

1 Introduced January 12, 2021, by Councilman  
2 Tamborella, seconded by Councilwoman  
3 Denham, (by request of Administration)

4 **Item No. 21-01-3352**

5 **ORDINANCE NO. 4013**

6 An ordinance approving a Conditional Use Permit for a group home at 640  
7 Magnolia Ave (Case CU20-02).

8 WHEREAS, the Slidell City Council received an application from Evangelina  
9 Ussin for a Conditional Use Permit for a group home at 640 Magnolia Ave, identified as Lot  
10 1A, Square 10, Slidell Heights Subdivision; and

11 WHEREAS, the property is zoned A-8 High Density Urban and group homes  
12 are a conditional use in the A-8 district; and

13 WHEREAS, the Slidell Director of Planning duly advertised a public hearing  
14 for Case CU20-02; and

15 WHEREAS, the Zoning Commission held a public hearing for Case CU20-02.

16 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
17 hereby approve a Conditional Use Permit for a group home at 640 Magnolia Ave, identified  
18 as Lot 1A, Square 10, Slidell Heights Subdivision, as requested by the applicant and as  
19 described in the staff report.

20 **ADOPTED** this 9<sup>th</sup> day of February, 2021.

21 

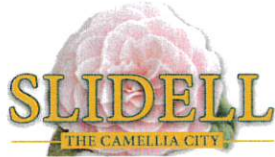
22 Kenny Tamborella  
23 President of the Council  
24 Councilman, District E

25 

26 Thomas P. Reeves  
27 Council Administrator

28   
29 Greg Cromer  
30 Mayor

DELIVERED	2/10/21
3:45 pm	to the Mayor
RECEIVED	2/18/21
10:00 am	from the Mayor



Planning Department

Staff Report

# Case No. CU20-02

Conditional Use Permit

for Veterans Group Home at 640 N Magnolia St

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

**Location:** 640 N Magnolia St (Figure 1)

**Owner/Applicant:** Evangelina Ussin

**Zoning:** A-8 High Density Urban District

**Request:** Conditional use permit for Group Home

### Zoning Commission

**Consent Agenda:** 12/21/2020

**Public Hearing:** 1/25/2021

### City Council

**Consent Agenda:** 1/12/2021

**Public Hearing:** 2/9/2021



Figure 1. Location and Zoning map

## Recommendations

### Planning Department

Approval, with the condition that the encroachment issue be remedied

### Zoning Commission

Approval

## Findings

1. The subject property is currently developed with a structure with the general appearance of a residence. (Figure 2) It is zoned A-8.
2. This property was previously owned and occupied until July 2017 by Veterans of America.
3. The applicant proposes to repurpose an existing building as a Group Home under contract with Veterans of America (Figures 3).



Figure 2. Existing exterior of building

4. The applicant will renovate the current layout to house a maximum of 11 Veteran male residents, providing them with daily breakfast and lunch, and therapy services as needed. (Figure 4)
5. Group Homes are a Conditional Use in the A-8 district.
6. In January 2019, the City Council changed group homes in the A-8 district from a use that was allowed by-right to one that required a Conditional Use Permit (Ord. No. 3923).
7. Properties adjacent to the subject property are all zoned A-8 (Figure 1) and used as single-family residences. (Figure 5)
8. The proposed improvements to the building will primarily be to the interior adding baths to each resident room and improving the kitchen area. A parking lot providing 5 regular parking stalls with one van-accessible handicap parking with signage will be constructed in the rear of the property to avoid the appearance of a commercial building. (Figure 6)
9. All conditional uses must comply with the following General Standards (Sec. 2.2215 of Appendix A):

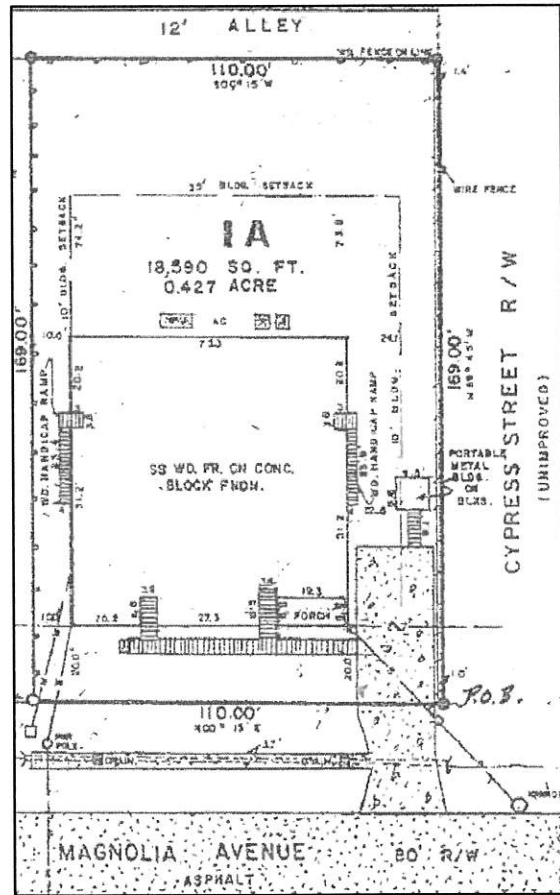


Figure 3. Undated Survey w/existing building

(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 group home use, operation, and site layout is in scale with and has a similar intensity as the surrounding single-family area and local streets.

(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, buffering or landscaping for this use.

(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 group home will maintain an existing 6 ft wood fence along its rear and side property lines. The existing structure will maintain a residential appearance.



Figure 4. Proposed Floor Plan



754 N Magnolia St



643 N Magnolia St



604 N Magnolia St

Figure 5. Adjacent Properties

- (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.*

Currently, the site has typical residential parking. With the proposed improvements, a concrete parking area will be installed in the fenced rear yard behind the existing structure with five standard parking stalls and one van-accessible parking stall; the Code of Ordinances requires a minimum of 2 spaces. (Figure 6)

- (6) *Standard: Adequate utilities, drainage and other necessary facilities have been or will be provided.*

Adequate utilities and drainage are in place.

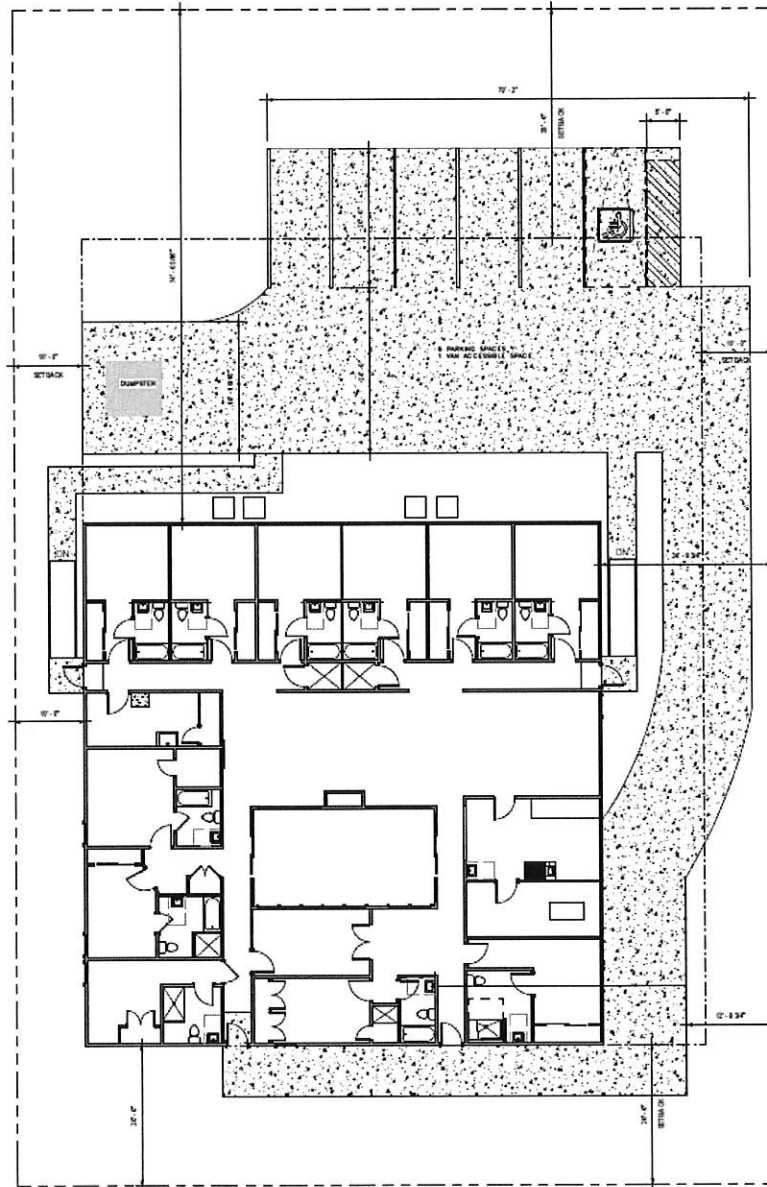


Figure 6. Proposed Site Plan

(7) *Standard: Environmental safety devices shall be employed as is necessary to ensure the health, safety and welfare of the public.*

The applicant will provide for and ensure typical residential safety measures are in place.

10. The proposed Group Home is an existing structure which will require interior renovations to include private baths for ten (10) bedrooms and new parking in the rear of the building. The proposed improvements will meet the zoning district standards (Table 1).
11. The Planning Department recommends approval of the Conditional Use permit as the use provides an essential service to the community while maintaining a residential feel to the facility complimenting and comparable to the surrounding community, with the condition that the encroachment issue be remedied.

**Table 1: A-8 Zoning District Standards (Sec. 2.11, App. A)**

A-8		Required	Provided	Conforms?
Area Requirements (Sec. 2.1104)		Min. 50 ft lot width Min. 6,000 sq ft area	110 ft lot width 18,590 sq ft area	YES
Yards: (Sec. 2.1104, (1))	Front (min.)	20 ft	N/A: Existing Building	NO <sup>1</sup>
	Side (min.)	20% total width = 22 ft	N/A: Existing Building	YES
	Rear (min.)	25 ft	N/A: Existing Building	YES
Height (max.) (Sec. 2.1103)		45 ft	N/A: Existing building	YES
Parking (min.) (Sec. 2.1105)		2 spaces	6 spaces	Yes

<sup>1</sup> There is a pre-existing encroachment from a covered access ramp of approximately 6 ft into the required 20 ft front yard setback leaving a front yard of approximately 14 ft. Staff is working with the applicant to remedy the situation.



Planning Department

# Application for a CONDITIONAL USE PERMIT

250 Bouscaren St, Ste 203  
Slidell, LA 70458  
985.646.4320  
fax 985.646.4356  
planningdept@cityofslidell.org  
myslidell.com

A Conditional Use Permit (CUP) is required for certain land uses.

### Property

Street Address: 640 Magnolia Avenue

Current Zoning District: \_\_\_\_\_

Current Use: empty

Property Owner: Evangelina J. Ussin

### Applicant

Property Owner  Other: \_\_\_\_\_

Name: Evangelina Ussin

Mailing Address: 35625 Liberty Dr

City, State, Zip: Slidell, LA 70460

Phone # 504-583-0288

Email: ejb@charter.net

Evangelina J. Ussin 11/20/20  
Signature of Applicant Date

same  
Signature of Owner, if not applicant Date

### Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to apply for this conditional use permit
- Survey (drawn to scale no smaller than 1" = 100') showing all existing structures, easements, rights-of-way, and the flood zone
- Legal description of petitioned property
- Fees; please speak with a Planner to confirm

Received By: <u>JA</u>	Fee \$ <u>105</u>	Case # <u>CU2002</u>
Related Case(s):		

### Proposed Conditional Use of Property

Proposed Use (from Appendix A of the Code of Ordinances)

Group Home for Veterans

This application must include sufficient information to demonstrate that all standards of the proposed conditional use will be met. Check which of the following are submitted with this application:

- Site Plan.** Required for new construction, additions, or site improvements. Shall be dimensioned and show all existing and proposed structures, uses, and other improvements, and zoning within 300 feet; drawn to scale no smaller than 1" = 100'.
- Descriptive Information.** Describe the use in the space below and on additional sheets if necessary.

Attached Description  
Group Home for Veterans  
providing therapy and  
2 meals per day

### Arguments

Summarize the circumstances, factors, and arguments in support of the proposed conditional use permit.

ejb@charter.net