows (Figure 3):
 - To the north, C-2 undeveloped (current use Food Truck).
 - To the east, C-2 developed with a daycare, and A-6 with a church.
 - To the south, A-6 Single-Family Urban developed with single-family dwelling; and
 - To the west, A-6 developed with a single-family dwelling.

5. The A-6 zoning district (current) allows the following uses: single-family residential, and various civic uses. No commercial uses are allowed.
6. The C-2 zoning district (proposed) allows the following uses: single family residential; various civic uses; and commercial uses for offices, food stores and meat markets, barber and beauty shops, banks, and various retail uses.
7. Comparing the uses allowed in C-2 to those allowed in A-6, potential impacts from vehicular traffic, noise, odors, and lighting is similar both districts, primarily due to the location of the subject property in the first block off a major roadway, Gause Blvd.
8. The property is an interior rectangular lot with 75 feet of frontage along Eighth St and a depth of 112.5 feet westward (toward E Hall Ave) (**Figure 4**).
9. The C-2 zoning district has no requirement for minimum lot size unless the property is used as a residence, then it must meet the requirements of A-8. See a comparison of area requirements shown in **Table 1**.
10. This section of Eighth Street has equal portions of the block commercial use (commercial, day care, church) and residential. It is approximately 45 ft wide with two travel lanes, has a 20-mph speed limit, and is subject to school zone limits during specific times of day.

Table 1: Comparison of A-8 and A-4 Minimum Setbacks, Height, and Lot Sizes

	Current A-6	Requested C-2	Current Property Conditions
Front yard setback (min)	25 ft or Average Building Lines	25 ft or Average Building Lines	30.3 ft
Side yard setbacks (min)	5 ft any one side Total 20% lot Width	7 ft any one side	L =15 ft* R = 20 ft*
Rear yard setback (min)	25 ft 20% lot Depth	25 ft 20% lot Depth	45 ft*
Height (max)	45 ft	45 ft	Unknown
Lot area (min)	8,400 sf / unit	6,000 sf	8,437.5 sf
Lot width (min)	70 ft	50 ft**	75 ft*
* Dimension approximate.			
** When used as Residential			

RECOMMENDATIONS

11. The Planning Department recommends approving the rezoning request for the following reasons:
 - Commercial uses allowed in C-2 would have minimum impact on the existing development on this section of Eighth St.
 - Uses allowed in the C-2 district serve as a transition to the nature of single-family nature of the A-6 to the south.
 - The current area of the property allows for compliance in meeting the setback requirements for a commercial property adjacent to residential properties.
12. At its meetings held on August 21, 2023, the Slidell Planning and Zoning Commissions each voted unanimously recommending approval of the rezoning request for 1335 Eighth Street.

FIGURES

Figure 2. Subject property



Figure 3. Adjacent City Zoning



Figure 4. Property Survey

