

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

April 15, 2024 immediately after Planning Commission 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  
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from March 18, 2024
3. **Consent Calendar.** This item will be scheduled for a public hearing on May 20, 2024.
  - a. **Z24-04:** A request to establish the zoning classification of property petitioned for annexation (A24-03), located at 56633 Bosworth Street; identified as Lot 19, Square 4, Central Park Section A, in Section 23, Township 9 South, Range 14 East; as C-4 Highway Commercial
4. **Public Hearing**
  - a. **Z24-03:** A request to amend the zoning map for property located at 1973 Bayou Lane; identified as a certain lot of ground in Section 1 of the Town of Slidell containing 0.426 acres; from A-8 High Density Urban to C-2W Waterfront Mixed Use, by Roberts Landing, LLC.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

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



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

March 18, 2024 immediately after Planning Commission at 7:00pm  
Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:47 p.m.

**Commissioners Present**

Richard Reardon, Chair  
Landon Washington, Vice Chair  
Chad Duffaut, Jr.  
Gayle Green  
Sandy Hicks  
Eric Shives

**Commissioners Not Present**

Michael Newton

**Staff Present**

Danny McElmurray, Planning Director  
Theresa Alexander, Planner

2. **Minutes.** Motion by Commissioner Shives to approve minutes of February 19, 2024 as written; Commissioner Hicks seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. **Z24-03:** A request to amend the zoning map for property located at 1973 Bayou Lane; identified as a certain lot of ground in Section 1 of the Town of Slidell containing 0.426 acres; from A-8 High Density Urban to C-2W Waterfront Mixed Use. Commissioner Green made a motion to approve, with a second by Commissioner Duffaut. Motion passed by a vote of 5 YAYS, 1 NAY, 0 ABSTAIN. This item will be on Public Hearing on April 15, 2024.

4. **Public Hearing**

- a. **Z24-02:** A request to establish the zoning classification of C-4 Highway Commercial of property containing 1.2 acres petitioned for annexation (A24-02), 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, by Solid Investments, LLC.

**Introduced by Chair Reardon.** Director McElmurray addressed the Commission, mentioning that this item goes along with A24-02 and recommends approval. Commissioner Shives made a motion to approve and forward to City Council with a favorable recommendation. Commissioner Hicks seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved **Z24-02**.

- b. **T24-02:** A request to amend Appendix A, Part 2, Section 2.18 – C-4 highway Commercial, of the City of Slidell Code of Ordinances; correcting omissions and clarifying regulations related to the height overlay regulations and related matters.

**Introduced by Chair Reardon.** Director McElmurray addressed the Commission and answered questions. Planning Department recommends approval. Commissioner Duffaut made a motion to amend Appendix A, regarding the height overlay coordinates regulations as written with the following additions or exclusions including removal of Bella Serra Residential Area and the parcels



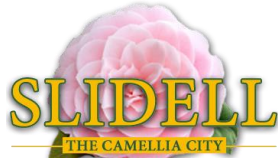
south of Albert Street on the east side of I-10, and excluding billboards from the 75 feet height allowance, keeping billboards at a 45 foot height requirement. Seconded by Commissioner Hicks. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved **T241-02** as amended.

5. **Other Business**

- a. Director McElmurray addressed the Commission and informed them of a Citywide Mobility Master Plan that will be underway soon; it is a very large effort that will be addressing sidewalks, bike paths, roadways, waterways, railroad, airport, and all manner of moving throughout the city and connections needed to do so.

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

7. **Adjournment.** Meeting adjourned at 8:39 p.m. on motion by Commissioner Green, seconded by Vice Chair Washington, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

# Case No. Z24-03

Zoning Map Amendment

from A-8 High Density Urban to C-2W Waterfront Mixed Use for property located at 1973 Bayou Lane

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

**Location:** 1973 Bayou Lane  
**(Figure 1)**

**Owner/Applicant:** Roberts Landing, LLC, by Duffel Ramirez, Sole Member

**Zoning:** A-8 High Density Urban/Olde Towne Preservation District

**Future Land Use:** Mixed Use

**Request:** Rezone to C-2W Waterfront Mixed Use/Olde Towne Preservation District

**Zoning Commission**

**Consent Agenda:** March 18, 2024

**Public Hearing:** April 15, 2024

**City Council (tentative)**

**Consent Agenda:** May 14, 2024

**Public Hearing:** May 28, 2024



Figure 1. Location and Zoning map

**RECOMMENDATIONS**

Planning Department  
Approval

Zoning Commission  
To be determined

**CURRENT CONDITIONS**

1. The subject property is developed with a single-family dwelling (**Figure 2**).
2. The structure on this property is listed on the State’s Cultural Resources Map for historic properties and identifies the construction as CIRCA 1900 (Survey ID 52-00387).
3. This property is part of the City’s outline as shown on the Fritchie Map of 1928, and further identified on the Sandborn Historic Maps from 1906.
4. The subject property is located approximately 400 feet south of the intersection of Bayou Lane and Fremaux Ave on the west side of the Railroad right-of-way and contains 0.4326 acre (**Figure 3**).

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## FINDINGS

5. The applicant recently purchased this property and has requested a rezoning to C-2W Waterfront Mixed Use to complement his other properties' zoning before proceeding with combining these properties into one lot of record, as part of his restaurant and banquet hall business plan.
6. The C-2W district was created by Ordinance 3968 in 2019 to create a commercial corridor with walkable mixed-uses of residential and light commercial, to include small shops, eating establishments, cultural arts, and recreational and waterfront amenities.
7. The subject property is currently zoned A-8 High Density Urban. Nearby properties on Bayou Lane are zoned C-2 Neighborhood Commercial, A-8, and M-2 Light Industrial (Figure 1).
8. C-2W is appropriate for this location because of its location and proximity to the waterfront, Heritage Park, and the Olde Towne area.
9. The Planning Department finds the rezoning request as reasonable for the following reasons:
  - Supported by the City's Comprehensive Plan Future Land Use Map, see **Figure 6**.
  - The rezoning further expands the character of the area as intended by the Council through its creation of the C-2W zoning.

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## RECOMMENDATION

10. The Planning Department recommends approving the rezoning request for the following reasons:
  - Commercial uses allowed in C-2W would have minimum impact on the existing development on this section of Bayou Lane.
  - Uses allowed in the C-2W district continue uses found in the immediate area as well as the adjacent Olde Towne district.

FIGURES

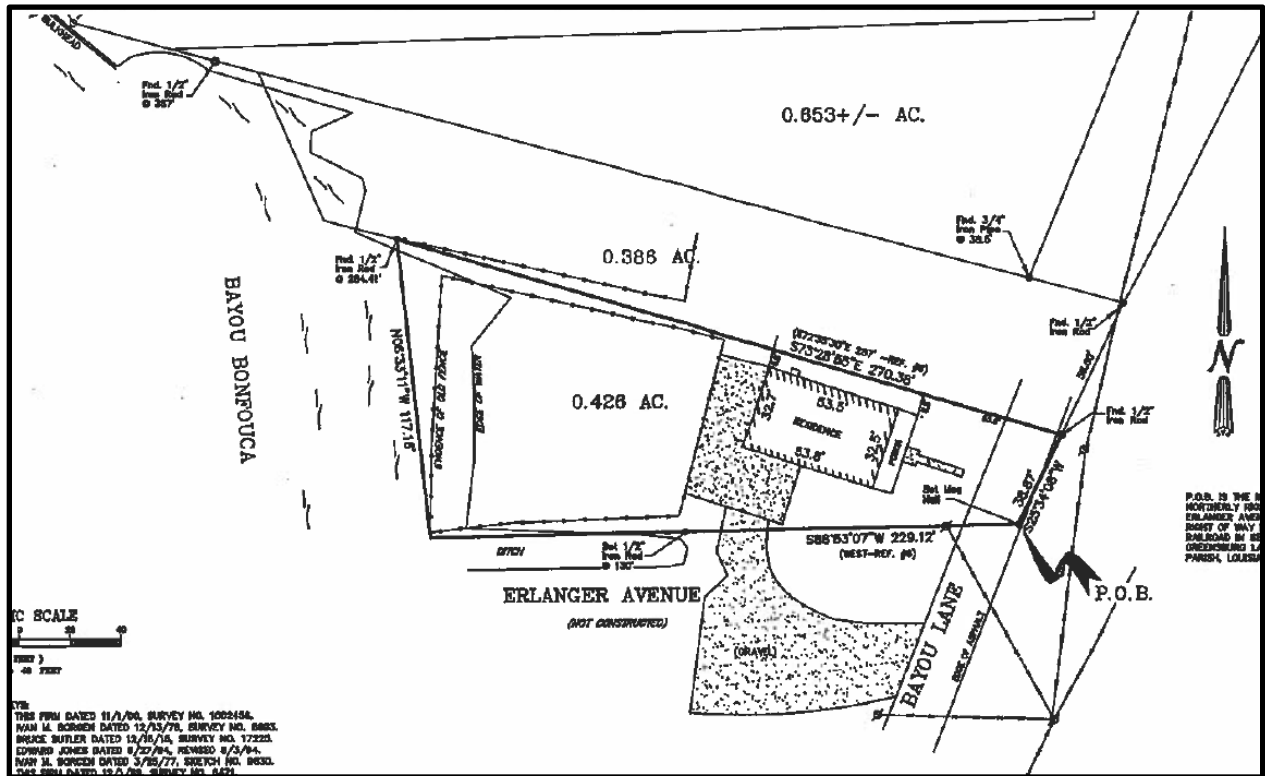
Figure 1. Location and Zoning Map



**Figure 2. Subject Property**

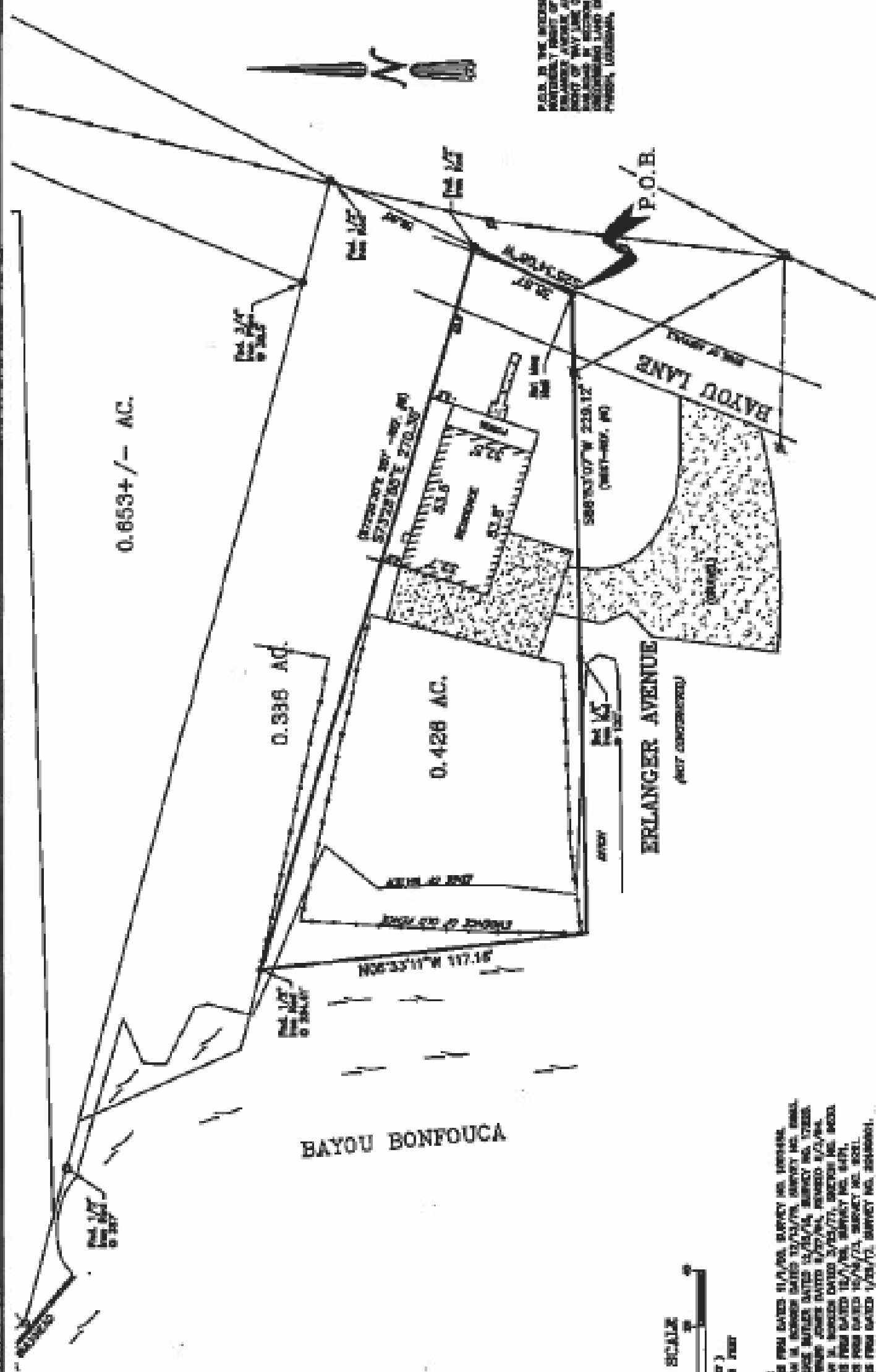


Figure 3. Property Survey



See Full Survey Next Page





0.653+/- AC.

0.336 AC.

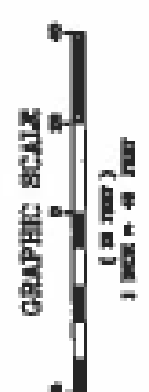
0.428 AC.

P.O.B.

ERLANGER AVENUE  
(PART CONTIGUOUS)

BAYOU LANTZ

BAYOU BONFOUCA



PAGE IN THE INTERSECTION OF THE  
NORTHERLY CORNER OF BAY LANE OF  
ERLANGER AVENUE AND THE WASTERLY  
CORNER OF BAY LANE OF THE INTERSECTION  
OF BAY LANE OF BAYOU BONFOUCA  
AND BAY LANE OF BAYOU LANTZ  
CONSTITUTES LAND CORNER AT THE POINT  
OF BEGINNING.



1873 BAYOU LANTZ, SURVEY.

SCALE:	1" = 40'
DATE:	10/12/2023
DRAWN BY:	MAC
CHECKED BY:	JDL
DWG. NO:	20230453
SHEET:	1 OF 1

- REFERENCE SURVEYS
- 1.) A SURVEY BY THIS FIRM DATED 01/1/90, SURVEY NO. 1078888.
  - 2.) A SURVEY BY FIRM A. SCHUBER DATED 12/12/79, SURVEY NO. 8888.
  - 3.) A SURVEY BY FIRM A. SCHUBER DATED 12/12/79, SURVEY NO. 17288.
  - 4.) A SURVEY BY CHEUNG JONES DATED 07/27/90, SURVEY NO. 17288.
  - 5.) A SURVEY BY CHEUNG JONES DATED 07/27/90, SURVEY NO. 17288.
  - 6.) A SURVEY BY THIS FIRM DATED 07/27/90, SURVEY NO. 17288.
  - 7.) A SURVEY BY THIS FIRM DATED 07/27/90, SURVEY NO. 17288.
  - 8.) A SURVEY BY THIS FIRM DATED 07/27/90, SURVEY NO. 17288.
  - 9.) A SURVEY BY THIS FIRM DATED 07/27/90, SURVEY NO. 17288.
  - 10.) A SURVEY BY THIS FIRM DATED 07/27/90, SURVEY NO. 17288.

I verify that the plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist other than those shown on the property lines, subject to the necessary easements shown herein and all other matters shown thereon. I am not responsible for any errors or omissions in this plat or for any consequences of its use. I am not responsible for any errors or omissions in this plat or for any consequences of its use.

**A SURVEY PLAT OF  
A 0.426 ACRE PARCEL LOCATED IN  
SECTION 10, T-8-S, R-14-E,  
GLD, CITY OF SLIDELL,  
ST. TAMMANY PARISH, LOUISIANA**

DUFFY RAMIREZ

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

1997 National Highway  
Building & Construction  
Award

Phone: 985-840-0073 Fax: 985-849-0784

Professional Seal of J.V. Burkes & Associates, Inc. (Professional Engineer, State of Louisiana, No. 10788)

SEAN M. BURKES  
LA REG. NO. 47865

Figure 4. Future Land Use Map

