



City of Slidell, Louisiana
Zoning Commission
Agenda

May 20, 2024 immediately after Planning Commission at 7:00pm
City Hall Meeting Room, 2055 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 April 15, 2024
3. **Consent Calendar.** There are no items for consent.
4. **Public Hearing**
 - 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 Subdivision, Section A, containing 0.1 acre; into the City of Slidell; as C-4 Highway Commercial; requested by 2239 1st St Family Properties
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be June 17, 2024.



City of Slidell, Louisiana
Zoning Commission
Minutes

April 15, 2024 immediately after Planning Commission at 7:00pm
City Hall Community Meeting Room, 2055 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:08 p.m.

Commissioners Present

Richard Reardon, Chair
Sandy Hicks
Michael Newton
Eric Shives

Commissioners Not Present

Landon Washington, Vice Chair
Chad Duffaut, Jr.
Gayle Green

Staff Present

Theresa Alexander, Planner

2. **Minutes.** Motion by Commissioner Shives to approve minutes of March 18, 2024 as written; Commissioner Newton seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- 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

Commissioner Shives made a motion to approve, with a second by Commissioner Washington. Motion passed by a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN. This item will be on Public Hearing on May 20, 2024.

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. Introduced by Chair Reardon. Ms. Katherine Riecke, Attorney for Robert’s Landing, LLC was present to address the Commission and answer any questions. A motion to approve and forward to City Council was made by Commissioner Shives and seconded by Commissioner Newton. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **Z24-03**.

5. **Other Business**

- a. there was none.

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

7. **Adjournment.** Meeting adjourned at 7:24 p.m. on motion by Commissioner Shives, seconded by Commissioner Hicks, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

Location: 56633 Bosworth Street (**Figure 1**)

Petitioner(s): 2239 1st St Family Properties, through Jason Clayton, Non-Resident Property Owner

Zoning: Parish HC-2 Highway Commercial

Future Land Use: Commercial

Requests: Annex and establish City zoning classification as C-4 Highway Commercial

Parish Concurrence: Needed; request sent on April 8, 2024; Concurrence Hearing June 6, 2024

Planning & Zoning Commissions

Consent Agenda: April 15, 2024

Public Hearing: May 20, 2024

City Council (anticipated)

Consent Agenda: June 11, 2024

Public Hearing: June 25, 2024

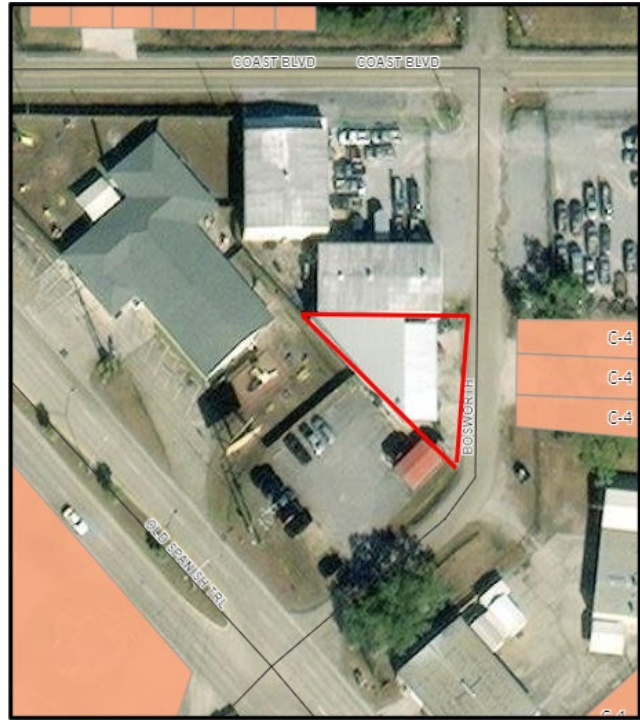


Figure 1. Location map and City zoning

RECOMMENDATIONS

Planning Department

Approval

Planning & Zoning Commissions

TBD

FINDINGS

1. The petitioned property contains 0.1 acres and is developed property as a commercial auto shop (**Figures 2 and 3**).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated March 21, 2024).
 - No resident property owners.
 - The petitioned property has an assessed value of \$12,046. Non-resident property owners representing 100% of the assessed value of the petitioned property signed the Annexation Petition.
 - Certificate of Ownership, and Certificate of Ownership and Assessed Valuation dated April 3, 2024.
3. The petitioned property is not contiguous to the City’s corporate limits. City jurisdictional properties are located directly opposite Bosworth Street, approximately 35 feet. (**Figure 1**)

4. Bosworth Street is a 50 foot right-of-way currently within the St Tammany Parish jurisdiction, with an improved asphalt surface and a combination of covered concrete culverts and open drainage ditches on both sides between Coast Boulevard and Old Spanish Trail.
5. 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.
6. C-4 allows similar uses as HC-2; it does not allow more intense uses.
7. For the purpose of the Sales Tax Enhancement Plan, the property is developed commercial. The Parish needs to concur to this annexation; the Planning Department sent notification to the Parish on April 8, 2024.
8. The subject property is located on a Parish local road – Bosworth Street, approximately 125 feet northeast of Old Spanish Trail.
9. Other nearby properties along Bosworth and Old Spanish Trail are HC-2 and C-4 (**Figures 1 and 4**).
10. C-4 is appropriate for this location because of its location off a major road and proximity to other properties with the same or similar commercial zoning.
11. City water is approximately 125 feet from the southeast corner of the subject property on Bosworth St from Old Spanish Trail. It is believed a water extension line may be immediately adjacent to the subject property. City sewer is available immediately across the street currently servicing 56634 Bosworth St (**Figure 5**). Applicants understand the property will be required to connect to City water and sewer.
12. The property is located within a special flood hazard area, in flood zone AE12. The land has an elevation of approximately 9 feet.

RECOMMENDATIONS

1. The Planning Department finds the annexation is reasonable for the following reasons:
 - Configuration of municipal boundaries to fill in gaps.
 - The character of the area is already urbanized.
 - Supported by the City’s Comprehensive Plan.
2. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.
3. The annexation of all or a portion of the Bosworth Street right-of-way may need to be considered by City Council based on the recommendation of the Planning & Zoning Commissions, the City Engineering Department, and the City Attorney.

FIGURES

Figure 1. Location map and City Zoning



Figure 2. Street View (Google Maps, Jan. 2019)



Figure 3. Property Survey (McKay & Associates – Jan. 2024)

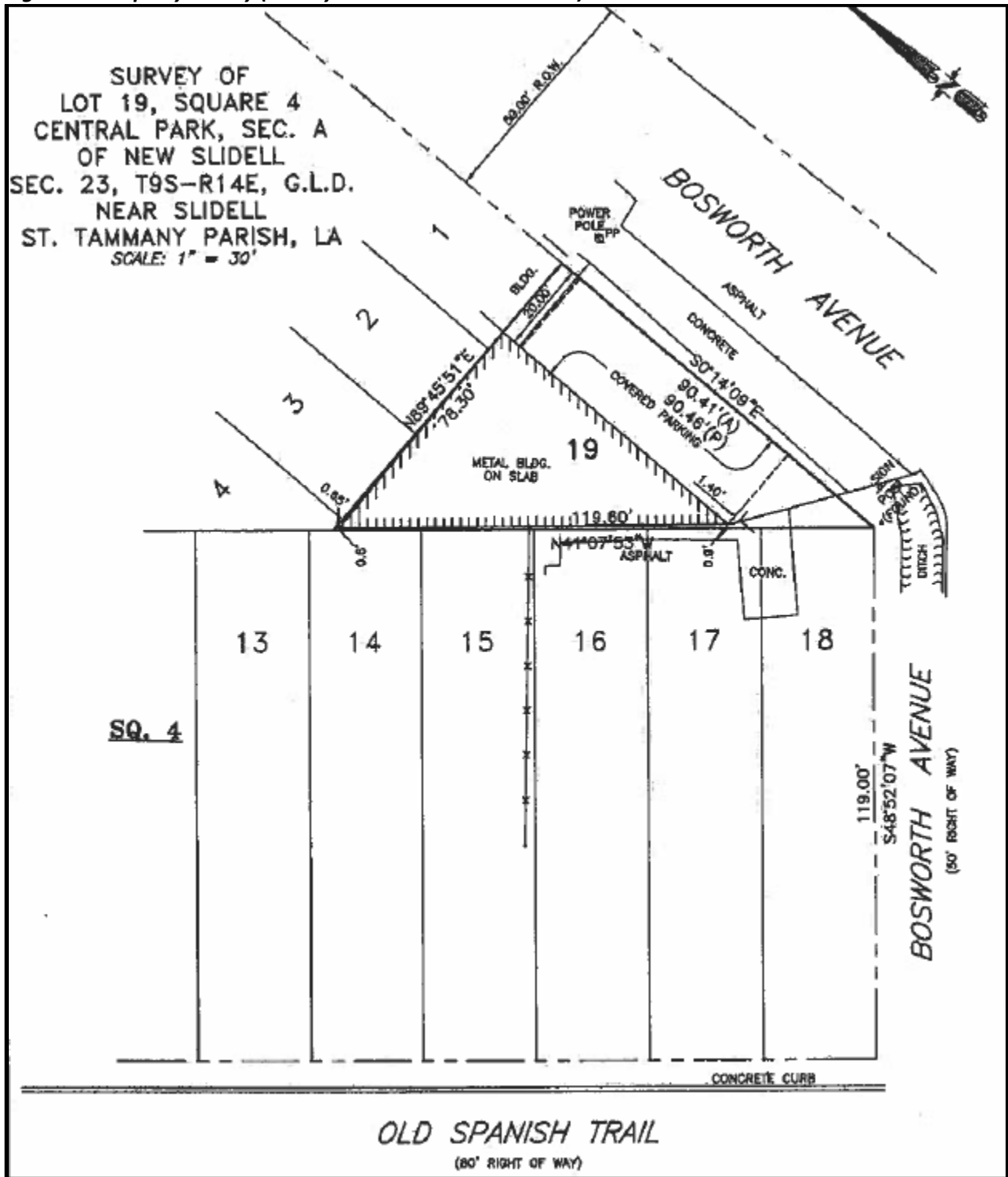


Figure 4. St. Tammany Parish Zoning

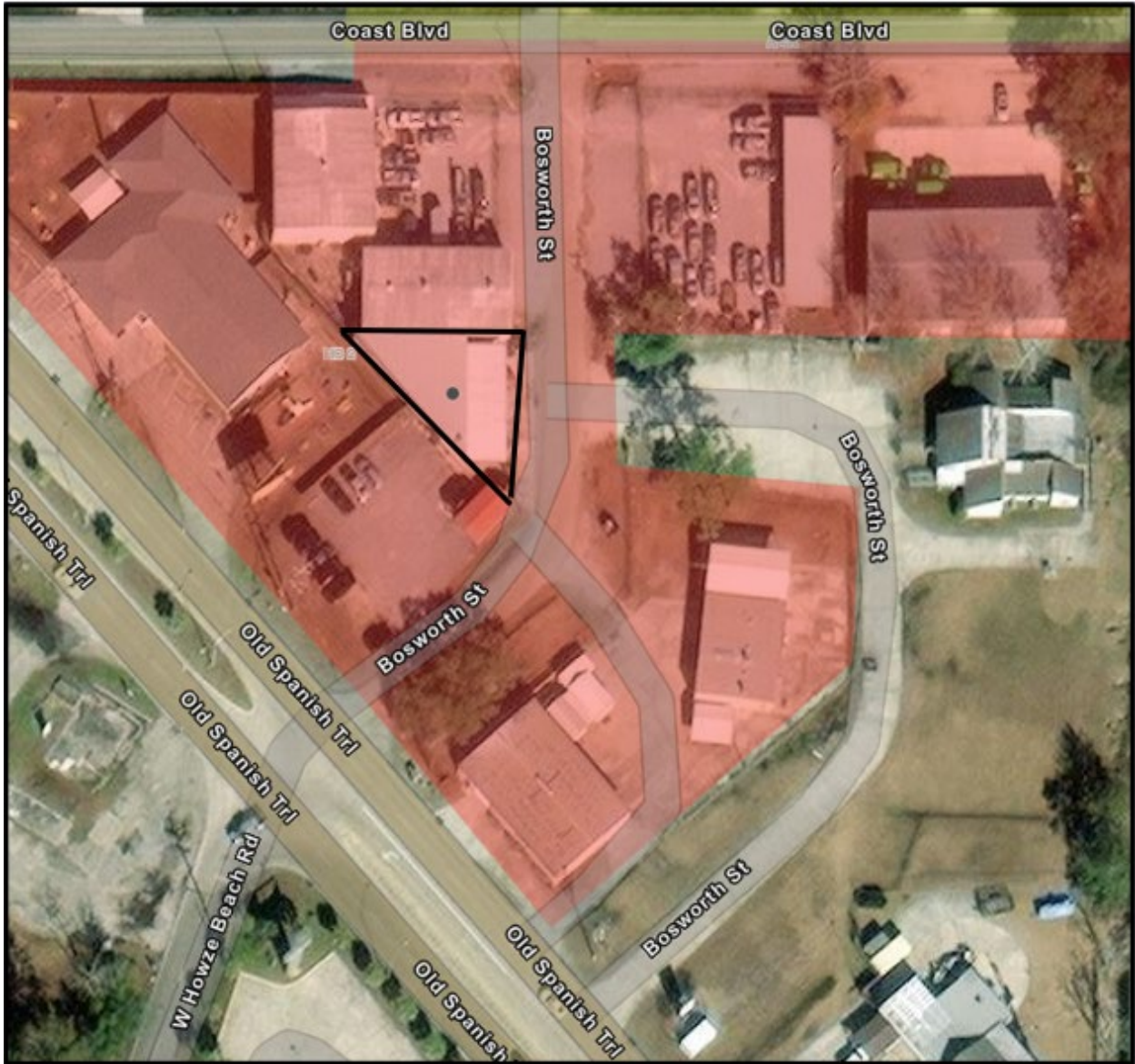


Figure 5. City Utilities

