



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

June 17, 2024 at 7:00pm

City Hall Meeting Room- 2055 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 May 20, 2024
4. **Public Hearing**
  - a. **S24-06:** A request for a Final Plat to subdivide Lots 2A and 4, the East portion of Lot 5, and the Revoked Portion of St Anthony St, into one Lot (Lot 5A), containing 2.143 acres, in Square 14, Carolyn Park, at 1541 St Ann Place, City of Slidell, St Tammany Parish, Louisiana; by STARC
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

*The next Planning Commission meeting will be July 15, 2024.*



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

May 20, 2024 @ 7:00 p.m.

City Hall Meeting Room-2055 2<sup>nd</sup> Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:00 p.m.

**Commissioners Present**

Richard Reardon, Chair  
Landon Washington, Vice Chair  
Chad Duffaut, Jr.  
Gayle Green-7:04 P.M.  
Eric Shives

**Commissioners Not Present**

Sandy Hicks  
Michael Newton

**Staff Present**

Daniel McElmurray, Planning Director  
Erica Smith, Planning Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Shives to approve minutes of April 15, 2024 as written; Vice Chair Washington seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

- a. **S24-04:** A request for a Final Plat to subdivide Lots 7, 9A1, 11A, and a portion of Lot 6, containing 1.206 acres; forming the northwest corner of the intersection of Carey St and Brakefield St, at 2359 Carey Street; into one lot (Lot 9-A-1-A), in Square C, Cousin Addition, City of Slidell, St Tammany Parish, Louisiana; by St Tammany Parish School Board.

Introduced by Chair Reardon. Director McElmurray addressed the Commission, answered questions by the Commission and recommended approval. Mr. Jeff Schoen, attorney for St. Tammany Parish School Board was in attendance but did not wish to speak. Commissioner Duffaut made a motion to approve. Vice Chair Washington seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **S24-04**.

- b. **S24-05:** A request for a Final Plat to subdivide Lots 55 and 56, containing 0.451 acres; at 746 Old Spanish Trail; into one lot (Lot 55A), in Square 7, Pinecrest Subdivision, City of Slidell, St Tammany Parish, Louisiana; by Max Best Services.

Introduced by Chair Reardon. Director McElmurray addressed the Commission and answered questions. Mr. Maximo Gonzalez, property owner was present but did not speak. Commissioner Shives made a motion to approve. Commissioner Green seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **S24-05**.

- c. **S24-06\*:** A request for a Final Plat to subdivide Lots 2A and 4, the East portion of Lot 5, and the Revoked Portion of St Anthony St, into one Lot (Lot 5A), containing 2.143 acres, in Square 14, Carolyn Park, at 1541 St Ann Place, City of Slidell, St Tammany Parish, Louisiana; by STARC.

**\* APPLICANT HAS REQUESTED TO TABLE S24-06 UNTIL THE JUNE 17, 2024 MEETING.**

Introduced by Chair Reardon. Commissioner Green made a motion to approve tabling this case until the June 17, 2024 meeting. Commissioner Shives seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the request to table **S24-06** until the June 17, 2024 meeting.

- d. **A24-03:** A request to annex property located at 56633 Bosworth St; identified as Lot 19, Square 4, of Central Park Subdivision, Section A, containing 0.1 acre; into the City of Slidell; requested by 2239 1<sup>st</sup> St Family Properties.

Introduced by Chair Reardon. Director McElmurray addressed the Commission and answered questions. Commissioner Shives made a motion to approve based on the annexation of all or portion of the Bosworth Street right of way may need to be considered by City Council based on the recommendation of this Commission. Vice Chair Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **A24-03**.

5. **Other Business**

- a. Mr. A.G. Crowe petitioned the Commission for a corrected exhibit of the subdivision of 195 Strawberry St. Director McElmurray addressed the Commission and answered questions, as well as recommended approval, as this is just a formality to complete the recordation process. Vice Chair Washington made a motion to approve. Commissioner Duffaut seconded. A vote of 4 YAYS, 1 NAY, 0 ABSTAIN approved Mr. Crowe's petition.

6. **General and Public Comments.**

- a. Director McElmurray informed the Commission that the Unified Development Code will be kicking off in June, and that informational packets will be emailed to the Commission soon. He also stated that Desire Line will be at the June 17, 2024 meeting to make a presentation.

7. **Adjournment.** Meeting adjourned at 7:39 p.m. on motion by Commissioner Duffaut, seconded by Vice Chair Washington, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report

## Case No. S24-06

Subdivision of 1541 Saint Ann Place

Three Lots and the Revoked Portion of St Anthony St into One Lot

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

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**Location:** 1541 Saint Ann Place (**Figure 1**)

**Owner/Applicant:** Services, Training, Advocacy, Resources and Community (STARC), represented by Stephen Duvernay and Mike Baham

**Zoning:** A-6 Single-Family Urban

**Future Land Use:** Residential

**Request:** A resubdivision of Lots 2A, 4, and the east 84.8 ft portion of Lot 5, and the revoked portion of the unimproved right-of-way of Saint Anthony Street between Saint Ann Place and West Hall Avenue, into one lot of record as Lot 5A

**Planning Commission:** June 17, 2024

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### STAFF RECOMMENDATION

Approval

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### CURRENT CONDITIONS

1. The petitioned property is developed property currently including an educational facility providing training for persons with disabilities and a private park for its patrons use (**Figure 2**).
2. In February 1976, the City Council, “acting upon the recommendation of the Slidell Planning,” moved that the “right-of-way adjacent to the STARC building, 1541 St. Ann Street, be closed.” *See minutes from February 24, 1976, City Council Meeting.* The Council office and Planning Department are working with the City Attorney to determine the effectiveness of this statement as no ordinance or resolution can be found transferring ownership of the unimproved right-of-way to the adjacent properties.
3. The applicant has requested that the unimproved St. Anthony Street right-of-way be confirmed as revoked through the City Attorney’s Office, and that the revoked St. Anthony Street, and the three parcels be combined into one lot (**Figure 3**).

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### FINDINGS

4. The applicant proposes to combine the 3 lots and the revoked portion of unimproved St Anthony Street into one lot (Lot 5A) (**Figure 4**).
5. The current use of the property has been operating at this location since prior to 1976.
6. The A-6 zoning district permits educational use. (**Figure 5**)

7. The combination of these properties provides frontage along two dedicated rights-of-way – St Ann Street, and West Hall Avenue – thus creating one through-lot, with setback requirements applied along both rights-of-way.
8. Existing buildings on the site cross interior lot lines and into the unimproved St Anthony St right-of-way. By review and approval of the proposed subdivision, any nonconforming situations removed, bringing the property into conformance with the City’s subdivision requirements.
9. The property is split east to west by two flood zones. That portion of the property fronting St Ann Place is not located within a flood district (Zone X), with that portion of the property fronting West Hall Ave is located in a special flood hazard area, in flood zone AE11. The land has an elevation of approximately 9 feet. **(Figure 6)**

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## **RECOMMENDATION**

The Planning Department recommends approval of the resubdivision on the condition the St Anthony Street right-of-way revocation is approved by the City Council and that the creation of one single lot will comply with all other subdivision requirements.

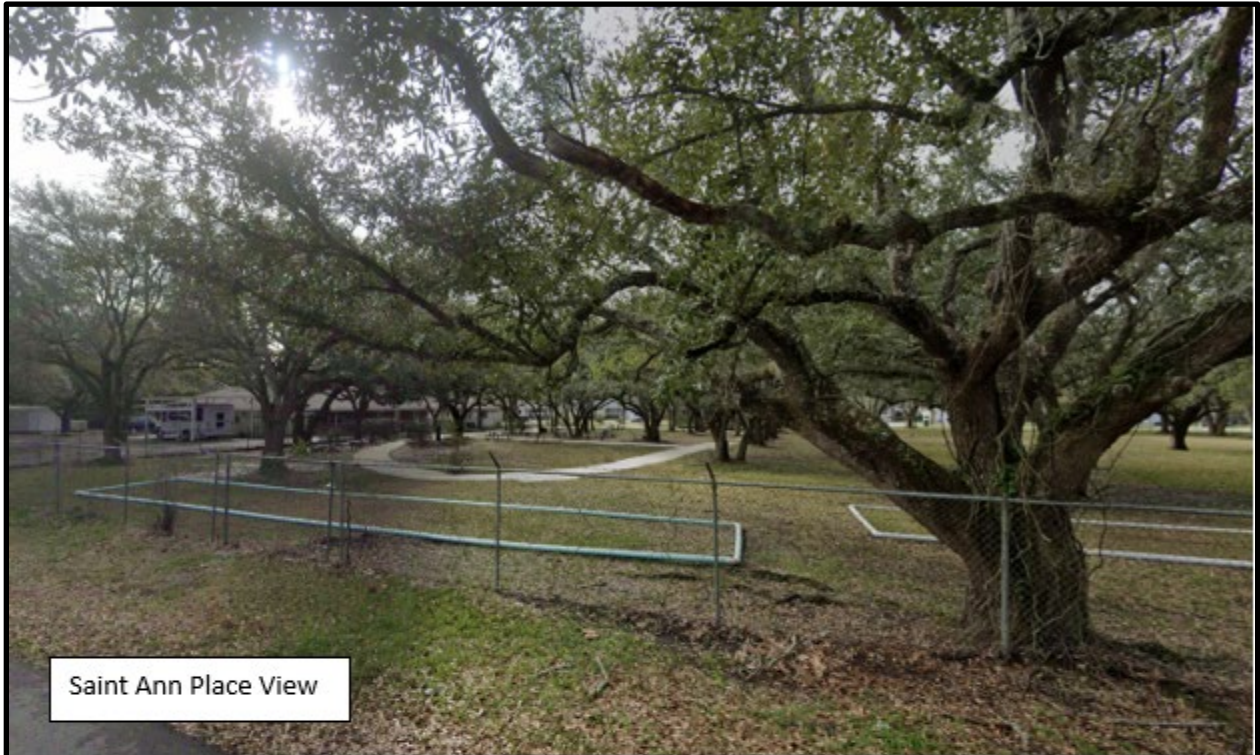
# Figures

**Figure 1. Location Aerial**





**Figure 2. Street Views**



**Figure 3. Revocation of St Anthony St (email)**  
**(see attached)**

For Review



## Figure 3. Revocation of St Anthony Street

**From:** [Thomas Schneidau](#)  
**To:** [stephenduvernay@yahoo.com](mailto:stephenduvernay@yahoo.com)  
**Cc:** [Theresa Alexander](#); [Jamie Patterson](#); [mbaham@starcla.org](mailto:mbaham@starcla.org)  
**Subject:** RE: Revocation of St Anthony Street  
**Date:** Wednesday, May 22, 2024 4:56:31 PM

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Steve,

Thank you for your email and I am sorry I have been unable to respond sooner. We have been in the middle of our budget prep for next year...

I was able to review the documents we had access to concerning this matter. While it looks like there was some attempt to close that undeveloped ROW, I don't see a clear revocation by the City (even if that was the intent way back when).

We actually have some state legislation pending that makes it easier for Slidell to do these sorts of revocations. That should (fingers crossed) be signed into law soon. Once that take place, I am not opposed to asking the council to recognize a clear revocation of that undeveloped ROW. As a practical matter, it seems to me to be unusable by the City regardless.

We will circle back once we know an effective date for that legislation.

Best,  
Thomas Schneidau

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**From:** Stephen Duvernay <[stephenduvernay@yahoo.com](mailto:stephenduvernay@yahoo.com)>  
**Sent:** Thursday, May 16, 2024 10:05 AM  
**To:** Jamie Patterson <[jpatterson@cityofslidell.org](mailto:jpatterson@cityofslidell.org)>  
**Cc:** Theresa Alexander <[talexander@cityofslidell.org](mailto:talexander@cityofslidell.org)>; Mark Baham <[mbaham@starcla.org](mailto:mbaham@starcla.org)>  
**Subject:** Revocation of St Anthony Street

You don't often get email from [stephenduvernay@yahoo.com](mailto:stephenduvernay@yahoo.com). [Learn why this is important](#)

Jamie:

STARC has owned and occupied a facility at 1526 West Hall Avenue for over 45 years. The original acquisition included: several platted lots in Square 14 of Carolyn Park Subdivision, along with a dedicated, but not constructed "St Anthony Street" (see attached 1985 survey). During October of 2018 STARC acquired an adjoining Lot 2A of Square 14 also in Carolyn Park. We recently met with the City Planning Department to consider future expansion of our existing facilities. At the meeting, it was recommended that we re-subdivide all of STARC's properties into a single Lot 5A. It was also noted that; the re-subdivision would provide an opportunity to eliminate the notation "St Anthony St Revoked". Shortly after the meeting, Ms. Erica Smith, in Planning, notified us that there were no City records that indicated that "St Anthony Street" had been revoked. It was recommended that as part of the re-subdivison process, we should request a formal revocation, and coordinate that effort with the adjoining property owner, Mr Mejia.

For many years, Mr. Mejia has occupied 10' within the "St Anthony St".  
STARC is interested in moving forward with an Application to Re-subdivide its property and Revoke "St Anthony St".

We have been in-touch with Mr. Mejjia's daughter, Angele Mejia.

Ms. Mejia is seeking additional information concerning the proposed revocation.

We are requesting a meeting with you; that would include Ms Mejia, to determine if STARC can move forward with revoking its portion of "St Anthony Street" even if Mr. Mejia is not interested.

Please provide us several alternate dates and times that would be convenient for you.

We will then co-ordinate the meeting with Ms Mejia.

To facilitate your consideration of this request, I am enclosing copies of a 1985 survey and the proposed re-sub plat.

Your help in this matter is greatly appreciated.

Steve Duvernay

(985) 960-0781

**Figure 4: Proposed Resubdivision  
(See attached)**

FOR REVIEW

Figure 4. Proposed Resubdivision

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY 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 A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 220204\_0010\_C; DATED: 04/21/1999 FLOOD ZONE: AE; BASE FLOOD ELEVATION: 10'

ZONING: A-6 SINGLE FAMILY RESIDENTIAL. BUILDING SETBACK LINES: FRONT - 25' SIDE - 20% OF LOT DEPTH REAR - 20% OF LOT DEPTH

REFERENCE SURVEY:  
1.) A SURVEY BY EDWARD JONES DATED 6/21/85 (BASIS OF THIS SURVEY).  
2.) A SURVEY BY THIS FIRM DATED 3/3/17, SURVEY NO. 20170107.  
3.) A SURVEY BY THIS FIRM DATED 5/21/18, MAP FILE NO. 37088.

BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH 1702.

REVISED: 4/1/24 ADDED LOTS 4, 5 AND REVOKED ST. ANTHONY STREET.

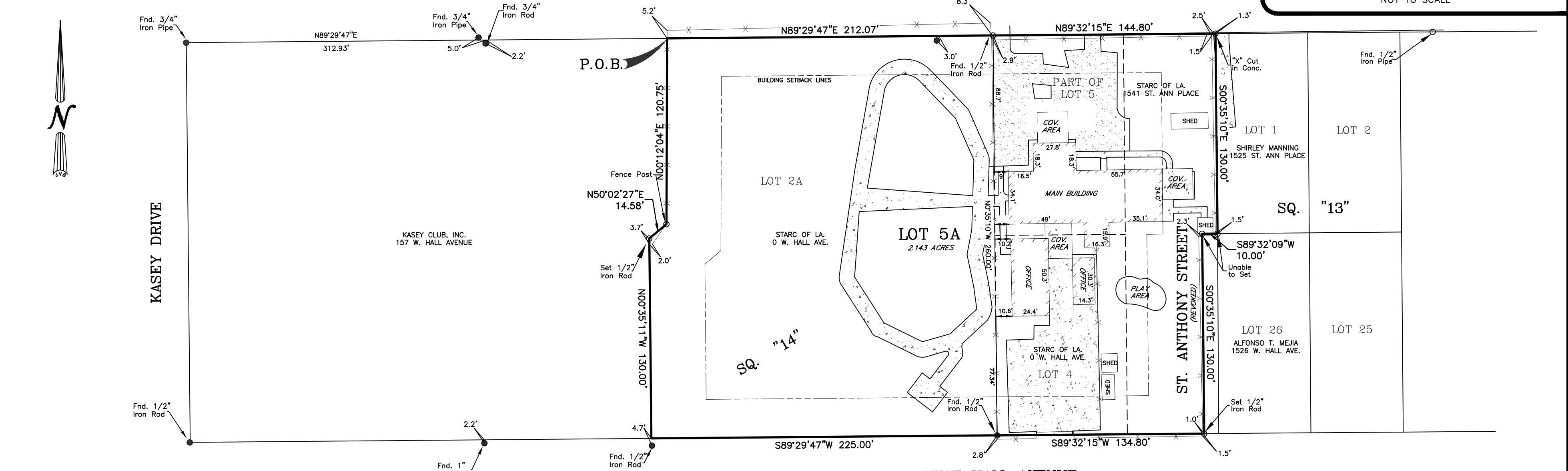
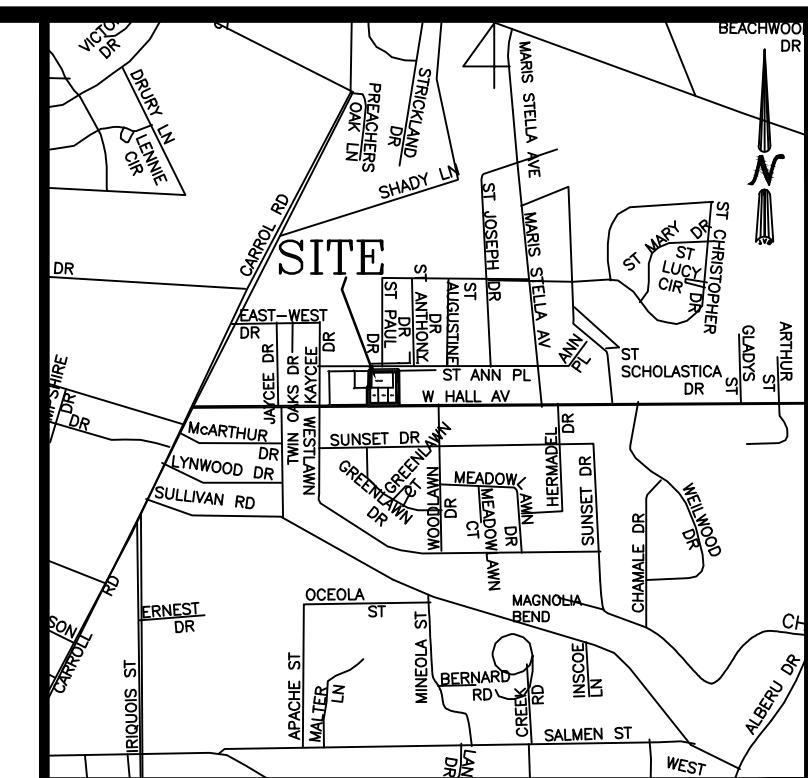
Legal Description Lot 5A:

A certain parcel of land, lying and situated in Section 4, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

From a 3/4" iron pipe found at the intersection of the easterly right of way line of Kasey Drive and the southerly right of way line of St. Ann Place run along said southerly right of way line of St. Ann Place North 89 Degrees 29 Minutes 47 Seconds East a distance of 312.93 feet to a point on the southerly right of way line of St. Ann Place and the Point of Beginning.

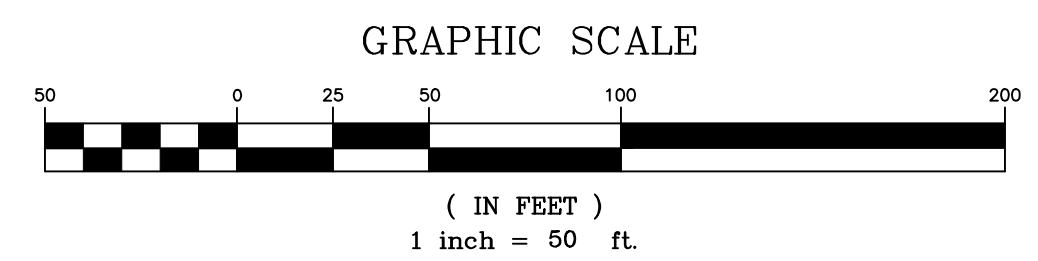
From the Point of Beginning run along said southerly right of way line of St. Ann Place North 89 Degrees 29 Minutes 47 Seconds East a distance of 212.07 feet to a 1/2" iron rod found; Thence run North 89 Degrees 32 Minutes 15 Seconds East a distance of 144.80 feet to a "X" cut in concrete; Thence leaving said southerly right of way line of St. Ann Place run South 00 Degrees 35 Minutes 10 Seconds East a distance of 130.00 feet to a point; Thence run South 89 Degrees 32 Minutes 15 Seconds West a distance of 134.80 feet to a 1/2" iron rod found; Thence run South 89 Degrees 29 Minutes 47 Seconds West a distance of 225.00 feet to a point; Thence leaving said northerly right of way line of West Hall Avenue run North 00 Degrees 35 Minutes 11 Seconds West a distance of 130.00 feet to a 1/2" iron rod set; Thence run North 50 Degrees 02 Minutes 27 Seconds East a distance of 14.58 feet to a fence post; Thence run North 00 Degrees 12 Minutes 04 Seconds East a distance of 120.75 feet and back to the Point of Beginning.

Said Lot 5A contains 2.143 acres of land more or less, lying and situated in Section 4, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.



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 ELECTRIC, TELEPHONE, CABLE TV
	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: 93,349 SQ. FT. OR 2.143 ACRES

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

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

1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

A RESUBDIVISION MAP OF LOT 2A, LOT 4, THE EAST 84.8' PORTION OF LOT 5, SQ. 14 AND THE REVOKED PORTION OF ANTHONY STREET INTO LOT 5A, SQ. 14, CAROLYN PARK IN SECTION 4, T-9-S, R-14-E, SQ. GLD, CITY OF SLIDELL, ST. TAMMANY PARISH, LA.

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

STARAC

SCALE: 1" = 50'

DATE: 05/21/2018

DRAWN BY: VLL CHECKED BY: JDL

DWG. NO. 20240032

SHEET 1 OF 1


M:\SURVEYING\2018 BOUNDARY SURVEY\TOP-PLANS\SEC. 4-9-14-STARAC

**Figure 5: City Zoning**




STARC Properties  
1541 St Ann Place

**Zoning:**

A-6: Single-Family Urban  
 A-6

**City Streets**

Unimproved ROW  
 Unimproved



Disclaimer:  
 Map provided by the GIS division of the City of Slidell Engineering Department. This map does not necessarily reflect the most current changes and was created for general planning purposes only. Any reliance on the information contained herein is at the user's own risk. The City of Slidell assumes no responsibility for any use of the information contained herein or any loss resulting there from.  
 Map Projection: NAD 1983 State Plane Louisiana South.



Figure 6: Flood Map (LSU Ag Center)

