

1 Introduced April 27, 2021, by Councilman
2 Tamborella, seconded by Councilwoman
3 Denham, (by request of Administration)

4 **Item No. 21-04-3368**

5
6 **ORDINANCE NO. 4029**

7 An ordinance approving a Conditional Use Permit for a veterinary clinic at
8 1532 Gause Blvd, Slidell, Louisiana (Case CU21-01).
9

10 WHEREAS, the Slidell City Council received an application from Keigan
11 Stacho for a Conditional Use Permit for a veterinary clinic at 1532 Gause Blvd, Slidell,
12 Louisiana, identified as Lot 2, Sq. 6, Log Cabin Subd.; and

13
14 WHEREAS, the property is zoned C-4 Highway Commercial and veterinary
15 clinics are a conditional use in the C-4 district; and
16

17
18 WHEREAS, the Slidell Director of Planning duly advertised and the Zoning
19 Commission held a public hearing for Case CU21-01.
20

21 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
22 hereby approve a Conditional Use Permit for a veterinary clinic at 1532 Gause Blvd,
23 Slidell, Louisiana, identified as Lot 2, Sq. 6, Log Cabin Subd., as requested by the
24 applicant and described in the staff report.
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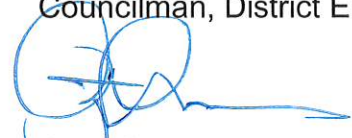
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ORDINANCE NO. 4029
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PAGE 2

ADOPTED this 25th day of May, 2021.



Kenny Tamborella
President of the Council
Councilman, District E



Greg Cromer
Mayor



Thomas P. Reeves
Council Administrator

DELIVERED	5/27/21
11:45 am	to the Mayor
RECEIVED	6/2/21
11:05 am	from the Mayor



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: 1532 Gause E Blvd
Current Zoning District: C-4
Current Use: Vacant Restaurant
Property Owner: SAIA, AGNES R

Applicant

Property Owner Other: Purchaser
Name: Keigan Stacho
Mailing Address: 532 First Street
City, State, Zip: New Orleans, LA 70130
Phone #: (216) 926-0387
Email: kpstacho@gmail.com

DocuSigned by: Keigan Stacho 4/1/2021
Signature of Applicant Agnes R. Saia 4/8/21
Signature of Owner, if not applicant Agnes R. Saia 4/8/21

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:	Fee \$	Case # CU
Related Case(s):		

Proposed Conditional Use of Property

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

Veterinarian Clinic

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:

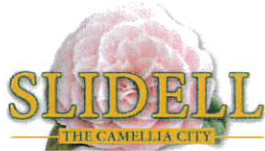
- Site Plan.** Required for new construction, additions, or site improvements. Shall be dimensioned and show all existing and proposed structures, uses, and other improvements, and zoning within 300 feet; drawn to scale no smaller than 1" = 100'.
- Descriptive Information.** Describe the use in the space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

Our proposed use is a Veterinarian Clinic which will have no overnight boarding, no outdoor facilities, and no on site cremations. As the site developer, our plan is to demolish the existing Pizza Hut structure and construct a new building that will be leased out to the vet clinic. We plan on keeping most of the existing infrastructure in place.

Arguments

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

We feel as this will be a complimentary use for the Gause Blvd corridor. The new image will freshen up the existing stretch and should have a positive impact on the surrounding community.



Planning Department

Staff Report

Case No. CU21-01

Conditional Use Permit
for Veterinary Clinic at 1532 Gause Blvd

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

Location: 1532 Gause Blvd (former Pizza Hut) (Figure 1)

Owner: Agnes R. Saia

Applicant: Keigan Stacho

Zoning: C-4 – Highway Commercial

Request: Conditional use permit for Veterinary Clinic

Zoning Commission

Consent Agenda: 4/19/2021

Public Hearing: 5/17/2021

City Council

Consent Agenda: 4/27/2021

Public Hearing: 5/25/2021



Figure 1. Location map

Recommendations

Planning Department
Approval

Zoning Commission
Approval

Findings

1. The subject property is the former Pizza Hut located at 1532 Gause Blvd (Figure 2). It is zoned C-4.
2. The applicant proposes to demolish the existing building and construct a veterinary clinic (Figures 3-4).
3. Veterinary clinics are a Conditional Use in the C-4 district (Sec. 2.1801E of Appendix A).
4. The proposed veterinary clinic will be a new one-story 4,000 sqft building. It will be located toward the front of the property in roughly the same location as the existing building. This location is as far as possible from the abutting residentially zoned properties in the rear, set back 25 feet from Gause Blvd. It will be accessed from an existing driveway on Gause Blvd and the existing parking lot will remain.



Figure 2. Existing property condition

5. Applicant proposes additional improvements to include:
 - Add a new driveway connection to the adjacent property to the west for access to a traffic signal. Applicant stated that a cross access agreement between the two properties is pending.
 - New landscape islands within the parking lot meeting City code requirements.
 - Seal, coat, and overlay all existing concrete with asphalt.
 - Replace or add to existing landscaping to meet City code requirements.
6. The applicant stated the facility's hours of operation will be 7:00 a.m. to 7:00 p.m.
7. The applicant stated that the veterinary clinic "will have no overnight boarding, no outdoor facilities, and no on site cremations."
8. There are existing utilities available to the site, including a 12" sewer main and a 12" water line along Gause Blvd (Figure 5).
9. The proposed use requires a minimum of 20 parking spaces; proposed site plan provides 32 parking spaces.
10. Applicant proposes a dumpster immediately adjacent to the rear of the building and screened with a minimum 6 ft wood fence and gate.
11. The applicant further states: "We feel as this will be a complimentary use for the Gause Blvd corridor. The new image will freshen up the existing stretch and should have a positive impact on the surrounding community."
12. Zoning and existing land use of property in the area is as follows (Figure 6):
 - To the north, A-6 with single-family dwellings; and
 - To the east, south, and west, C-4 with general commercial including retail, restaurant, gas station, and hotel.
13. 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 proposed building and its required parking and dumpsters fit adequately on the site. The location of the building to the front of the lot, approximately 145 ft from the rear property line abutting residential, minimizes its impact on neighboring land uses. The impact on neighboring land uses is further minimized with all operations occurring inside the building.
 - (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. However, applicant proposes business hours of 7:00 a.m. until 7:00 p.m. There is an existing 10-foot wide buffer along the rear property line which will be improved with new landscaping to meet City code requirements. Landscaping will be installed meeting the City code requirements.

- (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 new construction proposed is a one-story building. A 6 ft opaque fence exists and will remain to buffer adjacent residential development. The landscaping along the rear property line will be replaced. Also see standard (1).

- (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 use requires 20 parking spaces with applicant providing 32. There is an existing 10 ft buffer zone from adjoining residential properties with an existing 6 ft wood fence and landscaping. A driveway providing direct access to Gause Blvd westbound and a new driveway with cross-access through the adjacent property to the west provides safe access to Gause Blvd eastbound through a traffic light.

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

City Assistant Director of Engineering confirmed 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 clinical pet care facility which will be required to meet all proper health standards.

14. Slidell Police Department foresees no safety or welfare issues with the proposed use.
15. St. Tammany Fire Prevention District 1 has no concerns with the use as long as the development goes through the State Fire Marshal approval process.
16. The proposed Veterinary Clinic conforms to all standards and is appropriate at this location as proposed.

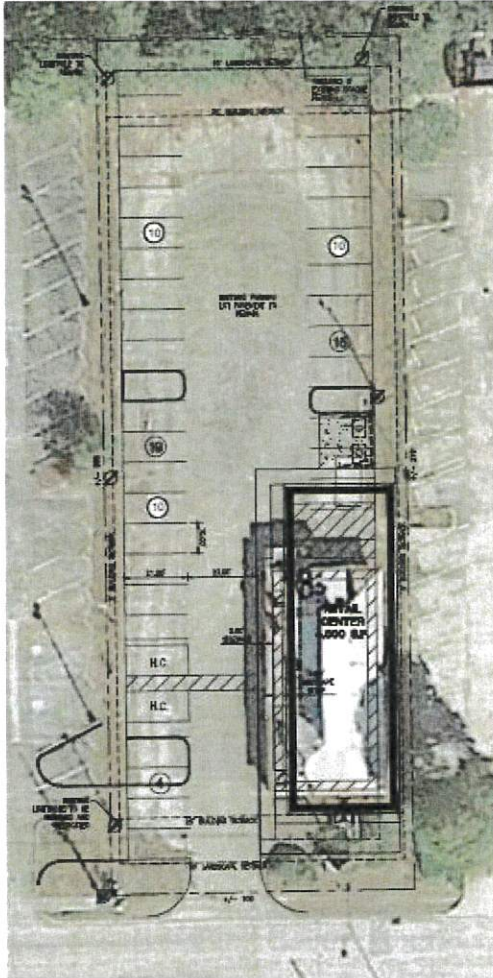


Figure 3. Proposed site plan



Figure 4. Artist rendering of proposed Vet Clinic



Figure 5. City Utilities



Figure 6. Zoning