



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

April 15, 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 March 18, 2024
4. **Public Hearing**
  - a. **S24-03:** A request for a Final Plat to subdivide two lots with 0.910 acres; located along the western right-of-way line of Strawberry St; identified as Lots 1E and 1F in Carnation Business Park; into one lot, identified as Lot 1E-2, by PADS Concrete, LLC.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

*The next Planning Commission meeting will be May 20, 2024.*



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

March 18, 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 7:05 p.m.

**Commissioners Present**

Richard Reardon, Chair  
Landon Washington, Vice Chair  
Chad Duffaut, Jr.  
Gayle Green-7:15 P.M.  
Sandy Hicks  
Eric Shives

**Commissioners Not Present**

Michael Newton

**Staff Present**

Danny McElmurray, Planning Director  
Theresa Alexander, Planner

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Shives to approve minutes of February 19, 2024 as written; Vice Chair Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

- a. **A24-02:** A request to annex into the City of Slidell property containing 1.2 acres, located at 1530 Shortcut Hwy along the north right-of-way line, identified as a certain parcel (Parcel A), in Section 11, Township 9 South, Range 14 East.  
Introduced by Chair Reardon. Director McElmurray addressed the Commission and recommended approval. Commissioner Shives made a motion to approve and give a favorable recommendation to the City Council. Commissioner Duffaut seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **A24-02**.
- b. **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.  
Introduced by Chair Reardon. Director McElmurray addressed the Commission and spoke of the importance of regulation and monitoring of these collection boxes, as well as answered questions by the Commission. Director McElmurray noted the Council did ask for an exclusionary statement for the small lending libraries and non-perishable item exchanges that don't require third party transactions. The Planning Department recommended approval. Commissioner Shives made a motion to approve and send a favorable recommendation to the City Council. Commissioner Duffaut seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved **T24-01**.
- c. **S24-01:** A request for a Final Plat to subdivide five lots containing 0.911 acres located at 1889 Old Spanish Trail; identified as a portion of Lots 4, 5 and 6, and all of Lots 7 and 8, Square 2, Lake Gardens Subdivision; into one lot (Lot 5A), by Pingree 2000 Real Estate Holdings LLC.

Introduced by Chair Reardon. Director McElmurray addressed the Commission and recommended approval. Mr. Jason Delancy was present to answer questions by the Commission. Commissioner Hicks made a motion to approve. Commissioner Green seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved **S24-01**.

- d. **S24-02:** A request for a Final Plat to subdivide five lots containing 4.13 acres located at 2131 Gause Blvd East; identified as a portion of Lots 8, 9, 10, 11 and 12, Square 25, Pearl Acres Subdivision; into two lots, Lot 8A containing 3.647 acres, and Lot 11A containing 0.483 acre, by 102 Flagship LLC.

Introduced by Chair Reardon. Director McElmurray addressed the Commission and answered questions. Henry Opotowski, representative for the property owners was also present to answer questions by the Commission. Commissioner Duffaut made a motion to approve. Vice Chair Washington seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved **S24-02**.

5. **Other Business.** There was none.
6. **General and Public Comments.** There were none.
7. **Adjournment.** Meeting adjourned at 7:46 p.m. on a motion by Commissioner Green, seconded by Commissioner Shives, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

**Location:** 188 and 196 Strawberry Street (**Figure 1**)

**Owner/Applicant:** Mark Daeumer for PADS Concrete LLC

**Zoning:** M-2 Light Industrial

**Future Land Use:**  
Industry/Employment

**Request:** To Subdivide Lots 1E and 1F of Carnation Business Park INTO Lot 1E-2

**Planning Commission:** April 15, 2024



**STAFF RECOMMENDATION**

Approval

**CURRENT CONDITIONS**

1. The petitioned property is vacant wooded land containing 0.910 acre (**Figure 2**).
2. The applicant proposes to combine the 2 into one lot (Lot 1E-2) (**Figure 3**).
3. The applicant purchased the property in May 2023 for expansion of its existing business located to the north of the subject properties.
4. The subject property is currently zoned M-2. (**Figure 4**).

**FINDINGS**

5. The M-2 zoning district does not require minimum lot sizes. The district does not permit any residential uses (Table 1).

**Table 1. Dimensions of Current and Proposed Lots**

Lots	Fronting Street	Width (ft.)	Area (sq. ft.)
1E	Strawberry St	98.73	19,515
1F	Strawberry St	101.06	20,125
Lot 1E-2	Strawberry St	199.79	39,640

6. The proposed parcel will have direct public access along Strawberry Street.

7. There is city water and sewer immediately available to the two parcels that run along the west right-of-way line of Strawberry Street (**Figure 5**).
8. The property is in a special flood hazard area, in flood zone AE11. The land has an approximate elevation of 11.8 feet. Combining the subject property into one larger lot would make development of the property easier given the necessary elevation and grade changes to meet base flood elevation. (**Figure 6**)

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## RECOMMENDATIONS

9. The Planning Department recommends approval.

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## FIGURES

**Figure 1. Location Map**





**Figure 2. Current Conditions**





**Figure 4. Zoning Map.**



**Figure 5. City Utility Map**

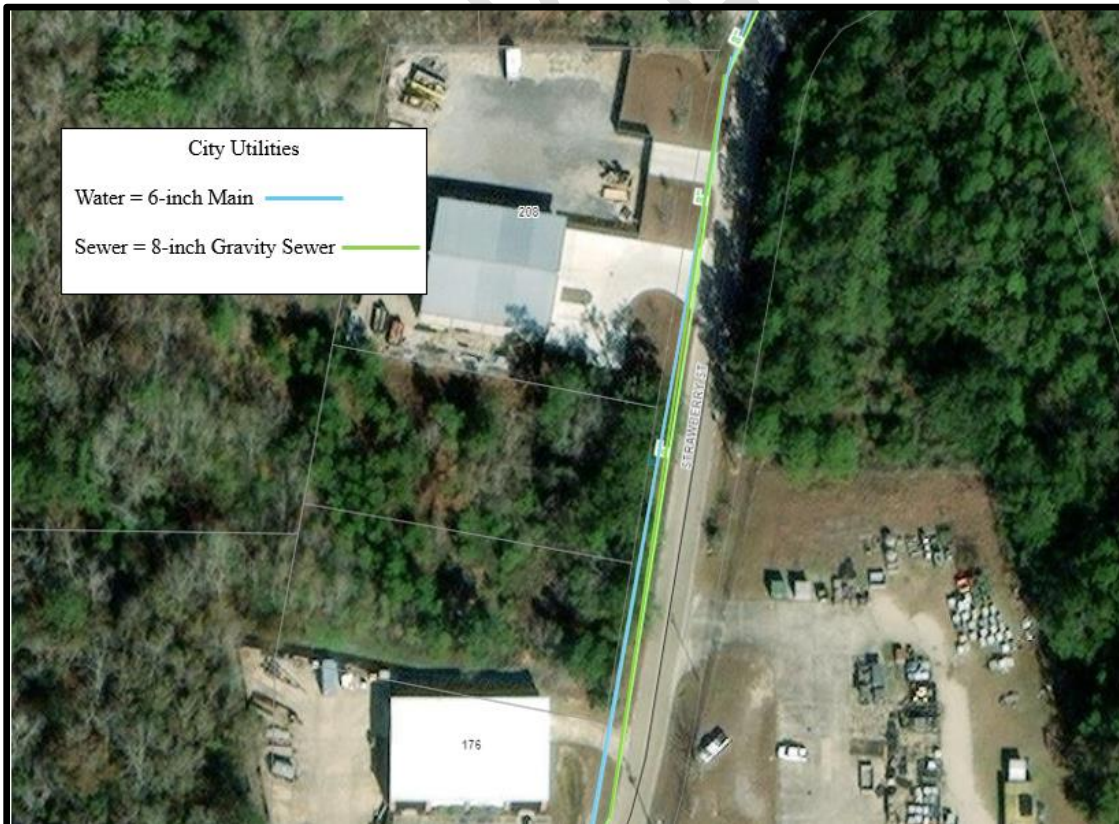




Figure 6. Flood Map (LSU Ag Center, Flood Map Portal)



On this Preliminary Map: The point indicated by your pin is in Flood Zone AE, a Special Flood Hazard Area.

#### "What does this mean?" Summary

##### Base Flood Elevation (BFE)

A Base Flood Elevation has been determined for this point, but it cannot be read from the FIRM.

##### Ground Elevation

Ground elevation (GE) at this point is about 11.8 ft. (NAVD88)

**GENERAL NOTES**

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 220204\_0010.C, DATED: 04/21/1999. FLOOD ZONE: X; BASE FLOOD ELEVATION: N/A.

ZONING: M-2 LIGHT INDUSTRIAL DISTRICT

2.1902z.

Buffer zone requirements in the M-1 district are as follows: A minimum ten-foot wide landscape buffer zone and a 20-foot building setback shall be maintained along all lot lines adjacent to residential districts or land uses. The buffer zone shall be immediately adjacent to the lot line and lies within the building setback area. Commercial districts or uses of a lesser intensity shall maintain the buffer required by section 2.2207. The buffer zone shall be landscaped with at least one tree for every 25 lineal feet of buffer zone and a dense shrub such as Pyracantha. A solid wood buffer fence, as is described in section 2.2210, shall be constructed along the property line, and the required trees and shrubs shall be planted between the property line and the buffer zone setback line. The trees shall be of nursery stock and at least 2 1/2 inches in caliper and eight feet in height at planting and shall be of a variety listed in section 2.2516 of the zoning ordinance. All shrubs shall be of nursery stock and be ball and burlap size or of no less than a five-gallon container size at planting.

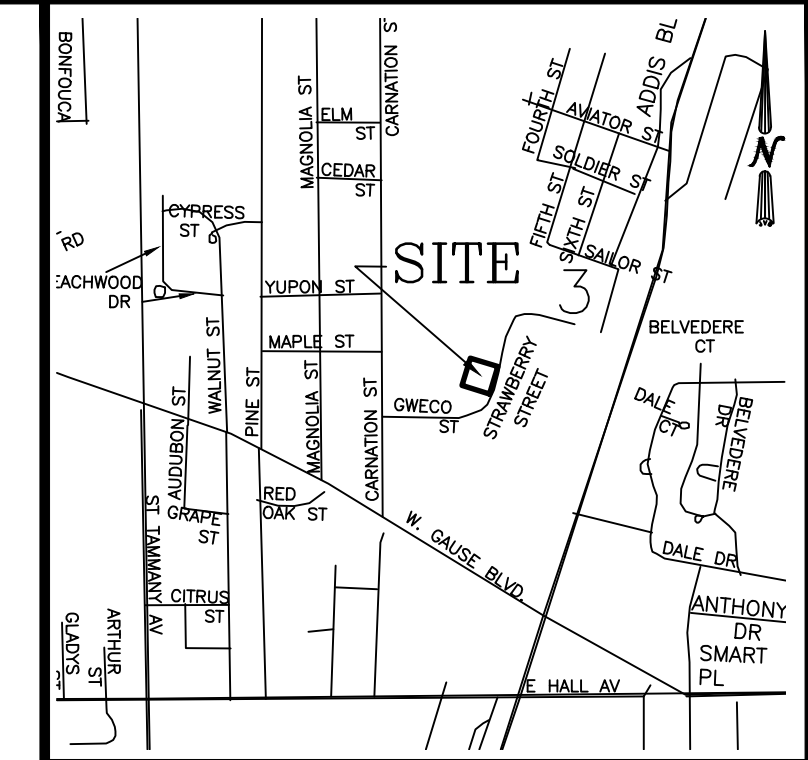
**Legal Description:**

A certain parcel of land, lying and situated in Section 3, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

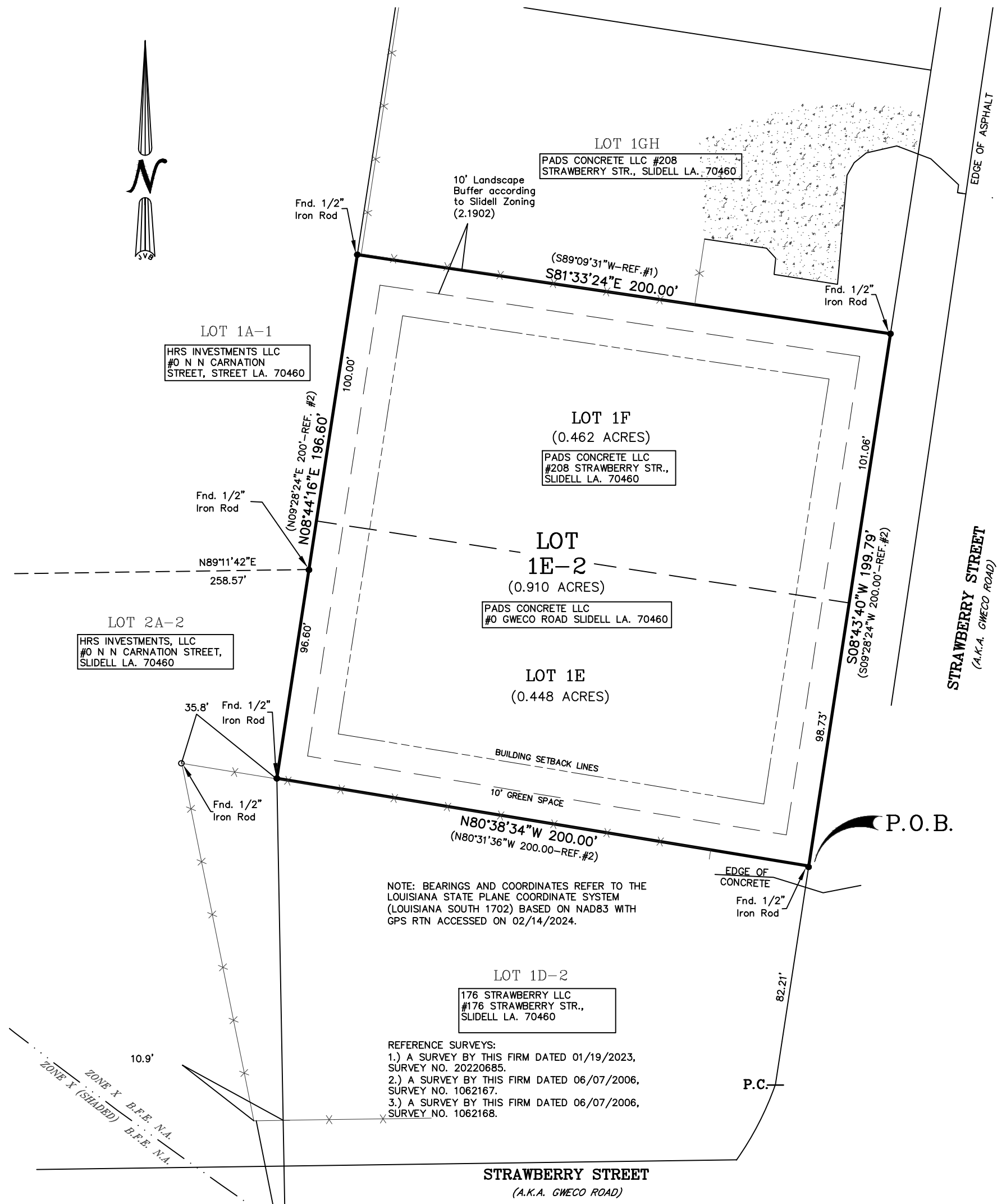
From the point of curvature in front of Lot 1D-2, Carnation Business Park located on the westerly right of way line of Strawberry Street (a.k.a. Gweco Road) in Section 3, Township 9 South, Range 14 East, City of Slidell, Greensburg Land District, Saint Tammany Parish, Louisiana run along said westerly right of way line of Strawberry Street (a.k.a. Gweco Road) North 08 Degrees 43 Minutes 40 Seconds East a distance of 82.21 feet to a 1/2" iron rod found and the Point of Beginning.

From the Point of Beginning and leaving said westerly right of way line of Strawberry Street (a.k.a. Gweco Road) run North 80 Degrees 38 Minutes 34 Seconds West a distance of 200.00 feet to a 1/2" iron rod found; Thence run North 08 Degrees 44 Minutes 16 Seconds East a distance of 196.60 feet to a 1/2" iron rod found; Thence run South 81 Degrees 33 Minutes 24 Seconds East a distance of 200.00 feet to a 1/2" iron rod found on the westerly right of way line of Strawberry Street (a.k.a. Gweco Road); Thence run along said westerly right of way line of Strawberry Street (a.k.a. Gweco Road) South 08 Degrees 43 Minutes 40 Seconds West a distance of 199.79 feet and back to the Point of Beginning.

Said Lot 1E-2 contains 0.910 acres of land more or less, lying and situated in Section 3, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.



VICINITY MAP  
NOT TO SCALE

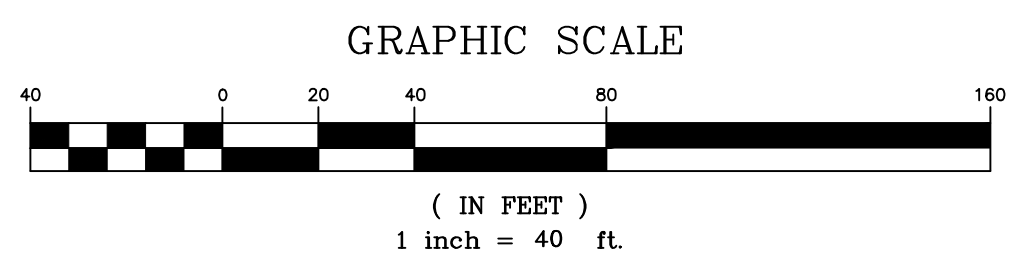


NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 02/14/2024.

REFERENCE SURVEYS:  
1.) A SURVEY BY THIS FIRM DATED 01/19/2023, SURVEY NO. 20220685.  
2.) A SURVEY BY THIS FIRM DATED 06/07/2006, SURVEY NO. 1062167.  
3.) A SURVEY BY THIS FIRM DATED 06/07/2006, SURVEY NO. 1062168.

**LEGEND**

	SEWER MANHOLE , SEWER LINE
	WATER MANHOLE , WATER LINE
	GAS MANHOLE , GAS LINE
	TELE. MANHOLE , TELE. LINE
	DRAIN MANHOLE , DRAIN LINE
	DRAIN INLET , DRAIN LINE
	POWER POLE / OVERHEAD LINES
	ELEC. TOWER / OVERHEAD LINES
	CATCH BASIN
	LIGHT STANDARD
	TRAFFIC LIGHT
	TELE. , ELEC. , CATV PEDESTAL
	GAS , WATER , ELECTRIC METER
	GAS , WATER VALVE
	SEWER , DRAIN CLEANOUT
	FIRE HYDRANT
	GUY WIRE ANCHOR
	SIGN
	PYLON
	MAILBOX
	TREE
	SHRUB
	FENCE



**APPROVED:**

CHAIRMAN OF PLANNING COMMISSION	DATE
MAYOR	DATE
PRESIDENT OF CITY COUNCIL	DATE
CLERK OF COURT	DATE
MAP FILE NO.	DATE FILED
OWNER/AGENT	DATE

TOTAL AREA: 39,638 SQ. FT. OR 0.910 ACRES

**A RESUBDIVISION PLAT OF LOTS 1F & 1E INTO LOT 1E-2, CARNATION BUSINESS PARK IN SECTION 3, T-9-S, R-14-E, GLD, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA**

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL

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E-mail: jvbassoc@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SCALE: 1" = 40'

DATE: 02/14/2024

DRAWN BY: VLL CHECKED BY: JDL

DWG. NO. 20240040

SHEET 1 OF 1

**CERTIFICATION**

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

SEAN M. BURKES  
LA REG. NO. 4785