

1 Introduced October 27, 2020, by Councilman
2 Tamborella, seconded by Councilwoman
3 Denham, (by request of Administration)

4 **Item No. 20-10-3340**

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6 **ORDINANCE NO. 4002**

7
8 An ordinance approving a Conditional Use Permit for a miniwarehouse at 150
9 Northshore Blvd (former Dillard's on backside of North Shore Square Mall) (Case CU20-
10 01).

11 WHEREAS, the Slidell City Council received an application from Star Slidell,
12 LLC for a Conditional Use Permit for a miniwarehouse to be located at 150 Northshore
13 Blvd (former Dillard's on backside of North Shore Square Mall), more specifically identified
14 as Parcel MB, North Shore Square Subdivision; and
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17 WHEREAS, the property is zoned C-6 Regional Shopping Center District and
18 miniwarehouse is a conditional use in the C-6 district; and
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20 WHEREAS, the Slidell Director of Planning duly advertised a public hearing for
21 Case CU20-01; and
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23
24 WHEREAS, the Zoning Commission held a public hearing for Case CU20-01
25 and recommended approval.
26

27 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
28 hereby approve a Conditional Use Permit for a miniwarehouse at 150 Northshore Blvd,
29 Parcel MB, North Shore Square Subdivision, as requested by the applicant and as
30 described in the staff report.
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ADOPTED this 24th day of November, 2020.



Kenny Tamborella
President of the Council
Councilman, District E

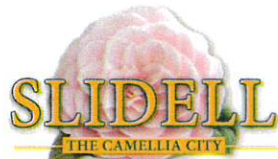


Greg Cromer
Mayor



Thomas P. Reeves
Council Administrator

DELIVERED	11/25/20
9:30 am	to the Mayor
RECEIVED	11/30/20
1:00 pm	from the Mayor



Planning Department

Staff Report

Case No. CU20-01

Conditional Use Permit

for Miniwarehouse at North Shore Square Mall

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

Location: 150 Northshore Blvd (former Dillard’s on backside of North Shore Square Mall) (Figure 1)

Owner/Applicant: Star Slidell, LLC

Zoning: C-6 Regional Shopping Center District

Request: Conditional use permit for Miniwarehouse

Zoning Commission

Consent Agenda: 9/21/2020

Public Hearing: 10/19/2020

City Council

Consent Agenda: 10/27/2020

Public Hearing: 11/24/2020



Figure 1. Location map

Recommendations

Planning Department

Approval because the Conditional Use would repurpose an existing building on the backside of the North Shore Square Mall with a use that:

- Supports the intent of the C-6 district; and
- Meets all the standards for conditional uses

Zoning Commission

Approval

Findings

1. The subject property is the former Dillard’s located on the back side of the North Shore Square Mall, which is located at 150 Northshore Blvd. It is zoned C-6.
2. The applicant proposes to repurpose the existing building and site as a 102,000sf+ miniwarehouse facility (Figures 2-4).
3. The applicant states that “our re-purposing of the current vacant retail space will revitalize the now distressed property.”



Figure 2. Existing exterior of building



Figure 3. Artist rendering of proposed miniwarehouse

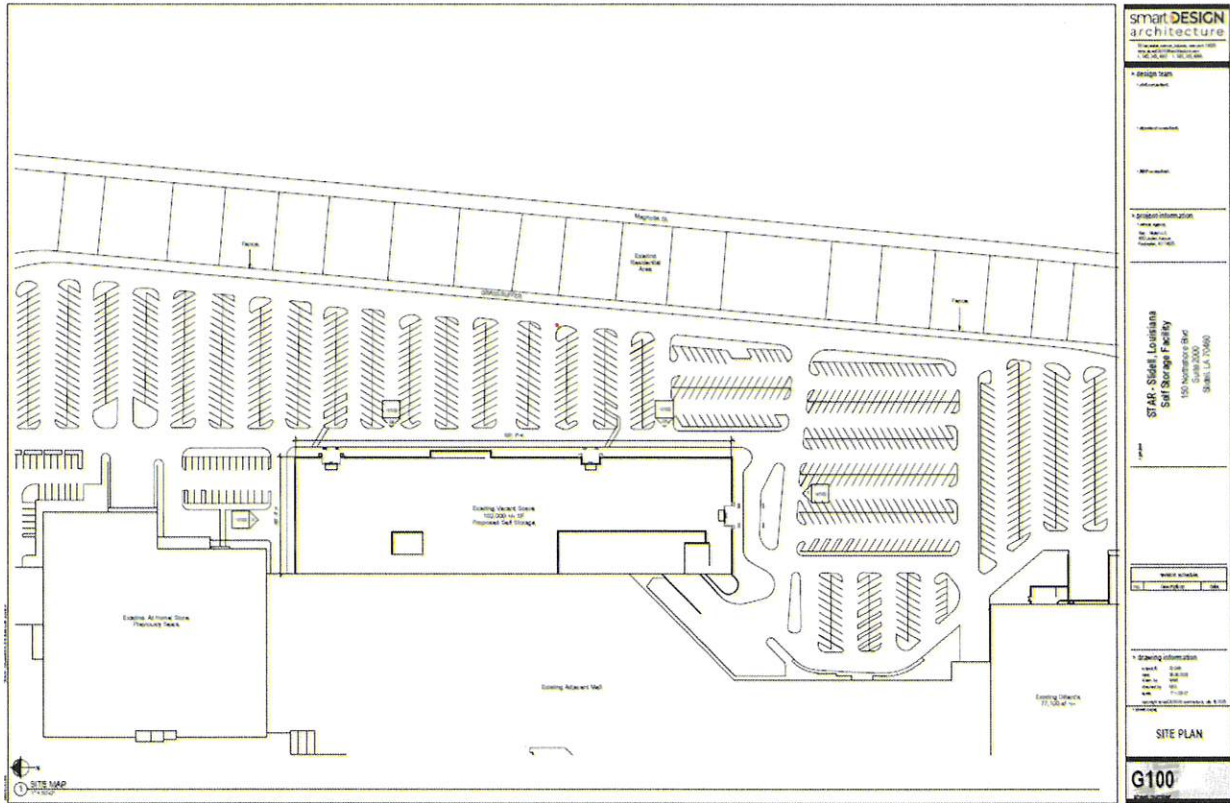


Figure 4. Proposed site plan

4. Miniwarehouses are a Conditional Use in the C-6 district and are defined as “a building or group of buildings containing individual storage units rented or leased to individuals for the storage of merchandise, commodities or private property” (Sec. 9.38 of Appendix A).
5. The “C-6 district is intended to provide for large shopping centers...in one or more buildings...[with] a variety of retail, office, service, entertainment, and recreation uses in building and service areas sharing internal parking and circulation” (Sec. 2.18A of Appendix A).
6. Miniwarehouse is a use that that meets the intent of this district by providing both a service (storage) and limited retail (sale of boxes, packing supplies, etc).
7. Zoning of property in the area is as follows (Figure 5):
 - To the north, C-6;
 - To the east, Parish Single-Family (SF) Residential;
 - To the south, C-4 Highway Commercial; and
 - To the west, C-6.

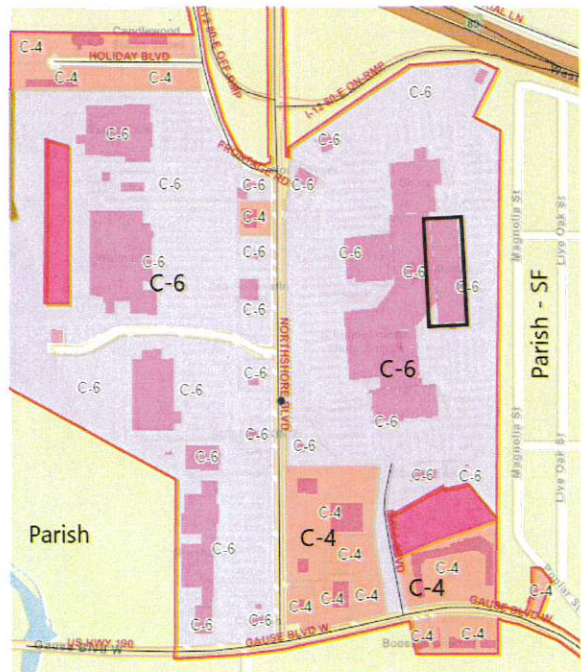


Figure 5. Zoning

8. Miniwarehouse as a Conditional Use in the C-6 district shall conform with nine standards specific to the use (Table 1). The proposed miniwarehouse conforms with all standards.
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 miniwarehouse exceeds the standard for “minimum recommended size” and will be located within an existing former retail building in a shopping mall.
 - (2) *Standard: Time limit requirement for length of permit use.*

This will be a permanent use with no time limit requirement.
 - (3) *Standard: Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.*

There is no requirement for hours of operation. The site has existing landscaped areas and pavement.
 - (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.*

The miniwarehouse will be located within an existing former retail building in a shopping mall. A 6 ft opaque fence exists to buffer adjacent residential development.
 - (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.*

The site has existing parking and driveways, including a “ring” road, with the proposed use requiring at least 40% fewer parking spaces than the previous use. A 6 ft opaque fence exists to buffer adjacent residential development.
 - (6) *Standard: Adequate utilities, drainage and other necessary facilities have been or will be provided.*

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.*

The proposed use involves “individual storage units rented or leased to individuals for the storage of merchandise, commodities or private property” (Sec. 9.38 of Appendix A).

Table 1: Miniwarehouse C-6 Conditional Use Standards (Sect 2.1801B of Appendix A)

Category	Required	Provided	Conforms?
(1) Minimum recommended size	Two acres 40,000 sq ft of rental space	8.74 acres 102,000 sq ft of rental space	YES
(2) Yards:	Front (min.)	20 ft landscaped No access to storage units	N/A: Existing building on backside of mall; does not front public right-of-way
	Side (min.)	5 ft or 10% of lot width	N/A: Existing building attached to backside of mall
	Rear (min.)	25 ft	N/A: Existing building attached to backside of mall
(3) Height (max.)	35 ft	N/A: Existing building	YES
(4) Driveways (min.)	15 ft for one-way 24 ft for two-way	N/A: Existing site with established driveways	YES
(5) Parking (min.)	See note "a" below		YES
(6) Lighting	Shielded away from adjacent property	Shielded away from adjacent property; upgraded to LED	YES
(7) Landscaping	10 ft wide street yard planting Parking lot planting Pedestrian access planting 10 ft buffer zone landscaping	N/A: Existing site with established landscaped areas and pavement ^b	YES
(8) Fencing and screening	6 ft opaque fence adjacent to residential	Existing 6 ft wood fence	YES
(9) Signs	Will be addressed with the Sign Permit Application		N/A

- a. Subject property is part of a shared parking site with the North Shore Square Mall. The former retail development required 340 off-street parking spaces. The final number of storage units has not yet been determined, but even assuming that all 102,000 sq ft of the building is occupied by the smallest 50 sq ft storage units, the parking requirement would be 204 spaces, which is 136 fewer parking spaces than the previous use.
- b. Applicant has stated that "upgrades to landscaping including but not limited to removing all current dead areas, providing new areas, if necessary, and maintaining the landscaping year-round"