

City of Slidell, Louisiana
Zoning Commission
Agenda

August 19, 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 July 15, 2024
3. **Consent Calendar**
4. **Public Hearing**
 - a. **Z24-07:** A request to change the zoning classification of property located approximately 135 feet from the northeast corner of Front St (Hwy 11) at Lafayette St; identified as Lots 18 through 20, and a 0.343 ac parcel, from A-6 Single-family Urban to C-2 Neighborhood Commercial; and the revocation of a platted service alley to the west and the remaining west half of the unimproved right-of-way identified as Domerque Ave adjacent to these properties to the; located in Square 2 of J.A. Salmen North Addition Subdivision
5. **Other Business**
 - a. Unified Development Code Update
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be September 16, 2024.



City of Slidell, Louisiana
Zoning Commission
Minutes

July 15, 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 7:01 p.m.

Commissioners Present

Richard Reardon, Chair
Chad Duffaut, Jr.
Gayle Green
Sandy Hicks
Michael Newton
Eric Shives

Commissioners Not Present

Landon Washington, Vice Chair

Staff Present

Danny McElmurray, Planning Director
Erica Smith, Planning Secretary

2. **Minutes.** Motion by Commissioner Duffaut to approve minutes of June 17, 2024 as written; Commissioner Hicks seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

a. **Z24-07:** A request to change the zoning classification of property located approximately 135 feet from the northeast corner of Front St (Hwy 11) at Lafayette St; identified as Lots 18 through 20, and a 0.343 ac parcel, from A-6 Single-family Urban to C-2 Neighborhood Commercial; and the revocation of a platted service alley to the west and the remaining west half of the unimproved right-of-way identified as Domerque Ave adjacent to these properties to the; located in Square 2 of J.A. Salmen North Addition Subdivision.

b. **Z24-08:** A request to establish the zoning classification of property petitioned for annexation (A24-05), located at 2022 Nellie Drive; identified as Lots 12, 13 and 14, Square 8 of Pine Forest Subdivision; zoned as A-6 Single-Family Urban.

Commissioner Green made a motion to approve, with a second by Commissioner Shives. Motion passed by a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN. These items will be on Public Hearing on August 19, 2024.

4. **Public Hearing**

a. There were none

5. **Other Business**

a. **Unified Development Code Update**

Director McElmurray gave the Commission an update on the UDC and there was discussion.

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

7. **Adjournment.** Meeting adjourned at 7:07 p.m. on motion by Commissioner Hicks, seconded by Commissioner Green, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report

Case No. Z24-07

Zoning Map Amendment from A-6 to C-2 with Revocation of Alleys and Remainder of Undeveloped ROW, located at the NE Corner of Front and Lafayette Streets

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

Location: Northeast Corner of Front Street at Lafayette Street (**Figure 1**)

Owner/Applicant: A.B. Crow Inc, being represented by its President, Arthur B. Crow

Zoning: A-6 Single-Family Urban

Future Land Use: Commercial (**Figure 2**)

Request: Rezone to C-2 Neighborhood Commercial, with Revocation of Dedicated Alleys and Remainder of Undeveloped ROW (Domerque Avenue)

Zoning Commission

Consent Agenda: July 15, 2024

Public Hearing: August 19, 2024

City Council (tentative)

Consent Agenda: September 10, 2024

Public Hearing: September 24, 2024

RECOMMENDATIONS

Planning Department

Approval

Zoning Commission

To be determined

FINDINGS

1. The subject property is vacant wooded land (**Figure 3**). Applicant proposes to combine property he owns to the west of the subject property for sale and possible development.
2. Combination of these properties requires the previously dedicated alleys and the remainder of the undeveloped Domerque Ave be revoked by the City. As it is assumed the east portion of Domerque Avenue was revoked to the developer of Belvedere Subdivision, Applicant has right to the remainder of the right-of-way as well as the alleys since he is the only qualifying owner.
3. The property has been in the City of Slidell since before November 4, 1986.
4. The subject property is located approximately 140 feet east of Front St (Hwy 11) and has access from two rights-of-way, Front Street and Lafayette Street (**Figure 4**).
5. Zoning and use of property within about 300 feet of the subject property is as follows (**Figure 1**):
 - To the north, C-2 developed with commercial buildings;
 - To the east, A-6 developed with single-family dwellings;
 - To the south, C-2 vacant land and commercial buildings; and
 - To the west, M-2 Light Industrial developed with commercial buildings.
6. The A-6 zoning district (current) allows the following uses: single-family residential, group homes (with conditional use permit) and various civic uses. No commercial uses are allowed.

7. The C-2 zoning district (proposed) allows the following uses: single -family residential; group homes (with conditional use permit), various civic uses; and commercial uses for offices, barber and beauty shops, artist and photographic studios, appliance shop, sporting goods, grocery, filling stations, and other similar uses.
8. Comparing the uses allowed in A-6 to those allowed in C-2, potential impacts from vehicular traffic, noise, odors, and lighting will be minimum due to the location along a State highway.
9. C-2 zoning that abuts a residential district must apply setback requirements of the A-6 properties for the side on which the abutment occurs. The minimum setbacks required by this proposed C-2 property will be 10 feet to the north, and 25 feet to the east
10. The property is located in a special flood hazard area, in flood zone AE13. The land has an elevation of approximately 11 feet. **(Figure 5)**

STAFF RECOMMENDATION

The Planning Department recommends approving the rezoning request for the following reasons:

- Commercial uses allowed in C-2 would have minimum impact on the existing development on this section of Front Street (Hwy 11).
- Uses allowed in the C-2 district serve as a transition to the nature of C-4 highway commercial to the south and the single-family nature of the A-6 to the east.
- Properties across Lafayette Street and north of this site are zoned C-2 with comparable uses.
- Permitted uses in C-2 could provide services to the adjacent A-6 residents of a walkable manner.

FIGURES

Figure 1. Location and Zoning Map



Figure 2. Future Land Use Map (Comp Plan 2040)

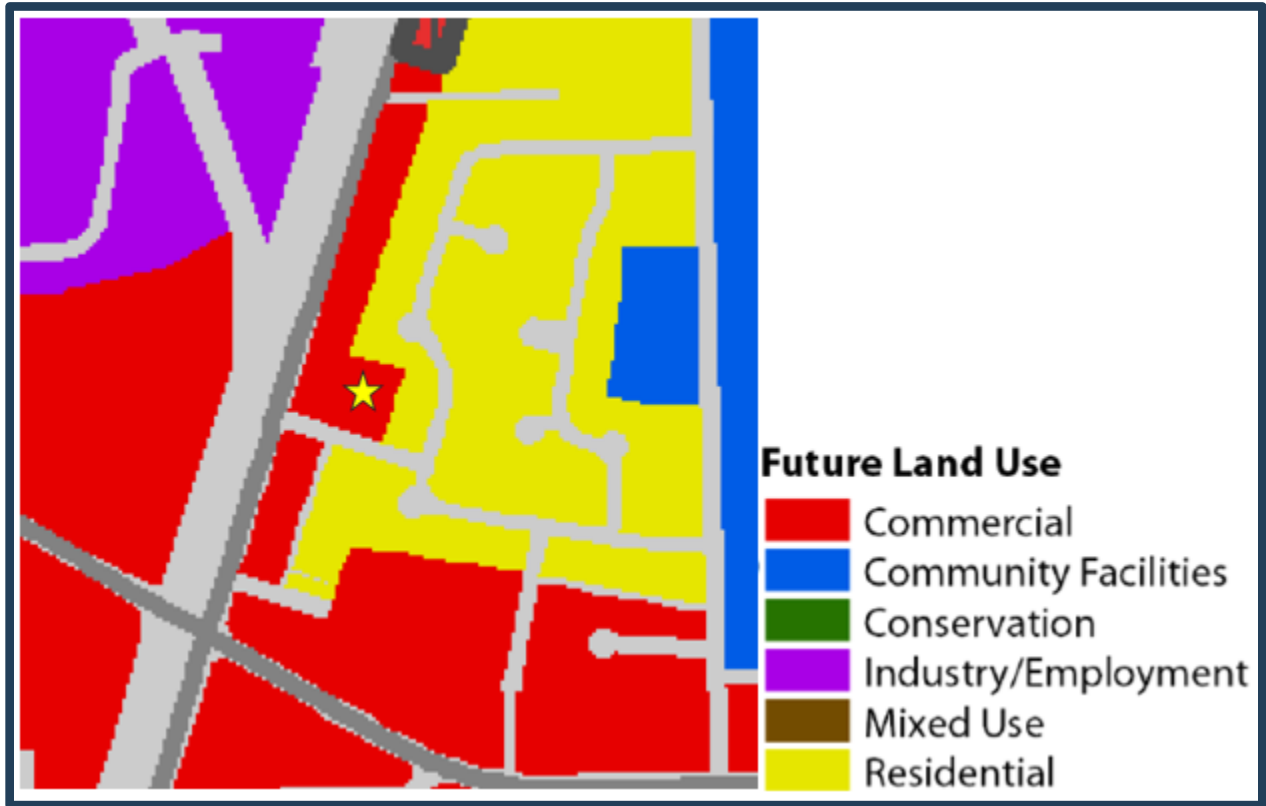


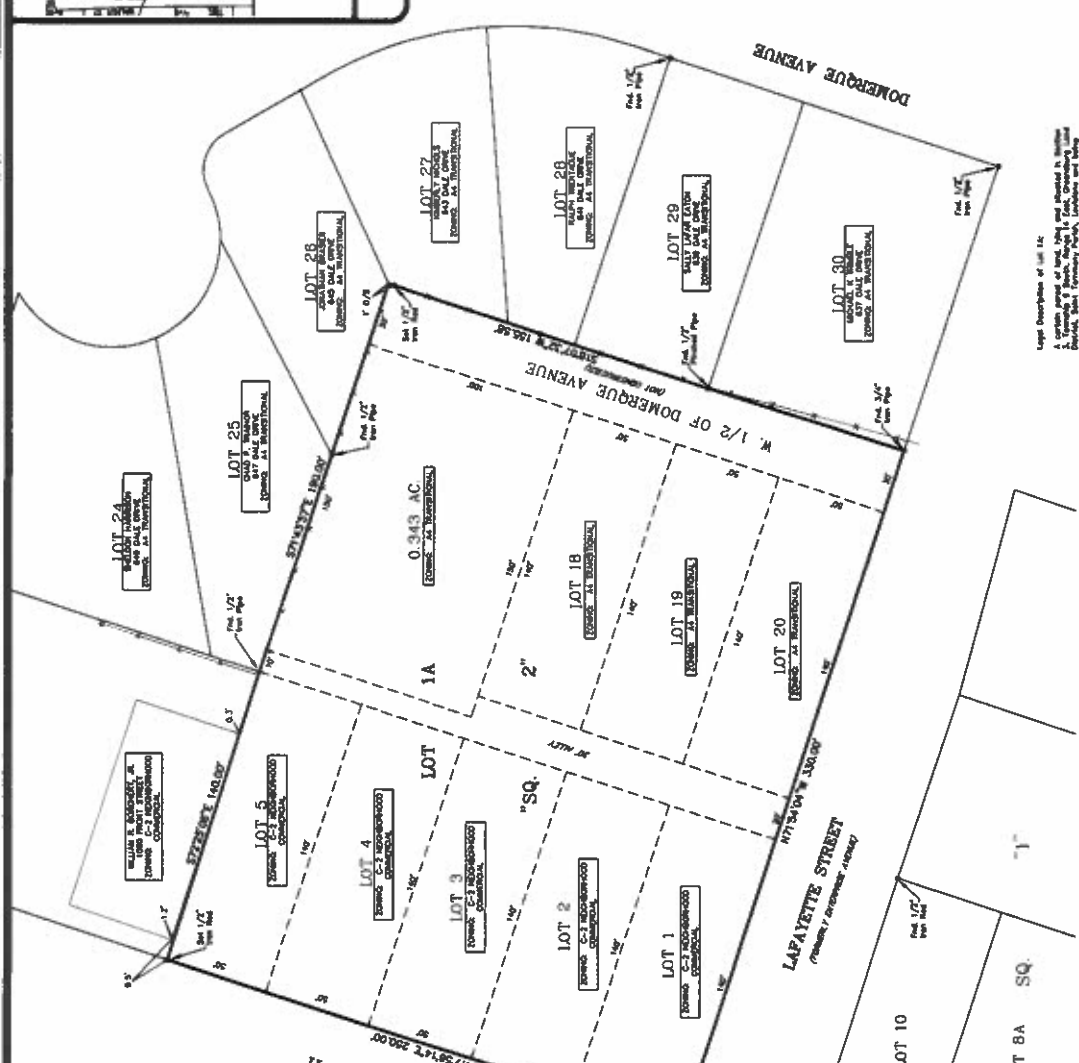
Figure 3. Street View – Hwy 11 Southbound



Figure 4. Proposed Resubdivision (Survey) – Next Page

GENERAL NOTES
1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS, FIELD SURVEY AND VISUAL INSPECTION. UNLESS OTHERWISE NOTED, LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE ENGINEER HAS NOT EXCAVATED UTILITIES TO VERIFY EXISTING DEPTHS OR PROCEDURES OF INSTALLATION.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL FIRE ALARM CODE, AND ALL APPLICABLE CITY, STATE AND FEDERAL LAWS.
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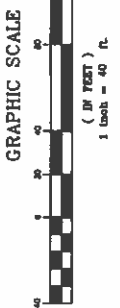
J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING & ENVIRONMENTAL
1025 Shortcut Highway
Suite Louisiana 70458
Shreveport, Louisiana 71215
Phone: 985-648-0075 Fax: 985-648-0154
E-mail: jvb@jvburkes.com

CERTIFICATION
I, **JOHNNY CROW**, being duly sworn, certify that I am a duly licensed Professional Engineer in the State of Louisiana and that I am the author of the above described plan and that the same conform with all the provisions of the laws and regulations of the State of Louisiana governing the practice of the profession of engineering.
Date: 12/12/2023
Checked by: [Signature]
Professional Engineer License No. 20250112
Scale: 1" = 40'

DATE	CHECKED BY
12/12/2023	[Signature]

APPROVED:
[Signature]
TOTAL AREA: 704.63 AC. OR 1,089.48 ACRES
DATE FILED: _____
BY: _____
RECORDS SECTION
STATE OF LOUISIANA
SHREVEPORT, LOUISIANA

LEGEND
SOLID LINE - BINDER LINE
DASHED LINE - WATER MAIN
DASHED LINE - GAS LINE
DASHED LINE - TELL LINE
DASHED LINE - DRAIN LINE
DASHED LINE - DRAIN INLET
POWER POLE / METER (M) / TRANSFORMER (T) / ELECTRIC (E) / TELEPHONE (TV)
DASHED LINE - GAS TRUNK / DRINKING WATER
CATCH BASIN
LIGHT FIXTURES
POURING POINT
SILC. - GATE POSTERIAL
SILC. - WATER METER
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SILC. - DRAIN CLEANOUT
FIRE HYDRANT
GUY WIRE ANCHOR
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SHREVEPORT, LOUISIANA

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Figure 5. Flood Map (LSU AG Center)

