

1 Introduced May 25, 2021, by Councilman
2 Tamborella, seconded by Councilwoman
3 Denham, (by request of Administration)

4 **Item No. 21-05-3376**

5
6 **ORDINANCE NO. 4035**

7 An ordinance amending the Code of Ordinances of the City of Slidell,
8 Appendix A Zoning, to move the boundary of where the C-1A Fremaux Avenue/Shortcut
9 Highway district is allowed, and related matters (T21-02).

10 WHEREAS, City Council adopted the C-1A Fremaux Avenue/Shortcut
11 Highway district in 2013 (Ord. No. 3688); and

12 WHEREAS, the C-1A is only allowed along Highway 190 (Fremaux
13 Avenue/Short Cut Highway) from the W-14 Canal to Nellie Dr; and

14 WHEREAS, the C-1A was carved from the C-1 Fremaux Avenue Business
15 district, which was adopted in 1988 (Ord. No. 2167) and was allowed along Highway 190
16 from Front St (Highway 11) to Nellie Dr; and

17 WHEREAS, the Fremaux/Shortcut corridor has changed significantly since the
18 C-1 district was adopted in 1988 with Nellie Dr as the eastern end of where it was allowed;
19 and

20 WHEREAS, the character of the corridor changes at Beth Dr, which is one
21 block and 325 feet to the west of Nellie Dr; and

22 WHEREAS, the wider character of Shortcut Hwy that begins at Beth Dr is
23 similar to that found closer to I-10, where more intense commercial uses are appropriate
24 and more intense commercial zoning districts are mapped by the City and Parish; and

25 WHEREAS, the Slidell Director of Planning duly advertised and the Zoning
26 Commission held a public hearing for Case T21-02.
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1 **ORDINANCE NO. 4035**
2 **ITEM NO. 21-05-3376**
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4 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
5
6 hereby make the following amendments to the Code of Ordinances of the City of Slidell:

7 **1. Amend Appendix A – Zoning, Part 2 – Schedule of District**
8 **Regulations Adopted, Section 2.16A. - C-1 Fremaux Avenue Business District,**
9 **subsection 2.16A02, to remove C-1A provisions, to read as follows:**

10
11 Boundaries of district: Only properties located within the boundaries of the following
12 described district shall be eligible for rezoning to the C-1 zoning classification:

13
14 That area within the boundaries identified on the official zoning map of the City of
15 Slidell and identified as the "Fremaux Avenue Business Corridor" which includes
16 that area fronting on U.S. Highway 190 from Front Street (Highway 11) east to the
17 W-14 Canal.

18 If a contiguous portion of a parcel which is located within the district extends beyond
19 the limits of the district, that part may also be rezoned C-1, provided:

20
21 * * *

22 **2. Amend Appendix A – Zoning, Part 2 – Schedule of District**
23 **Regulations Adopted, Sec. 2.16B. - C-1A Fremaux Avenue/Shortcut Highway district,**
24 **subsection 2.16B02, to change Nellie Dr to Beth Dr and add provisions deleted from**
25 **2.16A02, to read as follows:**

- 26 (a) *Boundaries of district and eligibility.* Only properties fronting along Highway 190
27 (Fremaux Avenue/Short Cut Highway) from the W-14 Canal east to the intersection
28 of Highway 190 and Beth Drive shall be eligible for rezoning to the C-1A zoning
29 classification.
- 30 (b) *Maximum zoning allowed.* Any property located within the boundary of the C-1A
31 district shall have a maximum allowed zoning district of C-1A, subject to the
32 following:
- 33 (1) The maximum zoning allowed shall apply to any petition for a Zoning Map
34 Amendment, including establishing City zoning for annexed property.
- 35 (2) Any property that currently has a more intense zoning district will keep its current
36 zoning district, but may be rezoned to C-1A if the current use changes to a less
37 intense use allowed by the C-1A or if the current use is vacant for more than 12
38 months.
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1 ORDINANCE NO. 4035
2 ITEM NO. 21-05-3376
3 PAGE 3

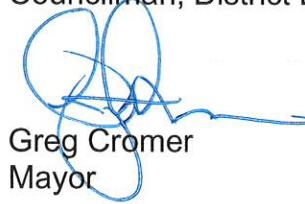
4 3. Amend Appendix A – Zoning, Part 2 – Schedule of District
5 Regulations Adopted, Sec. 2.16B. - C-1A Fremaux Avenue/Shortcut Highway district,
6 to delete and reserve subsection 2.16B07, to read as follows:

7 2.16B07 Reserved.

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9 ADOPTED this 22nd day of June, 2021.

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12 Kenny Tamborella
13 President of the Council
14 Councilman, District E

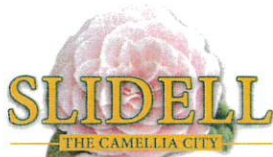
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16 
17 Greg Cromer
18 Mayor

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21 Thomas P. Reeves
22 Council Administrator

DELIVERED	6/24/21
9:10 am	to the Mayor
RECEIVED	7/2/21
9:05 am	from the Mayor

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Planning Department

Staff Report

Case No. T21-02

Text Amendment for

Extent of C-1A Fremaux Ave/Shortcut Hwy District

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

Location: Highway 190 (Fremaux Avenue/Short Cut Highway) from the W-14 Canal to Nellie Dr

Applicant: City of Slidell

Request: Amend Appendix A Zoning to move the boundary of where the C-1A district is allowed, and related matters

Zoning Commission:

Consent: 5/17/2021

Public Hearing: 6/14/2021

City Council

Introduction: 5/25/2021

Public Hearing: 6/22/2021

Summary

City Council adopted the C-1A Fremaux Avenue/Shortcut Highway district in 2013 (Ord. No. 3688). The C-1A is only allowed along Highway 190 (Fremaux Avenue/Short Cut Highway) from the W-14 Canal to Nellie Dr. The C-1A was carved from the C-1 Fremaux Avenue Business district, which was adopted in 1988 (Ord. No. 2167) and extended along Highway 190 from Front St (Highway 11) to Nellie Dr.

The Fremaux/Shortcut corridor has changed significantly since the C-1 district was adopted in 1988 with Nellie Dr as its eastern end. The character of the corridor changes at Beth Dr, which is one block and 325 feet to the west of Nellie Dr. The wider character of Shortcut Hwy that begins at Beth Dr is similar to that found closer to I-10, where more intense commercial uses are appropriate and more intense commercial zoning districts are mapped by the City and Parish.

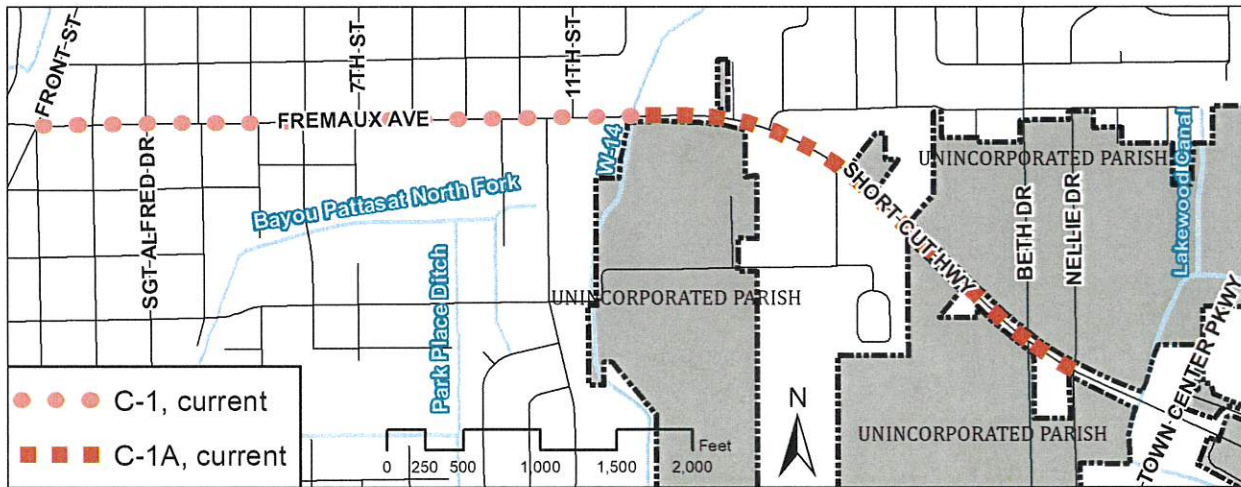


Figure 1. Map showing current extent of where C-1A is allowed, ending at Nellie Dr

Recommendations

Planning Department

Amend the C-1A District to end at Beth Dr instead of Nellie Dr

Zoning Commission

Approval

Background

The City Council adopted the C-1A Fremaux Avenue/Shortcut Highway district in 2013 (Ord. No. 3688). The C-1A is only allowed along Highway 190 (Fremaux Avenue/Short Cut Highway) from the W-14 Canal to Nellie Dr¹, a length of about 2/3 mile (3,470 feet). Further, properties in this section of the Shortcut Hwy corridor have a maximum zoning of C-1A²; so they cannot have C-2 or C-4, for instance.

Before the C-1A was adopted, the C-1 Fremaux Avenue Business district, adopted in 1988 (Ord. No. 2167), extended along Highway 190 from Front St (Highway 11) to Nellie Dr. The C-1A district was carved from the C-1 district (Ord. No. 3689).

Analysis and Findings

The Fremaux/Shortcut corridor has changed significantly since the C-1 district was adopted in 1988 with Nellie Dr as its eastern end. The corridor was widened in the late 1990s and the interchange with I-10 was opened about 2008. Town Center Pkwy – a four-lane commercial boulevard connecting Shortcut Hwy with Old Spanish Trail – was constructed between 2009 and 2013.

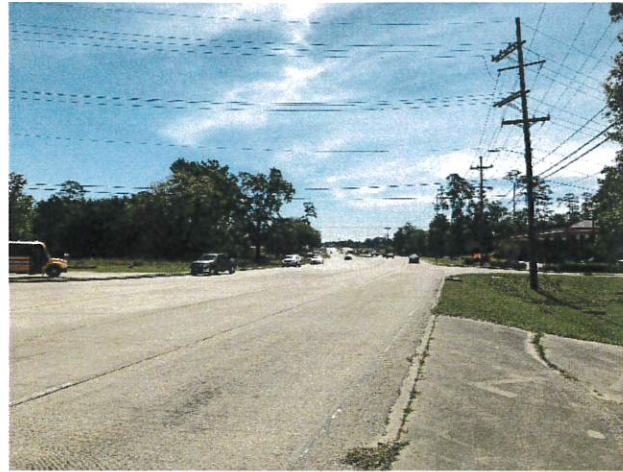


Figure 2. Shortcut Hwy just west of Beth Dr looking east toward I-10

Today, the Fremaux/Shortcut corridor is a four-lane road. The corridor changes with the W-14 canal and closer to I-10. One way the character changes is in the width of the road and the configuration of left-turn lanes. The road is narrower with intermittent left-turn lanes west of the W-14 in Olde Towne, widens with a continuous left-turn lane from the W-14 to Beth Dr, and then continues to widen with a striped or divided left-turn lane from Beth Dr to I-10 (Table 1; Figure 2). The speed limit is 40mph from Front St to Town Center Pkwy, and 45mph east of Town Center Pkwy.

Table 1. Characteristics of Segments of Fremaux Ave and Shortcut Hwy

From / To	Segment Length (feet, approx.)	Width (feet, approx.)	Number of Travel Lanes	Left Turn-Lane Configuration
Front St to W-14	3,920	52 to 62	4	Intermittent
W-14 to Fremaux/Shortcut	870	52 to 66	4	None; gradual taper
Fremaux/Shortcut to Beth Dr	2,210	66	4	Continuous
Beth Dr to Nellie Dr	325	72	4	Striped
Nellie Dr to Town Center Pkwy	710	92	4	Divided

¹ Slidell Code of Ordinances, Appendix A Zoning, Section 2.16B02.

² Slidell Code of Ordinances, Appendix A Zoning, Section 2.16A02.

Another difference in the corridor, moving from I-10 westward, is line-of-sight. Shortcut Hwy begins to curve slightly northward in the block between Nellie Dr and Beth Dr. Westbound motorists sitting at the traffic signal at Lindberg Dr/Town Center Pkwy can still see the front of the property between Nellie Dr and Beth Dr on the north side of Shortcut Hwy (where a sign might be placed) but cannot see the front of the property west of Beth Dr (Figure 3).

Properties fronting Shortcut Hwy for about half the length of the C-1A are in unincorporated St. Tammany Parish (Figure 1). The Parish’s zoning map recognizes the different characters of the Shortcut Hwy corridor, with a lesser intensity NC-4 Neighborhood Institutional zoning district west of Beth Dr and a higher intensity HC-2 Highway Commercial zoning district east of Beth Dr toward I-10 (Figure 4). Parish HC-2 allows similar uses as City C-4 Highway Commercial.

If the eastern end of the C-1A district were moved west one block – from Nellie Dr to Beth Dr – this would allow other zoning districts such as C-2 and C-4 in this one block of Shortcut Hwy. The C-2 and C-4 both require the same front setback as C-1A (25 ft) and no rear setback, but differ on the required side setback and maximum allowed height. They also differ on allowed uses, with C-4 allowing the most uses and C-1A being the most restrictive (Table 2).

There is an existing C-1A zoned property on the south side of Shortcut Hwy between Beth Dr and Nellie Dr (1717 Shortcut Hwy). If the eastern end of the C-1A district were moved to Beth Dr, this property would retain its C-1A zoning designation but could never be rezoned to C-1A. This is because the code defines the boundaries within which a property may be rezoned to C-1A; it does not define the boundaries of the C-1A on the Official Zoning Map.

Table 2: Comparison of C-1A, C-2, and C-4

	C-1A	C-2	C-4
Front setback (min)	25 ft	25 ft	25 ft
Side setback (min)	5% of lot width or 10 ft, whichever is greater	None, unless used for or abutting residential zone	None, unless used for or abutting residential zone
Rear setback (min)	None, unless abutting residential zone		
Height (max)	35 ft	45 ft	45 ft
Allowed Uses (examples)	Neighborhood commercial Restaurant (max. 5000 sqft, no drive-thru)	Neighborhood commercial Restaurant Department store	General commercial Restaurant Department store Car wash Multi-family
Conditional Uses (examples)	None	None	Light industrial
Prohibited Uses (examples)	Department store Car wash Multi-family Trailers Light industrial	Car wash Multi-family Trailers Light industrial	Trailers



Figure 3. Edge of line-of-sight for westbound motorist sitting at Lindberg/Town Center traffic signal

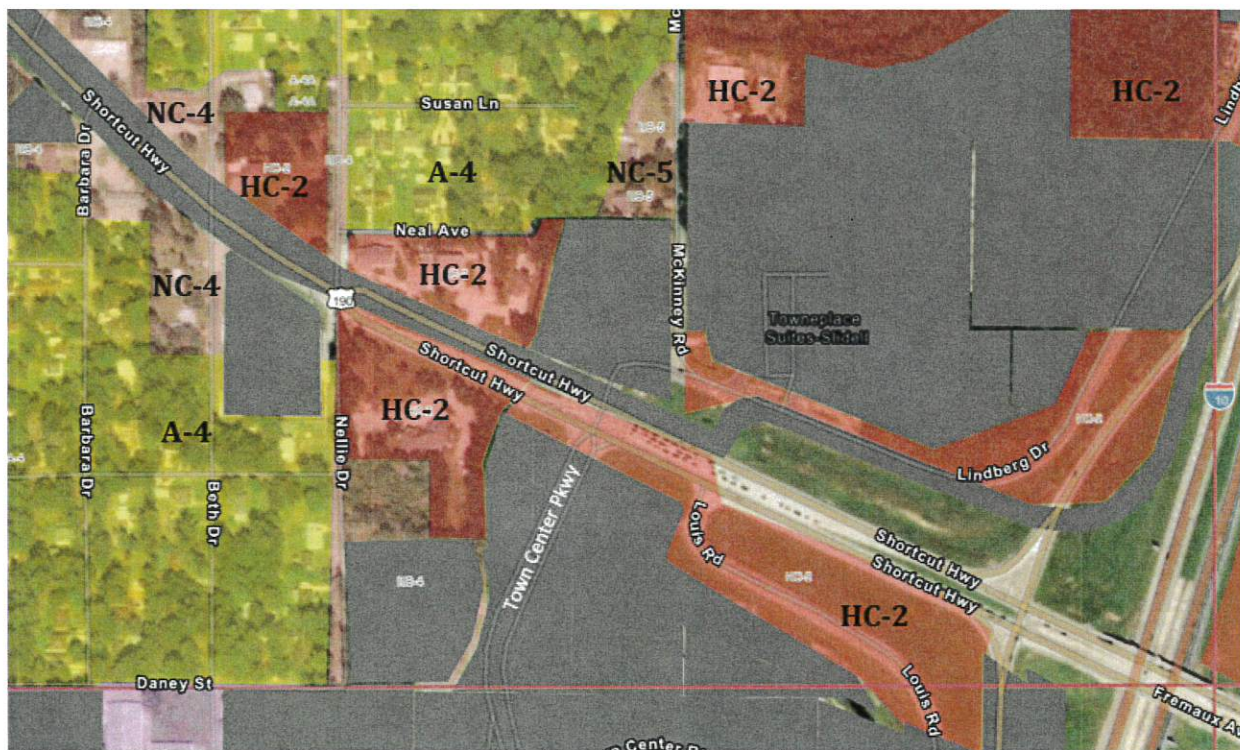


Figure 4. Parish zoning districts in the area, with NC-4 west of Beth Dr and HC-2 east of Beth Dr

As a related provision, there are two conflicting requirements for side setbacks in the C-1A – in 2.16B05 and 2.16B07. Based on the public record, it appears that the setbacks in 2.16B05 were the intent. Therefore, staff recommends deleting the provisions in 2.16B07.

Conclusions and Recommendations

The Fremaux/Shortcut corridor has changed significantly since 1988, when the C-1 district – which was the basis for the C-1A district – was adopted with Nellie Dr as its eastern end.

The Planning Department recommends moving the eastern end of the C-1A district approximately 325 feet to the west – from Nellie Dr to Beth Dr – based on the following:

- The character of the corridor changes at Beth Dr, transitioning from a 66 foot wide road with a continuous left-turn lane to a 72-92 foot wide road with striped or divided left-turn lanes.
- The wider character of Shortcut Hwy that begins at Beth Dr is similar to that found closer to I-10, where more intense commercial uses are appropriate and more intense commercial zoning districts are mapped by the City and Parish.

Moving the eastern end of the C-1A district from Nellie Dr to Beth Dr would shorten the C-1A corridor by about 10% - from 3,470 feet to 3,110 feet.

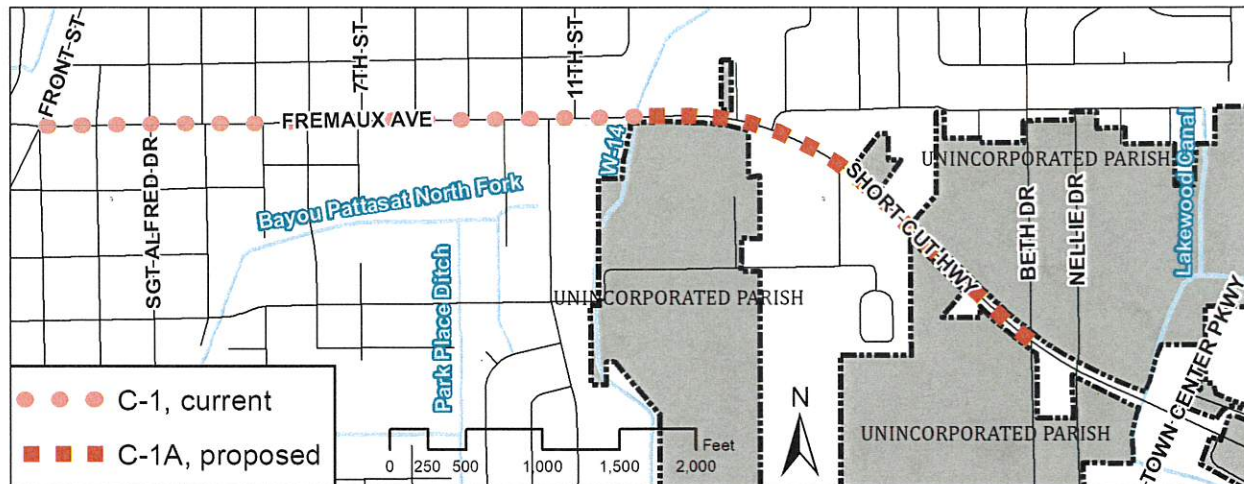


Figure 5. Map showing proposed extent of where C-1A would be allowed, ending at Beth Dr

To achieve this, the Planning Department recommends the following text amendments to the City’s Code of Ordinances, Appendix A Zoning:

- Amend Sec. 2.16A02 to remove reference to the C-1A district, and move the C-1A provisions to Sec. 2.16B02
- Amend Sec. 2.16B02 to change Nellie Dr to Beth Dr and move C-1A provisions from Sec. 2.16A02
- Delete and reserve Sec. 2.16B07 to remove conflicting side setbacks, as a related provision

Text Amendments

addition ~~deletion~~ moved

1. Amend Appendix A – Zoning, Part 2 – Schedule of District Regulations Adopted, Section 2.16A. - C-1 Fremaux Avenue Business District, subsection 2.16A02, to remove C-1A provisions:

Boundaries of district: Only properties located within the boundaries of the following described district shall be eligible for rezoning to the C-1 zoning classification:

That area within the boundaries identified on the official zoning map of the City of Slidell and identified as the "Fremaux Avenue Business Corridor" which includes that area fronting on U.S.

Highway 190 from Front Street (Highway 11) east to the W-14 Canal. The area from the W-14 Canal to Nellie Drive will no longer be a part of the "Fremaux Avenue Business Corridor" and is to have a maximum zoning allowed of C-1A Fremaux Avenue/Short Cut Highway district, which boundaries are from the W-14 Canal to Nellie Drive. Any parcels of land currently holding a more intense zoning district will revert to the C-1A zoning designation if the current use changes to a less intense use or if the current use is vacant for 12 months or more. Any areas currently under Parish jurisdiction that are annexed into the city's corporate limits will have a maximum zoning allowed of C-1A Fremaux Avenue/Short Cut Highway district.

If a contiguous portion of a parcel which is located within the district extends beyond the limits of the district, that part may also be rezoned C-1, provided:

* * *

2. Amend Appendix A – Zoning, Part 2 – Schedule of District Regulations Adopted, Sec. 2.16B. - C-1A Fremaux Avenue/Shortcut Highway district, subsection 2.16B02, to change Nellie Dr to Beth Dr and add provisions deleted from 2.16A02:

(a) Boundaries of district and eligibility: Only properties located within the boundaries of the following described district shall be eligible for rezoning to the C-1A zoning classification: That area with properties fronting along Highway 190 (Fremaux Avenue/Short Cut Highway) from the W-14 Canal east to the intersection of Highway 190 and Nellie Beth Drive shall be eligible for rezoning to the C-1A zoning classification.

(b) Maximum zoning allowed. Any property located within the boundary of the C-1A district shall have a maximum allowed zoning district of C-1A, subject to the following:

(1) The maximum zoning allowed shall apply to any petition for a Zoning Map Amendment, including establishing City zoning for annexed property.

(2) Any property that currently has a more intense zoning district will keep its current zoning district, but may be rezoned to C-1A if the current use changes to a less intense use allowed by the C-1A or if the current use is vacant for more than 12 months.

3. Amend Appendix A – Zoning, Part 2 – Schedule of District Regulations Adopted, Sec. 2.16B. - C-1A Fremaux Avenue/Shortcut Highway district, to delete and reserve subsection 2.16B07:

2.16B07 Area regulations Reserved.

(1) Yard:

(a) Front yard — 25 feet.

(b) Side yard and rear yard — None is required except where a lot is adjacent to a residential district. Where a yard is provided said side yard shall not be less than five feet, and said rear yard shall not be less than ten feet.