

1 Introduced, June 14, 2016, by Councilman
2 Borchert, seconded by Councilman Newcomb,
3 (by request of Administration)

4 **Item No. 16-06-3149**

5 **ORDINANCE NO. 3825**

6 An ordinance providing for a Conditional Use Permit to allow for a grocery
7 store/community center in an R-D2 Residential Redevelopment District designation.
8

9 WHEREAS, the City of Slidell has received a petition from Namon Warren, to
10 obtain a conditional use permit to allow a grocery store/community center at 2921 Lincoln
11 Avenue in an R-D2 Residential Redevelopment District designation; and
12

13 WHEREAS, the Slidell Planning and Zoning Commission motioned to forward
14 the Conditional Use Permit request to the City Council without a recommendation, with the
15 following Staff recommended conditions:
16

- 17
- 18 1) Petitioners must provide a minimum of 3 parking spaces for the grocery
19 store/community center use, and an additional 2 spaces for the residential
20 use upstairs. There are currently 3 hard surface parking spaces at this
21 location. The petitioner previously agreed to construct the 2 additional
22 parking spaces in connection with the Occupancy for the community center
23 by April 30. Permits must be issued and a total of five hard surfaced parking
24 spaces must exist prior to any occupancy for the grocery store.
25
 - 26 2) Liquor and all alcoholic beverages, tobacco and vaping products will not be
27 sold at this location. With the primary use of the building as a community
28 center for the neighborhood youth, it is not conducive to productivity and
29 positive influence if these products were made available within the same
30 facility.
31
 - 32 3) Merchandise deliveries will be conducted at such a time to avoid traffic
33 issues along Lincoln Avenue. It will be the tenant/store operator's
34 responsibility to assure that deliveries will not impact the neighbors by
35 blocking access to private driveways or the roadway.
36
 - 37 4) No food preparation is allowed onsite.
38
39

1 **ORDINANCE NO. 3825**
2 **ITEM NO. 16-06-3149**
3 **PAGE 2**

- 4 5) Waste management must be sufficient to service the current and proposed
5 use of the property and trash receptacles must be concealed from public
6 right of way and all adjacent properties.
7 6) If any of these conditions are not met as required by this conditional use
8 permit, occupancy of the grocery store will cease.
9 7) Any change of use to the second floor will require the tenant operator to
10 conform to any and all applicable codes and ordinances.
11

12
13 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
14 hereby approve a conditional use permit in an R-D2 Residential Redevelopment District
15 designation with the recommended conditions at 2921 Lincoln Avenue.
16
17

18
19 **ADOPTED** this 12th day of July, 2016.
20

21 

22 Jay Newcomb
23 President of the Council
24 Councilman, District F
25

26 

27 Freddy Drennan
28 Mayor
29

30
31 

32 Thomas P. Reeves
33 Council Administrator
34

DELIVERED	7/13/16
	11:30 am to the Mayor
RECEIVED	7/15/16
	10:30 am from the Mayor