

City of Slidell, Louisiana
Zoning Commission
Agenda

June 17, 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 May 20, 2024
3. **Consent Calendar.** No Consent Items
4. **Public Hearing**
 - a. **Z24-06:** A request for a Conditional Use Permit to allow light industrial activities for firearm assembly located at 1020 Old Spanish Trail, Suite 8, that portion of the property identified as Tax Parcel 92546 (Lot 2-B-2 Kastner Place).
5. **Other Business**
 - a. Unified Development Code Presentation by Desire Line
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be July 15, 2024.



City of Slidell, Louisiana
Zoning Commission
Minutes

May 20, 2024 immediately after Planning Commission at 7:00pm
City Hall Meeting Room-2055 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:39 p.m.

Commissioners Present

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

Commissioners Not Present

Sandy Hicks
Michael Newton

Staff Present

Danny McElmurray, Planning Director
Erica Smith, Planning Secretary

2. **Minutes.** Vice Chair Washington noted a correction on the minutes from the April 15, 2024 meeting. Motion by Vice Chair Washington to approve minutes of April 15, 2024 as corrected; Commissioner Green seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

a. No Consent Items.

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

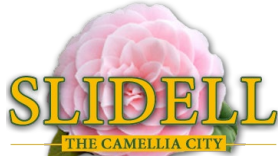
Introduced by Chair Reardon. Director McElmurray addressed the Commission, stating that this is the zoning classification along with the annexation which was approved at the Planning Commission meeting. Commissioner Shives made a motion to forward to City Council with a favorable approval. Commissioner Duffaut seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **Z24-04**.

5. **Other Business**

a. Director McElmurray spoke further about the Unified Development Code.

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

7. **Adjournment.** Meeting adjourned at 7:59 p.m. on motion by Commissioner Duffaut, seconded by Commissioner Green, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

Case No. Z24-06

Conditional Use Permit for

Firearm and Holster Assembly at 1020 Old Spanish Trail Suite 8

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 1020 Old Spanish Trail, Suite 8 ONLY (**Figure 1**)

Owner(s): Michael Louis Surgi

Applicant: Peter Keola

Zoning: C-4 Highway Commercial Choose an item.

Future Land Use: Commercial

Request: Conditional Use Permit for Gun and Holster Assembly

Zoning Commission

Public Hearing: June 17, 2024

City Council (tentative)

Consent Agenda: June 25, 2024

Public Hearing: July 9, 2024

RECOMMENDATIONS

Planning Department

Approval

Zoning Commission

To be determined

FINDINGS

1. The subject property is developed as Surgi Center and is zoned C-4 (**Figure 2**).
2. The existing multi-tenant complex was constructed prior to 2005 and was approved under regulations for C-4 Highway Commercial.
3. The applicant proposes to conduct firearms repairs and assembly from pre-cast parts, restoration, Kydex holster manufacturing, and provide a small area of retail sales in the front area of the suite. (**Figure 3**).
3. Assembly is a Conditional Use in the C-4 district (Sec. 2.1801A of Appendix A).
4. Conditional uses in the C-4 district are: those light industrial activities permitted by section 2.2001(2) and 2.2002 in accordance with the procedures and standards of section 2.2215.
5. Applicant proposes no exterior improvements.
7. Zoning and existing land use of property in the area is as follows (**Figure 2**):
 - To the northwest, west, and southwest is located C-2 Neighborhood Commercial with commercial structures and vacant land to the north and west, and a daycare center and residential structure across Old Spanish Trail to the SW;
 - To the south there is single family residence zoned A-6 Single Family.

- To the east and southeast is located C-4 Highway Commercial with commercial structures.
8. The site met landscaping requirements when originally constructed; no additional parking is required.
 9. All conditional uses must comply with the following General Standards (Sec. 2.2215 of Appendix A):
 - (1) *Standard: The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to neighboring land uses and to streets giving access to the site shall be such that the use will be in harmony with the land uses in the district in which it is located.*
The proposed use does not increase the footprint of the existing building and has minimal impact on neighboring land uses based on its central location within the complex. All activities shall conform with the requirements and standards of sections 2.2001(4), 2.1901 and all standards applicable to the C-4 highway commercial zoning district.
 - (2) *Standard: Time limit requirement for length of permit use.*
If the business ceases to exist or fails to operate for 30 days, the conditional use permit shall become null and void.
 - (3) *Standard: Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.*
All activities shall cease between the hours of 10:00 p.m. and 7:00 a.m.
 - (4) *Standard: The location, nature and height of structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.*
Existing to remain.
 - (5) *Standard: Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.*
Existing to remain.
 - (6) *Standard: Adequate utilities, drainage and other necessary facilities have been or will be provided.*
The current construction has current access to adequate utilities and drainage are in place.
 - (7) *Standard: Environmental safety devices shall be employed as is necessary to ensure the health, safety and welfare of the public.*
All activities shall be conducted in a completely enclosed building with a roof and walls.
 6. The proposed limited firearms/holster assembly and sales facility conforms to all standards and is appropriate at this location as proposed.

Figure 1. Location Map



Figure 2. Zoning Map

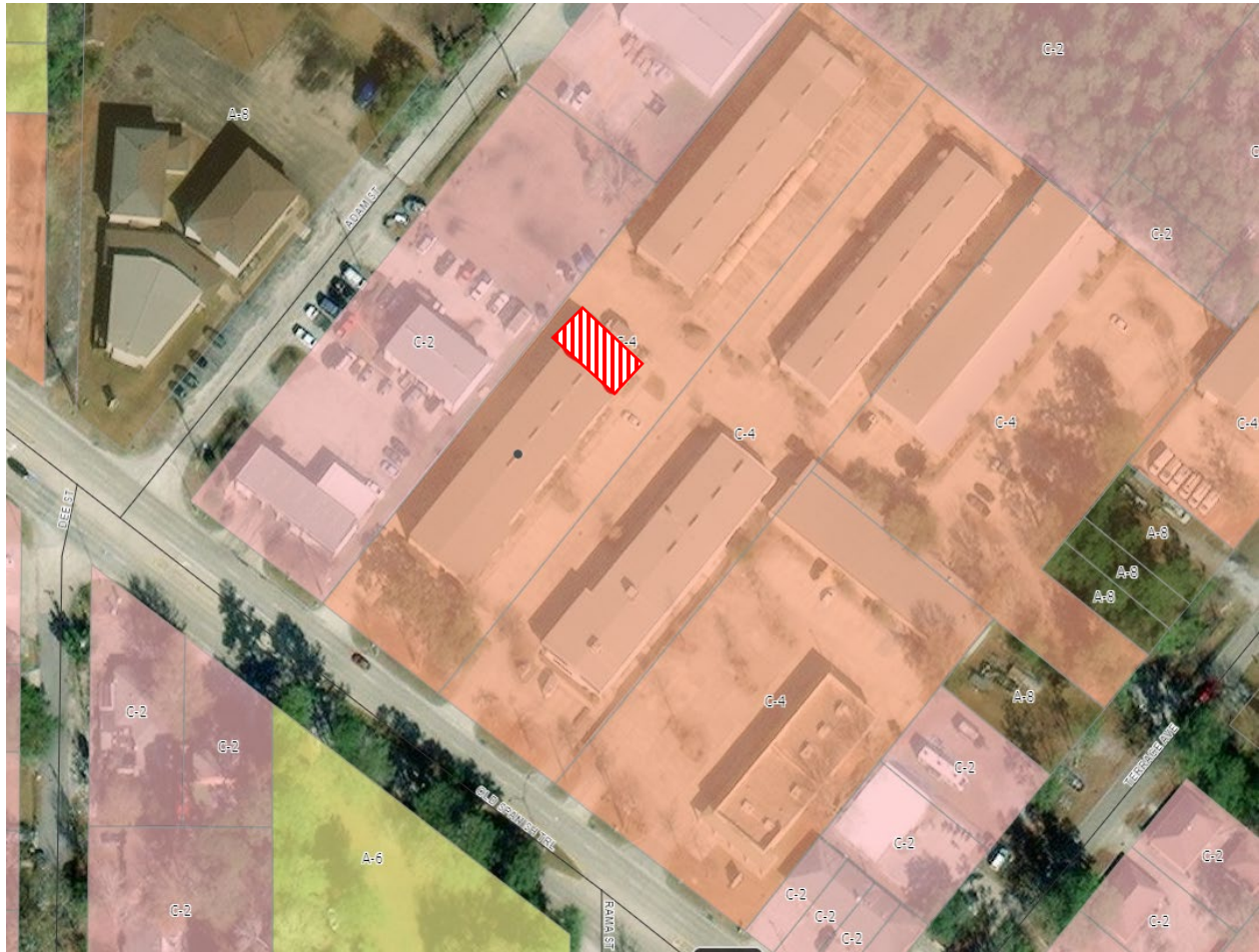


Figure 3. Building Layout Plan

