



City of Slidell, Louisiana
Zoning Commission
Agenda

January 22, 2024 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)



SCAN ME
for the
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from December 11, 2023
3. **Consent Calendar.** This item will be scheduled for a public hearing on February 19, 2024.
 - a. **Z24-01:** A request to establish the zoning classification as C-4 Highway Commercial of 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.
4. **Public Hearing**
 - a. **Z23-10:** A request to establish the zoning classification as C-4 Highway Commercial of property containing 2.434 acres petitioned for annexation (A23-05), 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.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be February 19, 2024.



City of Slidell, Louisiana
Zoning Commission
Minutes

December 11, 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 Chair Reardon at 7:09 pm.

Commissioners Present

Richard Reardon, Chair
Landon Washington, Vice Chair
Gayle Green-7:31 P.M.
Sandy Hicks
Michael Newton
Eric Shives

Commissioners Not Present

Staff Present

Danny McElmurray, Planning Director
Theresa Alexander, Planner

2. **Minutes.** Motion by Commissioner Shives to approve minutes of November 20, 2023 after a revision correcting the votes on the Consent Calendar from 5 YAYS to 3 YAYS. Commissioner Hicks seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. **Z23-10:** A request to establish the zoning classification of property petitioned for annexation (A23-05), 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, containing 2.434 Acres; as C-4 Highway Commercial

Vice Chair Washington made a motion to approve, with a second by Commissioner Hicks. Motion passed by a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN. This item will be on Public Hearing on January 22, 2024.

4. **Public Hearing**

- a. **Z23-09:** A request to amend the zoning map for property located at 1858 Fifth Street, identified as Lot 12A, Square 17, Brugier Addition, from A-4 Transitional to C-1 Fremaux Avenue Business.

Introduced by Chair Reardon. Ms. Dara Downs, property owner, was present to discuss the matter and answer questions by the Commission. A motion to forward to City Council for approval was made by Commissioner Hicks, second by Commissioner Newton. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the motion, forwarding **Z23-09** to City Council.

- b. **T23-03:** A request by the Administration to update Multi-Family Housing Regulations with a comprehensive update that improves code navigation, enforcement, interpretation, and administration.

Introduced by Chair Reardon. Director McElmurray led a discussion and presentation with the Commission on this request and answered questions. Commissioner Green made a motion to send T23-03 for review and approval of the final text, as well as request it be reviewed at the

January 9, 2024 City Council meeting. Vice Chair Washington seconded. Motion passed with a vote of 4 YAYS, 2 NAYS, 0 ABSTAIN

A motion was made by Commissioner Hicks to hold a special meeting/workshop to review the final version of T23-03 material on January 8, 2024 at 6:30pm in the Planning Department Conference Room, seconded by Vice Chair Washington and passed on a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

5. **Other Business**

a. Consideration of 2024 Meeting Calendar

Introduced by Chair Reardon. Commissioner Shives made a motion to approve the 2024 Meeting Calendar, seconded by Vice Chair Washington. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the 2024 Meeting Calendar.

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

7. **Adjournment.** Meeting adjourned at 8:51pm on motion by Vice Chair Washington, seconded by Commissioner Green, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

Location: 663 East I-10 Service Road, approx. 1,400 ft north of US Hwy 190 and 830 ft south of Lawes St (**Figure 1**)

Petitioner(s): Surgi Properties LLC, by Lesa Ann Surgi, Manager

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



Figure 1. Location map

Parish Concurrence: Needed; request sent on December 7, 2023; Parish Public Meeting scheduled for February 8, 2024

Planning & Zoning Commissions

Consent Agenda: December 11, 2023

Public Hearing: January 22, 2024

City Council (tentative)

Consent Agenda: February 13, 2024

Public Hearing: February 27, 2024

Recommendations

Planning Department
Approval

Planning & Zoning Commissions
To be determined

Current Conditions

1. The petitioned property contains 2.43 acres and is vacant land (**Figures 2 and 3**).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated October 12, 2023);
 - No resident property owners; and

- The petitioned property has an assessed value of \$4,200. Non-resident property owners, represented by its Manager, have signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated October 10, 2023).
3. City water and sewer are not currently available at this site. 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. Applicants understand any development of the property after annexation will be required to connect to City water and sewer.
 4. 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

5. The petitioned property is contiguous with the City's corporate limits the full property length along the East I-10 Service Road (250 ft), a City maintained right-of-way.
6. 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.
7. C-4 allows similar uses as HC-2; it does not allow more intense uses.
8. 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 was notified of the annexation on December 7, 2023, and has processed the request for resolution.
9. The subject property is located on a major road – East I-10 Service Road, between Gause Blvd and US Hwy 190 (Fremaux) (**Figure 5**).
10. Other nearby properties on E I-10 Service Road are zoned Parish HC-2 and City C-4 (**Figures 4 and 5**).
11. 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.
12. 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.

Recommendation

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

Figure 2. Street View from Feb. 2023.



Figure 3. Property Survey (2008)

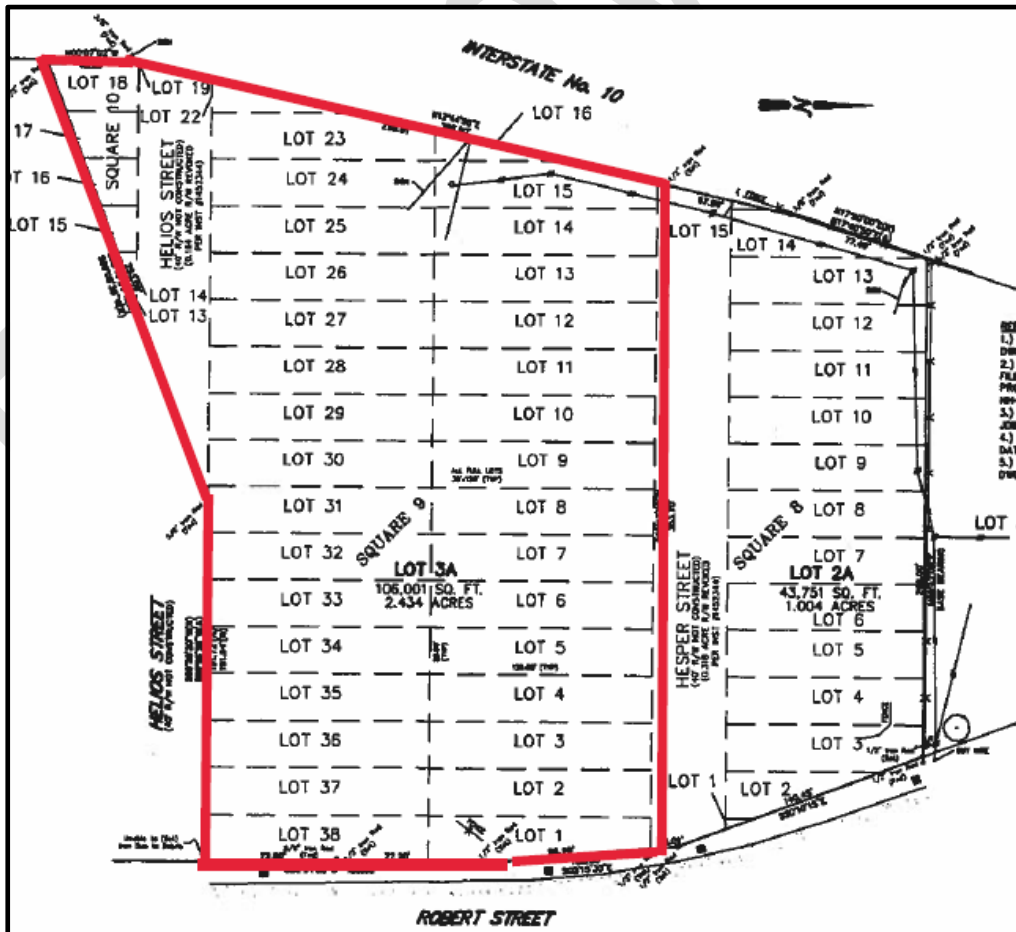


Figure 4. Parish Zoning

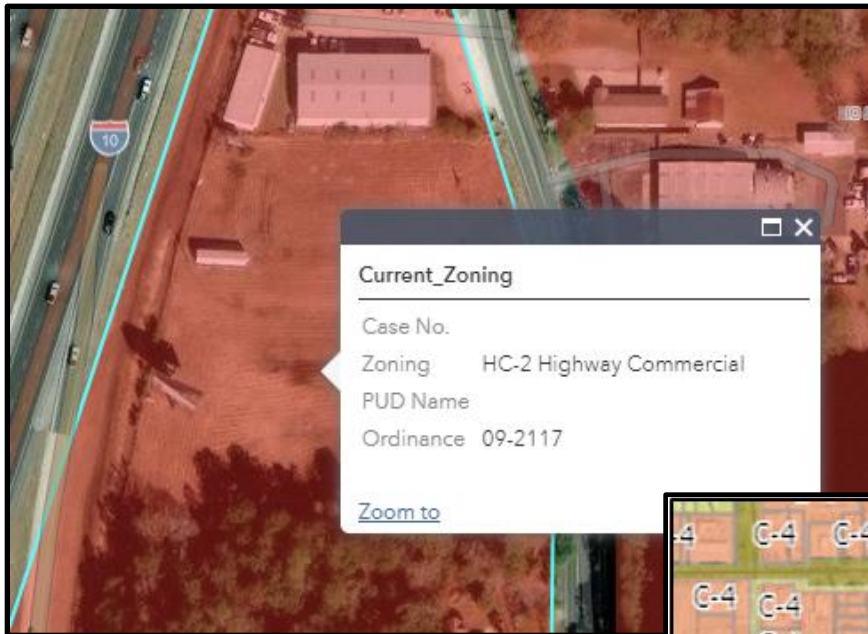


Figure 5. City Zoning

