

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

February 17, 2025 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  
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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from January 13, 2025
4. **Public Hearing**
  - a. **S25-01:** A request for a Final Plat to subdivide Lot 1-B, Villages at Northshore, with 12.009 acres; along Northshore Blvd at Gause Blvd West, Into Lots 1-B-1, OP1, OP2, OP3, OP4, OP5, Villages at Northshore.
  
  - b. **FD25-01:** A request for the review of a functional-dependent design associated with improvements at 829 Kostmayer Ave.
5. **Other Business**
  - a.
6. **General and Public Comments**
  - a.
7. **Adjournment**

*The next Planning Commission meeting will be March 17, 2025.*



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

January 13, 2025 @ 7:00 p.m.  
Council Chambers, 2045 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.  
Eric Shives

**Commissioners Not Present**

Gayle Green  
Sandy Hicks  
Michael Newton

**Staff Present**

Danny McElmurray, Planning Director

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Shives to approve minutes of December 9, 2024 as written; Vice Chair Washington seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

- a. **A24-09:** A request to annex property located at 58494 Tyler Drive; identified as Lot 6, Square 2, Robbert Park Subd.; into the City of Slidell; and establish City zoning classification as C-4 Highway Commercial

Introduced by Chair Reardon. Director McElmurray addressed the Commission and recommended approval. Mr. Dhru Patel, owner was present to answer questions. Commissioner Duffaut made a motion to approve **A24-09** and forward to City Council. Commissioner Shives seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **A24-09**.

- b. **A24-10:** A request to de-annex property located at 138 Chamale Drive; identified as Lot 49 in Chamale Subdivision, Addition No. One; into St Tammany Parish; and establish Parish zoning classification as PUD (Ordinance 09-2020).

Introduced by Chair Reardon. Director McElmurray addressed the Commission and recommended approval. Ms. Beth Dixon, owner was present to answer questions. Commissioner Shives made a motion to approve **A24-10** and forward to City Council. Vice Chair Washington seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **A24-10**.

5. **Other Business**-There was no other business.

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

7. **Adjournment.** Meeting adjourned at 7:15 p.m. on motion by Commissioner Shives, seconded by Commissioner Duffaut, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report

## Case No. S25-01

Subdivision of One lot into Six Lots for Village at Northshore

Planning Department

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**Location:** Village at Northshore, 121 Northshore Blvd (**Figure 1**)

**Owners/Applicant:** Woodmont Criterion Slidell GP LLC

**Zoning:** C-6 Regional Shopping Center/C-4 Height Overlay

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

**Request:** Subdivision of Lot 1B into Lots 1B-1, OP1, OP2, OP3, OP4, and OP5 withing the Village at Northshore Subdivision.

**Planning Commission:** February 17, 2025

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### STAFF RECOMMENDATION

APPROVAL

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### FINDINGS

1. The petitioned property is developed land with an existing shopping center located along the west side of Northshore Blvd and forming the southwest corner at Gause Blvd West (US Hwy 190 W) (**Figure 3**).
2. The applicant proposes to split Lot 1B into 6 lots (Lot 1B-1, OP1, OP2, OP3, OP4, and OP5) (**Figure 4**). Below is provided a table outlining the approximate width and area of the proposed subdivided lots due to the future development of each outparcel may require more area (**Table 1**).
3. The applicant has several agreements for development on 3 of the 5 new outparcels.
4. The petitioned property currently carries a C-6 Regional Shopping Center zoning designation. (**Figure 1**). The proposed zoning category for this parcel is CR – Regional Commercial and the outparcels will be proposed for designation in the CC – Commercial Corridor zoning classification.
5. The C-6 zoning district does not require minimum lot sizes.
6. The C-6 zoning outlines within its ordinance that all properties within the subdivision automatically share access and parking within the shopping center area.
7. From the parcels identified on the proposed map, only Lot 1B has existing structures on the site. With the creation of the 5 outparcels, the current zoning requirements will not have impact on any setbacks and parking requirements. If necessary, the lot lines for the new outparcels can be adjusted to reflect the development needs for each parcel and their relationship to the parking and access points for Lot1B.
8. There is public water and sewer available to the existing and proposed parcels along Northshore Blvd (**Figure 5**).
9. Use of the preliminary flood maps for this side of Northshore Blvd has been approved by City Council, making the proposed properties outside a flood hazard area with a 0.2 percent annual chance of

flooding. The land has an approximate elevation of 12.3 feet for the developed part of the property. The proposed outparcels have an approximate ground elevation between 10.6 and 9.8 feet. (Figure 6)

10. The Planning Department recommends approval.

**Table 1. Approximate Dimensions of Proposed Lots**

<b>Lots</b>	<b>Fronting Street</b>	<b>Width (ft.)</b>	<b>Area (sq. ft.)</b>
Lot 1B-1	Gause Blvd West	610	402,364
Lot OP1	Northshore Blvd	175	25,526
Lot OP2	Northshore Blvd	185.5	28,183
Lot OP3	Northshore Blvd	185.9	29,969
Lot OP4	Northshore Blvd	134.1	21,606
Lot OP5	Northshore Blvd	94.5	15,246

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**FIGURES – see following pages:**

FOR REVIEW

Figure 1 – Location aerial and zoning



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



Figure 3 - Subject property



Figure 4 - Proposed Subdivision

**See next page for proposed subdivision plat map.**

FOR REVIEW

**GENERAL NOTES**

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED 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 NOT IN A SPECIAL FLOOD HAZARD AREA.  
F.I.R.M. COMMUNITY MAP NO. \*\*\*\*\* DATED: XX/XX/XXXX  
FLOOD ZONE: \*\* BASE FLOOD ELEVATION: EL.

Section 2.18A - C-6 regional shopping center district.  
This C-6 district is intended to provide for large shopping centers of 350,000 square feet or more in one or more buildings on 40 or more acres of land. Development within each C-6 district designation is to consist of a variety of retail, office, service, entertainment and recreation uses in building and service areas sharing internal parking and circulation. A shopping center may include peripheral parcels for sale to other commercial users as long as such parcels are identified as part of an integrated master plan for the shopping center.

2.18A01 Permitted and conditional uses.

(1) Permitted uses. Permitted uses in C-6 are: (a) Uses permitted in C-4 highway commercial; (b) Shopping centers with a minimum square footage of 200,000; (2) Conditional uses. Conditional uses allowed in C-4 highway commercial.

2.18A02 Prohibited uses in the C-6 district are: Any use prohibited in C-4 highway commercial and dwelling units.

2.18A03 Height regulations in the C-6 district are: No building or structure shall exceed 60 feet in height except as included by ordinance in a Height Overlay District as provided for in Section 2.1803.

2.18A04 Area regulations in the C-6 district are as follows:

(1) Yard: (a) Front yard, 25 feet; side yard, rear yard - None is required. When a side yard is provided, it shall not be less than three feet. (b) The maximum buffer zone required between this C-6 zoning district and adjacent district is ten feet. (c) The maximum setback required between the parking area of this C-6 zoning district and any adjacent district is ten feet. (2) Lot size: no requirements. (3) Section 2.2207 shall not apply. (4) Section 1.4 shall not apply.  
2.18A05

**Legal Description of Lot OP1:**

A certain parcel of land, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 25 & 36, Township 8 South, Range 13 East and Sections 30 & 31, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run East a distance of 3815.00 feet to a point; Thence run South a distance of 1980.00 feet to a point; Thence run West a distance of 8.38 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 932.20 feet to a point; Thence run South 69 Degrees 41 Minutes 29 Seconds West a distance of 21.00 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 500.85 feet to a 1/2" iron rod found on the westerly right of way line of Northshore Boulevard and the Point of Beginning.

From the Point of Beginning continue along said westerly right of way line of Northshore Boulevard South 00 Degrees 14 Minutes 08 Seconds East a distance of 155.00 feet to a point; Thence leaving said westerly right of way line of Northshore Boulevard run South 89 Degrees 45 Minutes 52 Seconds West a distance of 152.00 feet to a point; Thence run North 00 Degrees 14 Minutes 08 Seconds West a distance of 175.00 feet to a point; Thence run North 89 Degrees 45 Minutes 52 Seconds East a distance of 99.00 feet to a 1/2" iron rod found; Thence run South 00 Degrees 14 Minutes 08 Seconds East a distance of 20.00 feet to a 1/2" iron rod found; Thence run North 89 Degrees 45 Minutes 52 Seconds East a distance of 53.00 feet and back to the Point of Beginning.

Said Lot OP1 contains 0.586 acres of land more or less, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Legal Description of Lot OP2:**

A certain parcel of land, lying and situated in Sections 37 & 38, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 25 & 36, Township 8 South, Range 13 East and Sections 30 & 31, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run East a distance of 3815.00 feet to a point; Thence run South a distance of 1980.00 feet to a point; Thence run West a distance of 8.38 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 932.20 feet to a point; Thence run South 89 Degrees 41 Minutes 29 Seconds West a distance of 21.00 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 500.85 feet to a 1/2" iron rod found on the westerly right of way line of Northshore Boulevard; Thence run along said westerly right of way line of Northshore Boulevard South 00 Degrees 14 Minutes 08 Seconds East a distance of 155.00 feet to a point and the Point of Beginning.

From the Point of Beginning continue along said westerly right of way line of Northshore Boulevard South 00 Degrees 14 Minutes 08 Seconds East a distance of 185.50 feet to a point; Thence leaving said westerly right of way line of Northshore Boulevard run South 89 Degrees 45 Minutes 52 Seconds West a distance of 152.00 feet to a point; Thence run North 00 Degrees 14 Minutes 08 Seconds West a distance of 175.00 feet to a point; Thence run North 89 Degrees 45 Minutes 52 Seconds East a distance of 185.50 feet to a point; Thence run North 89 Degrees 45 Minutes 52 Seconds East a distance of 152.00 feet and back to the Point of Beginning.

Said Lot OP2 contains 0.647 acres of land more or less, lying and situated in Sections 37 & 38, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Legal Description of Lot OP3:**

A certain parcel of land, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 25 & 36, Township 8 South, Range 13 East and Sections 30 & 31, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run East a distance of 3815.00 feet to a point; Thence run South a distance of 1980.00 feet to a point; Thence run West a distance of 8.38 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 932.20 feet to a point; Thence run South 89 Degrees 41 Minutes 29 Seconds West a distance of 21.00 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 500.85 feet to a 1/2" iron rod found on the westerly right of way line of Northshore Boulevard; Thence run along said westerly right of way line of Northshore Boulevard South 00 Degrees 14 Minutes 08 Seconds East a distance of 340.50 feet to a point and the Point of Beginning.

From the Point of Beginning continue along said westerly right of way line of Northshore Boulevard South 00 Degrees 14 Minutes 08 Seconds East a distance of 185.89 feet to a point; Thence leaving said westerly right of way line of Northshore Boulevard run South 89 Degrees 45 Minutes 52 Seconds West a distance of 161.20 feet to a point; Thence run North 00 Degrees 14 Minutes 08 Seconds West a distance of 134.11 feet to a point; Thence run North 89 Degrees 45 Minutes 52 Seconds East a distance of 161.20 feet and back to the Point of Beginning.

Said Lot OP3 contains 0.688 acres of land more or less, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

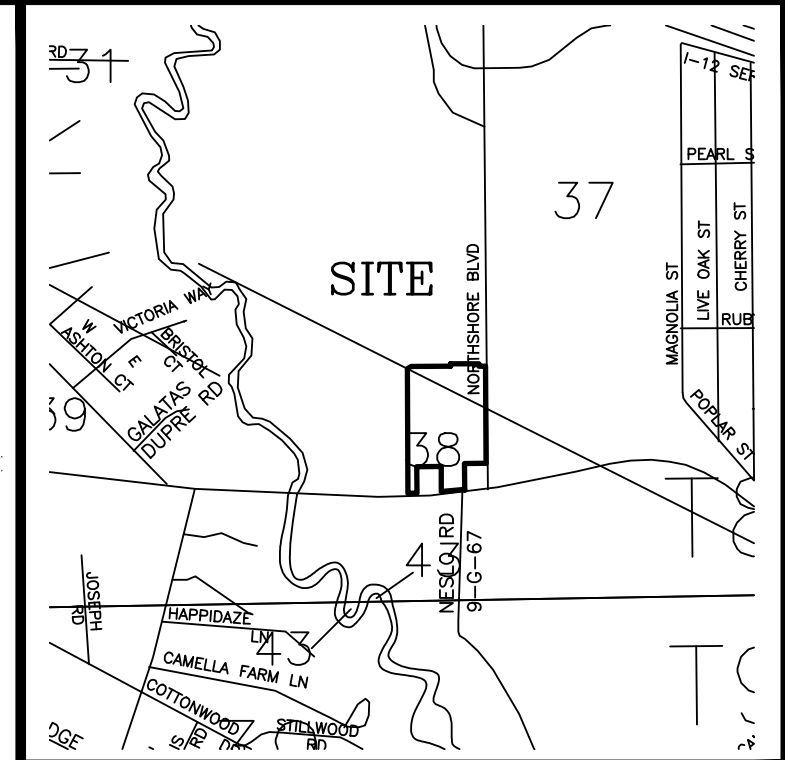
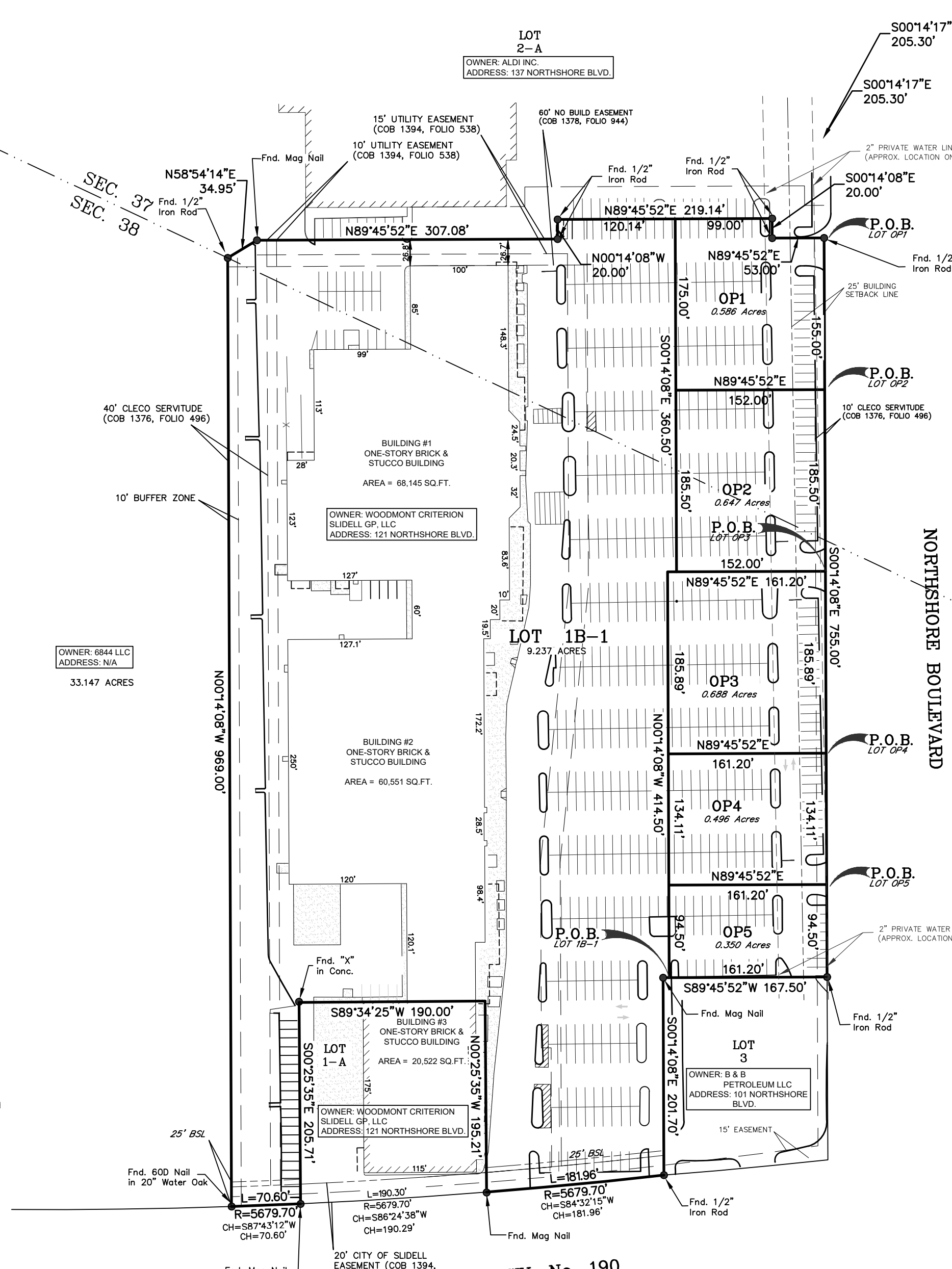
**Legal Description of Lot OP4:**

A certain parcel of land, lying and situated in Section 38, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 25 & 36, Township 8 South, Range 13 East and Sections 30 & 31, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run East a distance of 3815.00 feet to a point; Thence run South a distance of 1980.00 feet to a point; Thence run West a distance of 8.38 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 932.20 feet to a point; Thence run South 89 Degrees 41 Minutes 29 Seconds West a distance of 21.00 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 500.85 feet to a 1/2" iron rod found on the westerly right of way line of Northshore Boulevard; Thence run along said westerly right of way line of Northshore Boulevard South 00 Degrees 14 Minutes 08 Seconds East a distance of 526.39 feet to a point and the Point of Beginning.

From the Point of Beginning continue along said westerly right of way line of Northshore Boulevard South 00 Degrees 14 Minutes 08 Seconds East a distance of 134.11 feet to a point; Thence leaving said westerly right of way line of Northshore Boulevard run South 89 Degrees 45 Minutes 52 Seconds West a distance of 161.20 feet to a point; Thence run North 00 Degrees 14 Minutes 08 Seconds West a distance of 134.11 feet to a point; Thence run North 89 Degrees 45 Minutes 52 Seconds East a distance of 161.20 feet and back to the Point of Beginning.

Said Lot OP4 contains 0.496 acres of land more or less, lying and situated in Section 38, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.



VICINITY MAP  
NOT TO SCALE

**Legal Description of Lot OP5:**

A certain parcel of land, lying and situated in Section 38, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 25 & 36, Township 8 South, Range 13 East and Sections 30 & 31, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run East a distance of 3815.00 feet to a point; Thence run South a distance of 1980.00 feet to a point; Thence run West a distance of 8.38 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 932.20 feet to a point; Thence run South 89 Degrees 41 Minutes 29 Seconds West a distance of 21.00 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 500.85 feet to a 1/2" iron rod found on the westerly right of way line of Northshore Boulevard South 00 Degrees 14 Minutes 08 Seconds East a distance of 161.20 feet to a point and the Point of Beginning.

From the Point of Beginning continue along said westerly right of way line of Northshore Boulevard South 00 Degrees 14 Minutes 08 Seconds East a distance of 94.50 feet to a point; Thence leaving said westerly right of way line of Northshore Boulevard run South 89 Degrees 45 Minutes 52 Seconds West a distance of 161.20 feet to a point; Thence run North 00 Degrees 14 Minutes 08 Seconds West a distance of 94.50 feet to a point; Thence run North 89 Degrees 45 Minutes 52 Seconds East a distance of 161.20 feet and back to the Point of Beginning.

Said Lot OP5 contains 0.350 acres of land more or less, lying and situated in Section 38, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Legal Description of Lot 1B-1:**

A certain parcel of land, lying and situated in Sections 37 & 38, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

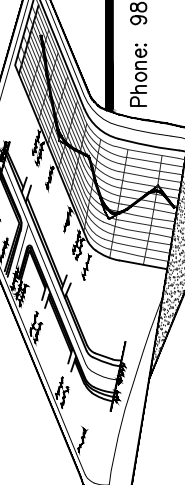
From the Section corner common to Sections 25 & 36, Township 8 South, Range 13 East and Sections 30 & 31, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run East a distance of 3815.00 feet to a point; Thence run South a distance of 1980.00 feet to a point; Thence run West a distance of 8.38 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 932.20 feet to a point; Thence run South 89 Degrees 41 Minutes 29 Seconds West a distance of 21.00 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 500.85 feet to a 1/2" iron rod found on the westerly right of way line of Northshore Boulevard; Thence run along said westerly right of way line of Northshore Boulevard South 00 Degrees 14 Minutes 08 Seconds East a distance of 167.50 feet to a point and the Point of Beginning.

From the Point of Beginning run South 89 Degrees 45 Minutes 52 Seconds West a distance of 201.7 feet to a point; Thence leaving said westerly right of way line of U.S. Highway Number 190 (a.k.a. Gause Boulevard); Thence run North 00 Degrees 14 Minutes 08 Seconds West a distance of 201.7 feet to a point; Thence run North 89 Degrees 45 Minutes 52 Seconds East a distance of 190.00 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 205.71 feet to a point; Thence run South 00 Degrees 18 Minutes 31 Seconds East a distance of 205.71 feet to a point; Thence run North 89 Degrees 45 Minutes 52 Seconds West a distance of 34.95 feet to a point; Thence run North 00 Degrees 14 Minutes 08 Seconds East a distance of 20.00 feet to a 1/2" iron rod found; Thence run South 00 Degrees 14 Minutes 08 Seconds West a distance of 120.14 feet to a point; Thence run South 00 Degrees 14 Minutes 08 Seconds West a distance of 120.14 feet to a point; Thence run South 89 Degrees 45 Minutes 52 Seconds West a distance of 414.50 feet and back to the Point of Beginning.

Said Lot 1B-1 contains 9.237 acres of land more or less, lying and situated in Section 37 & 38, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**J.V. Burkes & Associates, Inc.**  
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Phone: 985-649-0075 Fax: 985-649-0154

**A RESUBDIVISION MAP OF LOT 1B INTO LOTS LB-1, OP1, OP2, OP3, OP4 & OP5 THE VILLAGES AT NORTHSORE IN SECTIONS 37 & 38, T-8-S, R-14-E, GLD, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA**

WOODMONT CRITERION SLIDELL GP, LLC

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.

SCALE:	1" = 100'
DATE:	10/31/24
DRAWN BY:	JDL
CHECKED BY:	MAC
DWG. NO.	20240350
SHEET	1 OF 1

**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 SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

PARCEL: 6 SURVEYS: 20241001 SURVEY VILLAGE AT NORTHSORE IN SECTIONS 37 & 38, T-8-S, R-14-E, GLD, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA LOTS 1B-1, OP1, OP2, OP3, OP4 & OP5



Figure 5 – City Utilities

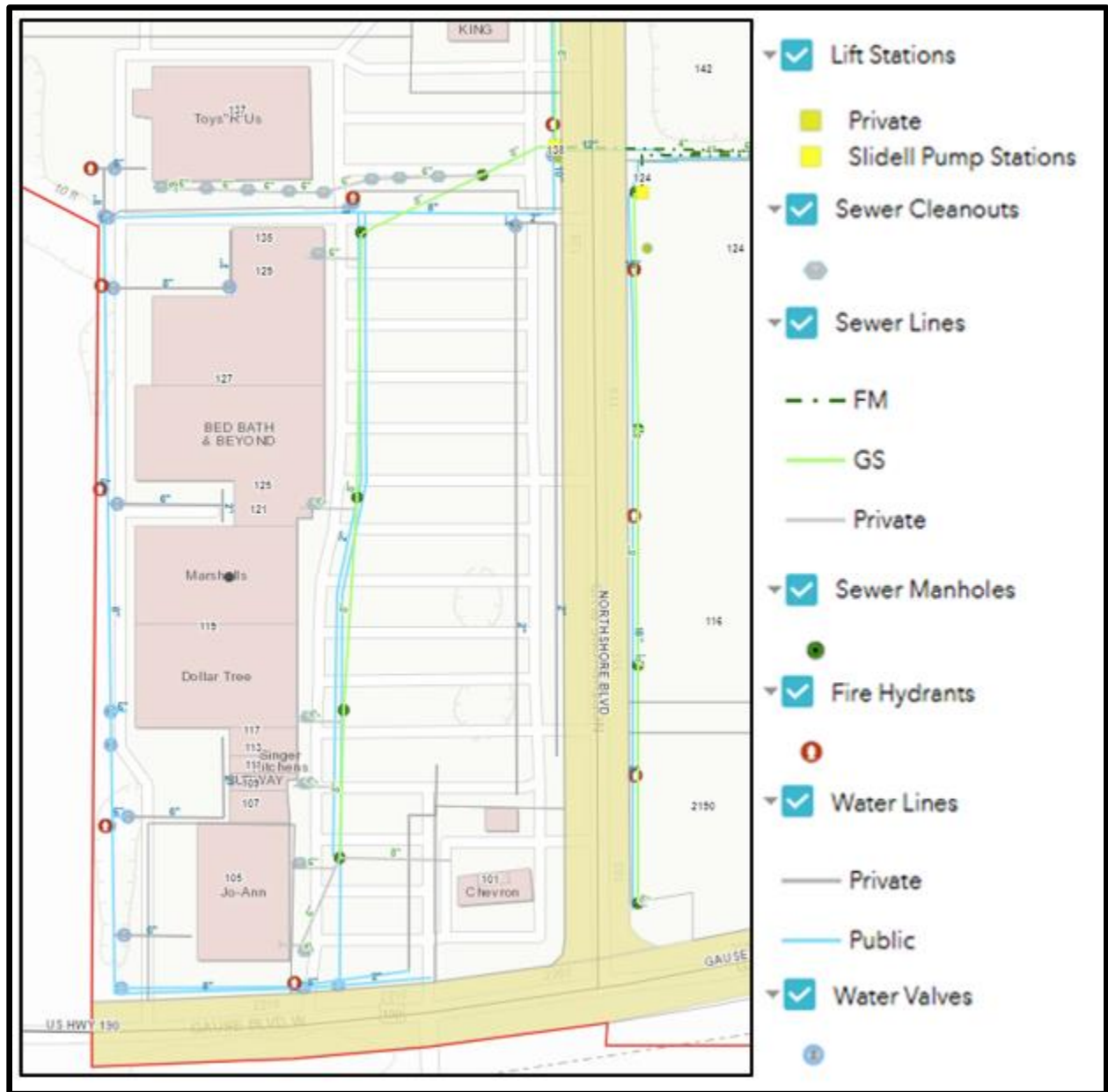


Figure 6 – LSU AG - Flood Map





Staff Report

## Case No. FD25-01

Functional Dependent Design for Abney Early Childhood Center  
829 Kostmayer Ave

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**Location:** 829 Kostmayer Ave, Abney Early Childhood Center (**Figure 1**)

**Owner/Applicant:** St Tammany Parish School Board

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

**Request:** Review of Functional Dependent Design (App. B, Sec. 3.6) for Early Childhood Student Pickup

**Planning Meeting:** 2/17/2025

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### FINDINGS

1. The subject property is developed as the Abney Elementary School and Abney Early Childhood Center (**Figure 2**) at 825 & 829 Kostmayer Avenue. It is zoned A-6 Single Family Residential.
2. St Tammany Parish School Board has been updating and renovating several aspects of the school property which has included additional parking, classrooms, renovated gymnasium, and improvements to its Early Childhood Center.
3. The School Board is requesting consideration of the proposed improvements as unique and functionally dependent on the existing conditions and design of the existing school property and facilities.
4. The improvements at the Early Childhood Center include improving the safety conditions at the student pickup car line which is currently located along the front property line at Kostmayer Ave. Specific improvements are construction of a canopy to protect the students from inclement weather, new walkway to guide the students to secure gates to wait for their parents in the car line, and planting of trees (**Figure 3**).
5. The materials proposed for the improvements include a new 7-foot decorative metal fence with 4 matching security gates, benches, and an aluminum canopy and support poles to match the existing canopies throughout the school property.
6. Because of the particular physical surroundings, the uniqueness and necessity of specific design and use of specific materials, the proposed improvements are considered functionally dependent on the overall use of the property.
7. Because of the particular proposed improvements, the incursion into the required setback by an unenclosed structure (shade canopy) requires review and approval by the Planning Commission. This review is allowed per Appendix B Part 3 Section 3.601,
  - A. *A set of standardized design guidelines can never adequately cover all possible design scenarios. Occasionally, an architect or engineer will design a building that is unique and incorporates architectural elements, materials, or orientation to the surrounding environment that do not meet the requirements set forth in the city's standard design guidelines but nevertheless are aesthetically pleasing and contribute to the visual character of the city. Examples include*

*specialized exterior cladding for energy efficient design and building layouts that do not have clearly defined front, side and rear elevations. There are also occasions where the functional design requirements for the buildings intended use make it difficult to adhere to the strict requirements of the design guidelines.*

- B. *In order to provide a method to review and approve unique or functionally necessary variations from the standard design guidelines, the planning commission is empowered to review and approve design exceptions.*

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## **CONSIDERATION**

It is within the Commission's authority under Section 3.602 of Appendix B – Design Standards to review and approve unique/functionally dependent designs by either:

- a. Approving the design exception as presented; and/or
- b. Approving the design exception with modifications and/or conditions; and/or
- c. Denying the design exception; and/or
- d. Postponing a decision and direct the applicant and/or the director of planning to return at a later date with additional information, analysis, or a modified proposal.

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## **RECOMMENDATION**

The Planning Department, having considered the functional design, recommends approval by the Planning Commission.

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## **FIGURES**

**Figure 1 – Location Aerial**



**Figure 2 – Abney Early Childhood Center**

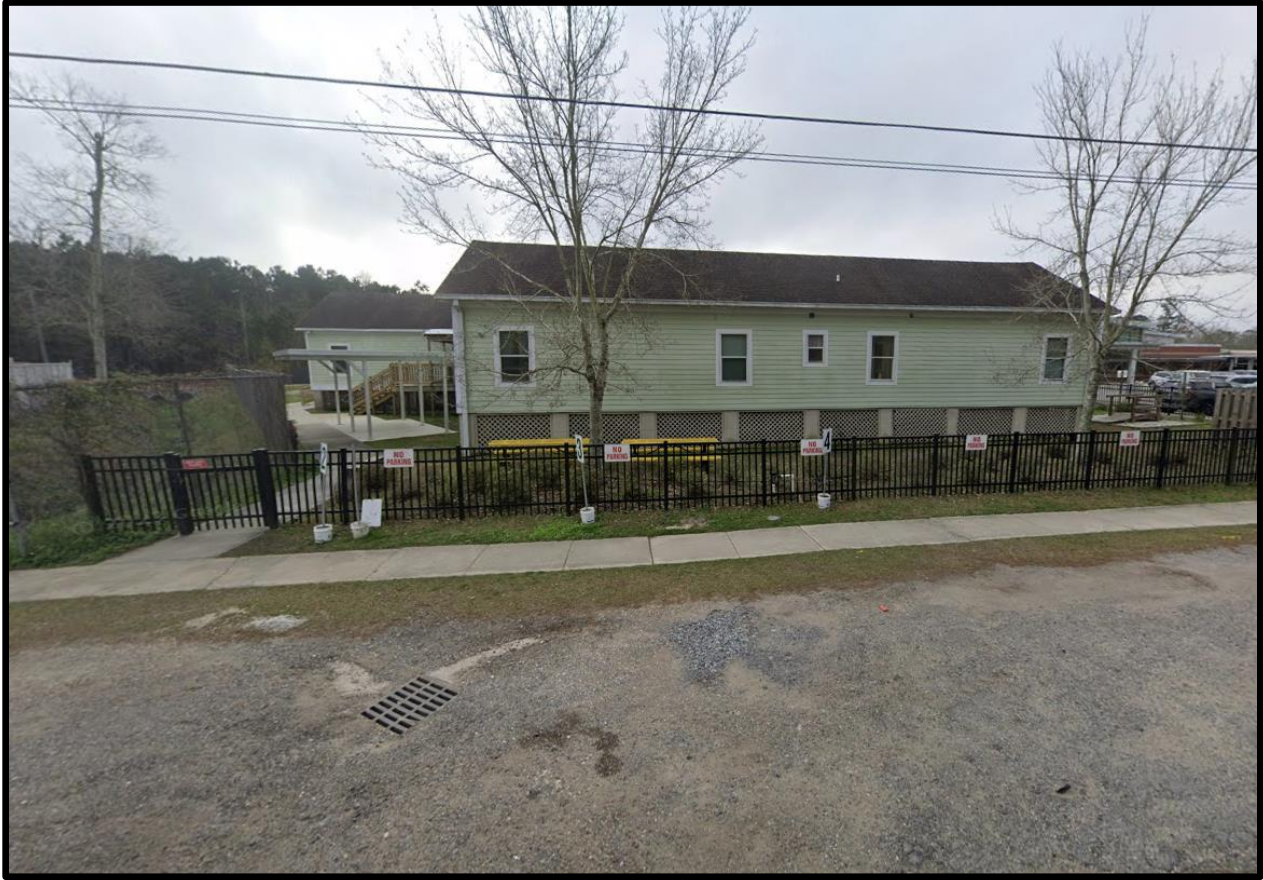
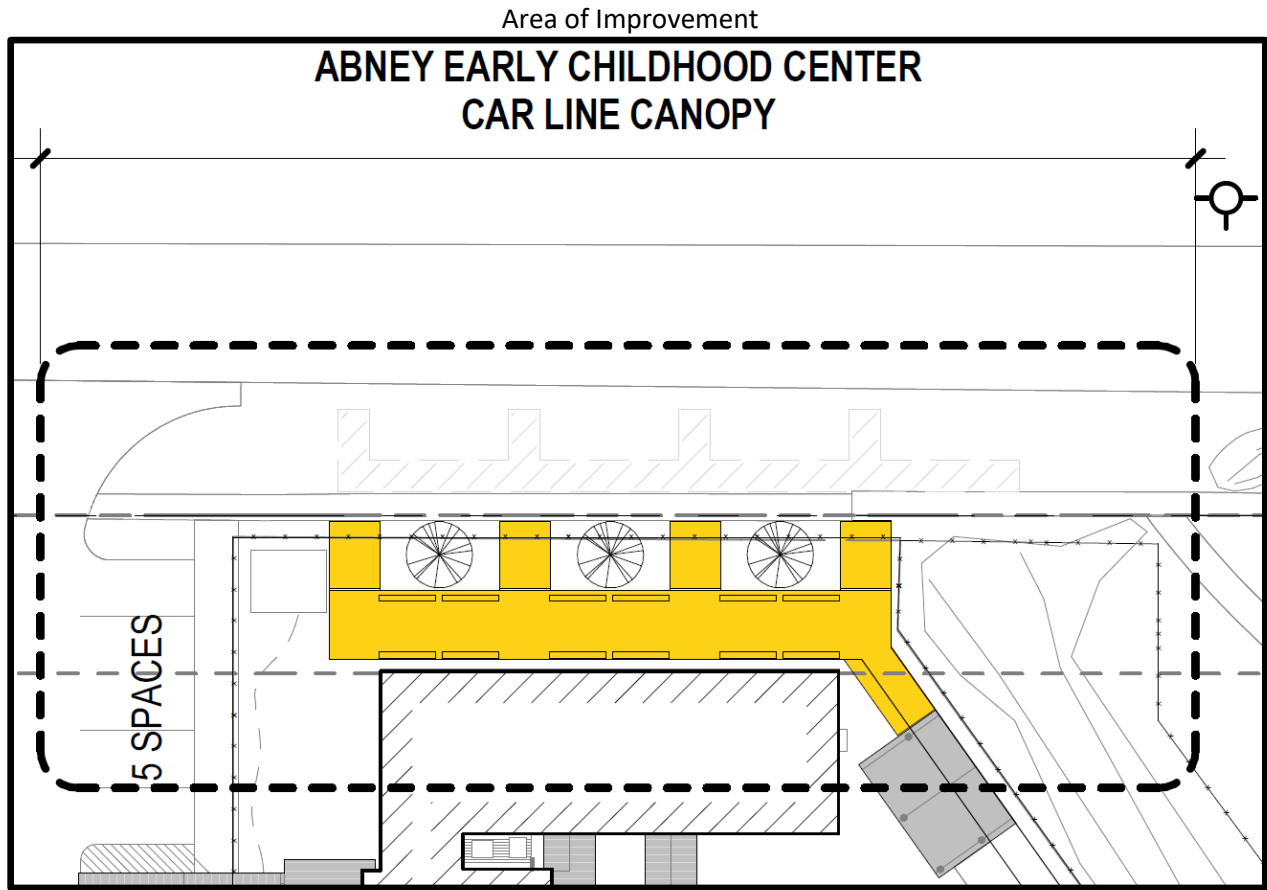
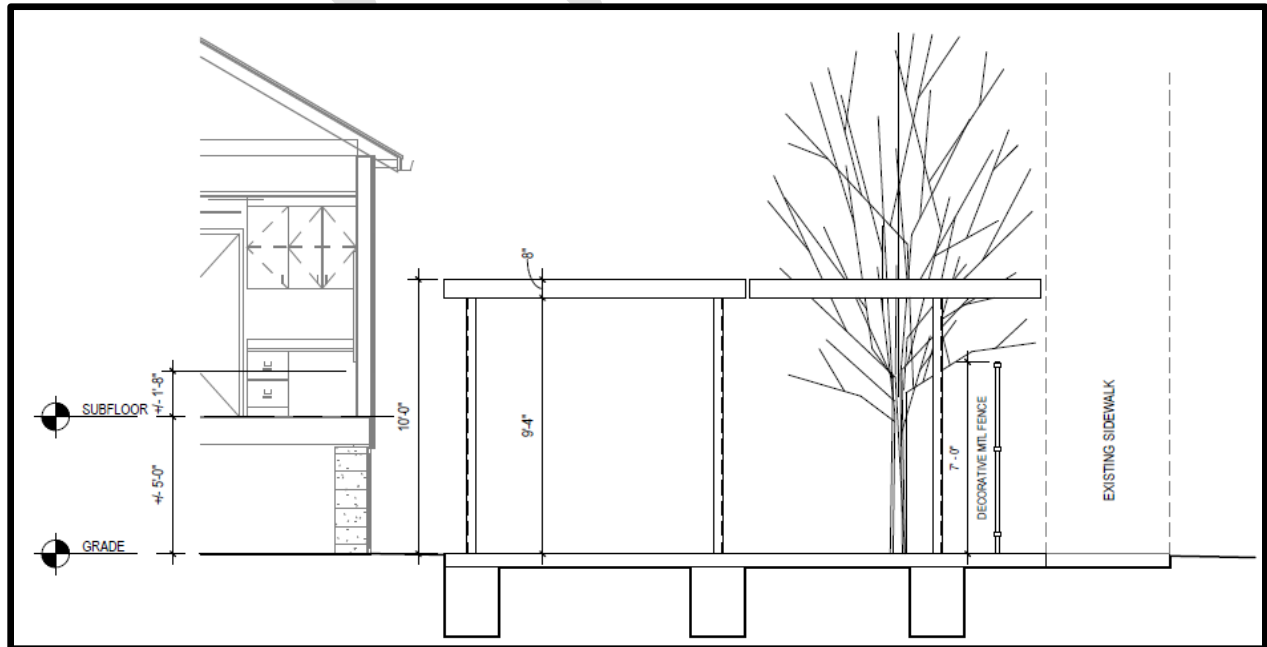


Figure 3 – Construction details for proposed improvements



Canopy layout and design



Existing Canopy Photographs at Early Childhood Center

