



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

February 19, 2024 at 7:00pm

Council Chambers, 2045 2<sup>nd</sup> St, 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)



SCAN ME  
for the  
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from January 22, 2024
4. **Introduction.**
  - a. **T24-01:** A request to amend Appendix A, Part 10, Section 10.4, Accessory buildings and uses, of the City of Slidell Code of Ordinances; to identify regulations relating to unattended collection boxes within the City of Slidell, and related matters.
5. **Public Hearing**
  - a. **A24-01:** A request to annex into the City of Slidell property containing 1.004 acres petitioned for annexation (A24-01), located on the west right-of-way line of East I-10 Service Road (previous Robert Street), identified as Lot 2A, Square 9, Lindberg Glen Subdivision, by BMA, LLC.
6. **Other Business**
7. **General and Public Comments**
8. **Adjournment**

*The next Planning Commission meeting will be March 18, 2024.*



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

January 22, 2024 @ 7:00 p.m.  
Council Chambers, 2045 2<sup>nd</sup> Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:03 p.m.

**Commissioners Present**

Richard Reardon, Chair  
Gayle Green  
Sandy Hicks  
Eric Shives

**Commissioners Not Present**

Landon Washington, Vice Chair  
Michael Newton

**Staff Present**

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

2. **Pledge of Allegiance**

3. **Minutes.** Motion Commissioner Shives to approve minutes of December 11, 2023 as written; Commissioner Hicks seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

- a. **A23-05:** A request to annex into the City of Slidell property containing 2.434 acres located on the west right-of-way line of East I-10 Service Road (previous Robert Street), identified as Lot 3A, Square 9, Lindberg Glen Subdivision.

Introduced by Chair Reardon. Ms. Lesa Surgi was present to answer any questions by the Commission, there were none. A motion was made by Commissioner Shives to forward **A23-05** to City Council, seconded by Commissioner Green. Motion passed by a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

- b. **S23-13:** A request for a Preliminary Plat to subdivide one lot on 58.28 acres into 181 single-family lots located in Sections 30, 31 and 37, Township 8 South, Range 14 East, located east of Airport Road and north of Veterans Memorial Parkway, adjacent to the US National Guard Base, identified as Liberty Pointe Subdivision.

Introduced by Chair Reardon. Mr. Michael Thomassie with Duplantis Design Group was present to discuss and answer questions by the Commission. After some discussion, Commissioner Hicks made a motion to accept **S23-13**. Chair Reardon seconded. The motion passed on a vote of 2 YAYS, 1 NAY, 1 ABSTAIN.

5. **Other Business**

- a. Director McElmurray addressed the Commission and updated them on several planning studies which are underway.

6. **General and Public Comments.** n/a

7. **Adjournment.** Meeting adjourned at 7:49 p.m. on motion by Commissioner Green, seconded by Commissioner Hicks, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

**Location:** 671 East I-10 Service Road, identified as Lot 2A, Sq 8, Lindberg Glen Subd. (**Figure 1**)

**Petitioner(s):** BMA LLC, Represented by Brian and Aimee Cappy, non-resident property owners.

**Zoning:** Parish HC-2 Highway Commercial

**Future Land Use:** Commercial

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

**Parish Concurrence:** Needed; request sent on December 19, 2023

**Planning & Zoning Commissions**

**Consent Agenda:** January 22, 2024

**Public Hearing:** February 19, 2024

**City Council (tentative)**

**Consent Agenda:** March 12, 2024

**Public Hearing:** March 26, 2024

Figure 1. Location Map and City Zoning



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## Recommendations

Planning Department  
Approval

Planning & Zoning Commissions  
To be determined

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## Current Conditions

1. The petitioned property contains 1.004 acres and is vacant land (Figures 2 and 3).
2. The petitioned property has:
  - No registered voters (Certificate of Registrar of Voters dated December 8, 2023);
  - No resident property owners; and
  - One non-resident property owner, all members of which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated December 8, 2023).
3. The subject property is located on a major collector road – East I-10 Service Road.
4. Other nearby properties on East I-10 Service Road are zoned Parish HC-2 and City C-4 (Figures 1 and 4).
5. C-4 is appropriate for this location because of its location on a major road and proximity to other properties with the same or similar commercial zoning.
6. City utilities are not currently available at this location. However, the City Engineering Department is currently working to extend City water and sewer services to the east side of Interstate 10, with work scheduled to begin in April 2024 and an approximate completion in 6 months. (Figure 5) The applicants understand any development of the property after annexation will be required to connect to City water and sewer.
7. The property is in Flood Zone C which is not a Special Flood Hazard Area. Annexing this property will impact the City's CRS Rating in a positive way by increasing the area outside flood hazard areas.

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## Findings

8. The petitioned property is contiguous with the City's corporate limits along East I-10 Service Road, approximately 150 feet. (Figure 3)
9. 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.
10. C-4 allows similar uses as HC-2; it does not allow more intense uses.
11. 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 needs to concur in this annexation; the Planning Department sent notice on December 19, 2023. The Parish Public Hearing is scheduled for February 8, 2024.
12. The subject property is located on a major road – East I-10 Service Road, between Gause Blvd and US Hwy 190 (Fremaux) (**Figure 5**).
13. Other nearby properties on E I-10 Service Road are zoned Parish HC-2 and City C-4 (**Figures 4 and 5**).
14. Zoning classification C-4 is appropriate for this location because of its location on a major road and proximity to other properties with the same or similar commercial zoning.

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

- Planned City utility extensions, along with annexations, will increase the City's jurisdictional area.
- The reconfiguration of the municipal boundaries will fill in gaps, and open opportunities for additional development along this corridor.
- Supported by the City's 2040 Comprehensive Plan.

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### Recommendation

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

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### Figures

*Figure 2. Street View (Feb 2023)*

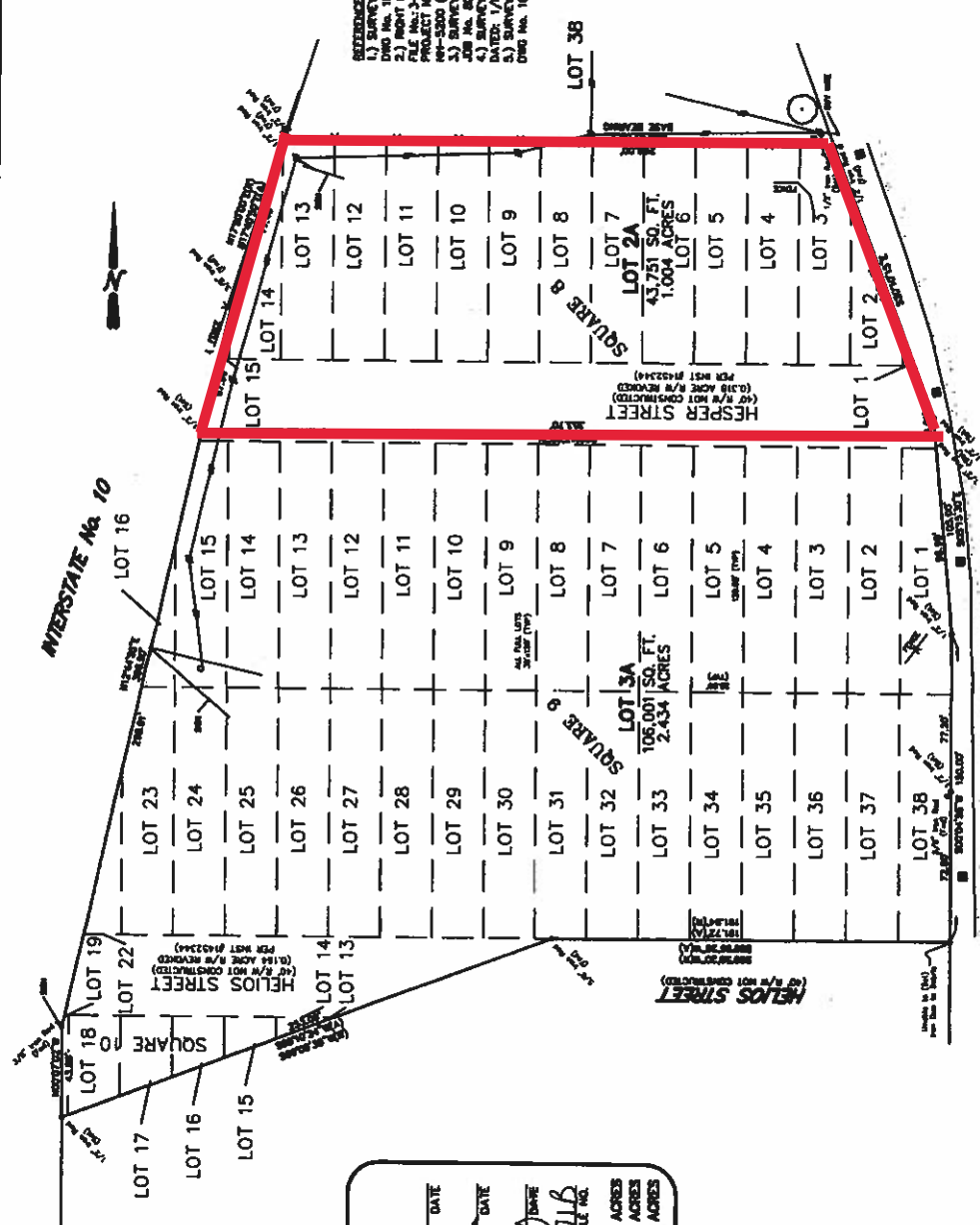


Figure 3. Property Survey (JV Burkes – 2008)

INSERT SURVEY

FOR REVIEW

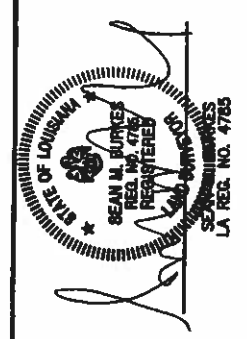




1.) SURVEY BY: J.V. BURKES & ASSOCIATES, INC.  
 DWS No. 108743; DATED: 12/7/2005  
 2.) PART OF MAP BY: BPS CORPORATION, L.L.C.  
 PROJECT No. 430-18; JOB NUMBER: 430-18-01  
 3.) SURVEY BY: ALBERT A. LOWELL & ASSOCIATES, INC.  
 JOB No. 2085; DATED: 7/21/2003  
 4.) SURVEY BY: PAUL A. BORDEN; SURVEY No. 2897;  
 JOB No. 2085; DATED: 3/22/1978  
 5.) PART OF MAP BY: J.V. BURKES & ASSOCIATES, INC.  
 DWS No. 108741; DATED: 1/28/2008

**APPROVED:**  
 [Signature]  
 SECRETARY OF PLANNING COMMISSION  
 DATE: 4/20/08  
 FILE NO. 46718  
 LOT 2A AREA: 43,751 SQ. FT. OR 1.004 ACRES  
 LOT 3A AREA: 106,001 SQ. FT. OR 2.434 ACRES  
 TOTAL AREA: 149,752 SQ. FT. OR 3.438 ACRES

GRAPHIC SCALE  
 1" = 60 FEET  
 1" = 30 FEET



**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING & ENVIRONMENTAL  
 1805 SPICARD HWY.  
 SLIDEL, LOUISIANA 70458  
 E-mail: jvb@jvburkes.com  
 Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800

**RESUBDIVISION OF LOTS 1-15 SQUARE 8 & 0.289 ACRES OF HESPER STREET INTO LOT 2A, SQUARE 8 LINDBERGH GLEN & LOTS 1-16 22-38, SQUARE 9 LOTS 13-19, SQUARE 10 & 0.184 ACRE HELIOS STREET & 0.048 ACRE HESPER STREET INTO LOT 3A SQUARE 9, LINDBERGH GLEN, ST. TAMMANY PARISH, LA**  
 Description reads to original plat of the survey. It is not practicable to establish boundaries or subsequent corners. Survey is not any part has original plat of survey. Property is surveyed in accordance with the provisions of the Louisiana Property Boundary Survey Act for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.

I certify that this plat does represent an actual ground survey and that to the best of my knowledge and belief, the same is true and correct. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record are shown on this opinion or this plat only. This plat is not to be used for any title search or abstract.  
 I have accumulated the Flood Insurance Rate Map for the property shown on this plat. A Special Flood Hazard Area.  
 F.I.R.M. No. 220205 0420 E  
 DATE: 4/21/08  
 E.F.E. = N/A  
 I certify prior to construction with local governing body.

SCALE: 1" = 60'  
 DATE: 4/20/2008  
 DRAWN BY: DLT  
 CHECKED BY: SMB  
 DWG. NO.: 20080404  
 SHEET 1 OF 1

BRIAN CAPPY

Figure 4. St Tammany Parish Zoning

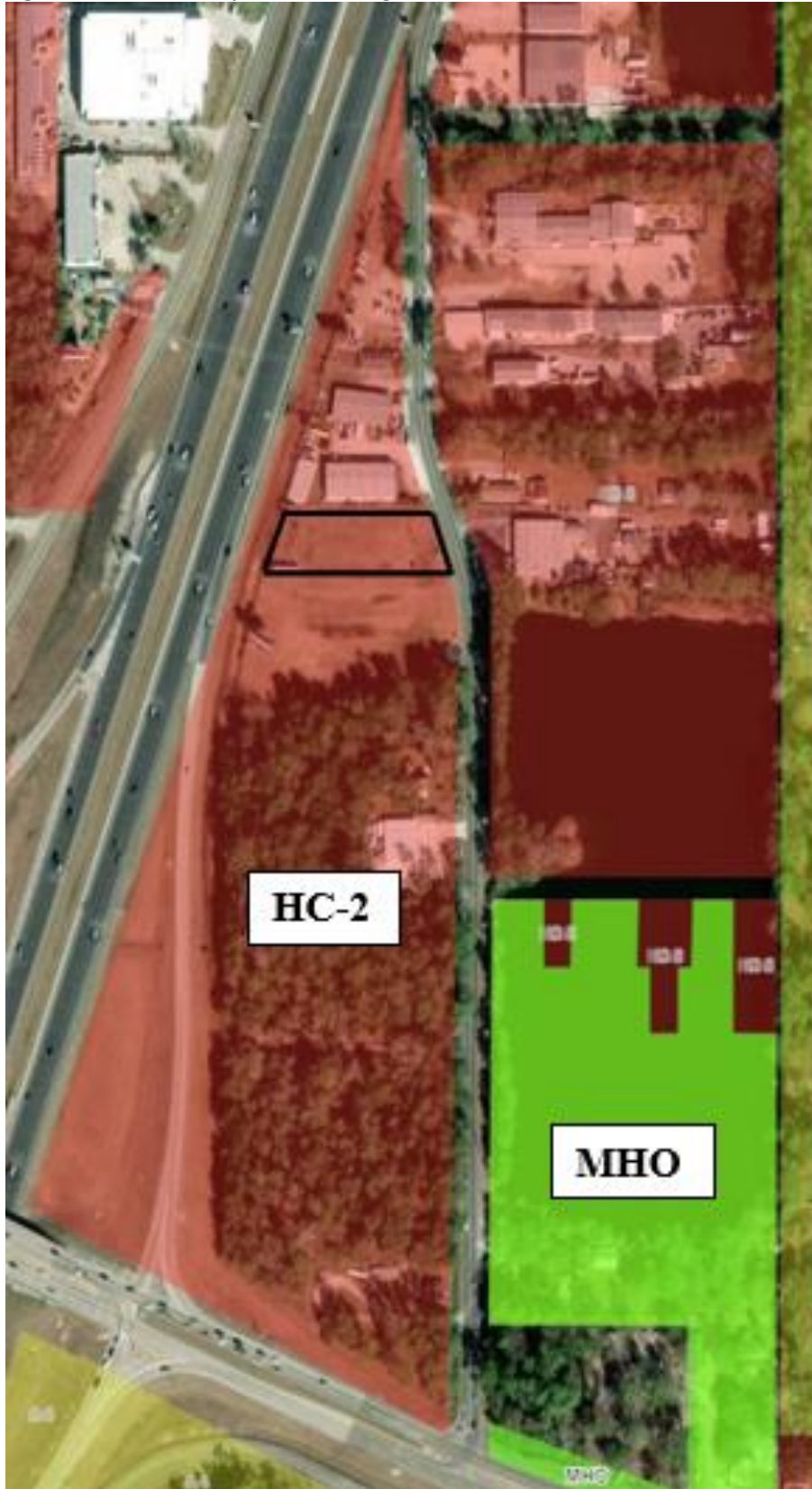




Figure 5. Proposed City and Water Service (2024)

