

1 Introduced August 24, 2021, by Councilwoman
2 Denham, seconded by Councilman Dunham,
3 (by request of Administration)

4 **Item No. 21-08-3385**

5 **ORDINANCE NO. 4045**

6 An ordinance rezoning property located at 3116-3118 City Dr from C-2
7 Neighborhood Commercial to A-8 High Density Urban (Case Z21-04).
8

9 WHEREAS, the Slidell City Council received a petition from Barbara C. Nunez
10 Caillouet to rezone property she owns at 3116-3118 City Dr, identified as Lot 16, Sq 1,
11 Sans Souci Park Subd., from C-2 Neighborhood Commercial to A-8 High Density Urban;
12 and
13
14

15
16 WHEREAS, this property has been in the City of Slidell since before November
17 4, 1986; and
18

19 WHEREAS, the Slidell Director of Planning duly advertised and the Zoning
20 Commission held a public hearing for Case Z21-04.
21

22 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
23 hereby rezone Lot 16, Sq 1, Sans Souci Park Subd., as described in the staff report, from
24 C-2 Neighborhood Commercial to A-8 High Density Urban.
25
26

27 **ADOPTED** this 28th day of September, 2021.
28

29 

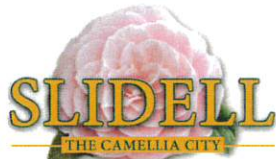
30 Leslie Denham
31 President of the Council
32 Councilwoman, District A

33 

34 Greg Cromer
35 Mayor

36 
37 Thomas P. Reeves
38 Council Administrator
39

DELIVERED	9/30/21
8:10 am	to the Mayor
RECEIVED	10/4/21
10:30 am	from the Mayor



Planning Department

Staff Report

Case No. Z21-04

Zoning Map Amendment

from C-2 to A-8 for property located at 3116-3118 City Dr

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

Location: 3116-3118 City Dr, identified as Lot 16, Sq 1, Sans Souci Park Subd. (Figure 1)

Owner/Applicant: Barbara C. Nunez Caillouet

Zoning: C-2 Neighborhood Commercial

Overlay: none

Request: Rezone to A-8 High Density Urban

Zoning Commission

Consent Agenda: August 16, 2021

Public Hearing: September 20, 2021

City Council

Consent Agenda: August 24, 2021

Public Hearing: September 28, 2021



Figure 1. Location map

Recommendations

Planning Department	Zoning Commission
Approval	Approval

Findings

1. The subject property is developed with a two-family dwelling (aka duplex) (Figure 2).
2. The subject property has been in the City of Slidell since before November 4, 1986.
3. Available public records suggest that the subject property has not been rezoned, and thus was likely zoned C-2 since the City adopted zoning regulations in 1968 (Ord. No. 795).
4. According to the applicant, the existing duplex was built in the late 1980s.
5. Before 2006, multi-family dwellings – including duplexes – were allowed in C-2.
6. In 2006, the City Council amended the zoning regulations to prohibit multi-family dwellings in C-2, making the existing duplex a non-conforming use (Ord. No. 3357).
7. The C-2 zoning district (current) allows single-family dwellings, various civic uses, and certain commercial uses generally characterized as serving a neighborhood.



Figure 2. Subject property

8. The A-8 zoning district (proposed) allows single- and multi-family dwellings, and various civic uses. It does not allow commercial uses.
9. The only difference between uses allowed in C-2 and A-8 is multi-family dwellings and commercial. C-2 allows commercial but prohibits multi-family, whereas A-8 allows multi-family but prohibits commercial.
10. The setbacks, height, and lot size required by the proposed A-8 district are identical to those required by the current C-2 district, except the A-8 district allows a smaller front yard setback (20 ft instead of 25 ft) (Table 1).
11. The subject property is 60 ft wide and 130 ft deep, with an area of 7,800 sqft (Figure 3; Table 1).
12. The existing duplex and subject property meet the setback, height, and lot size requirements of the proposed A-8 district (Table 1).
13. If the subject property is rezoned to A-8 and is redeveloped in the future, it could be redeveloped with one single-family dwelling, one two-family dwelling, or the civic uses allowed in A-8. The minimum lot area would not allow more than two dwelling units.

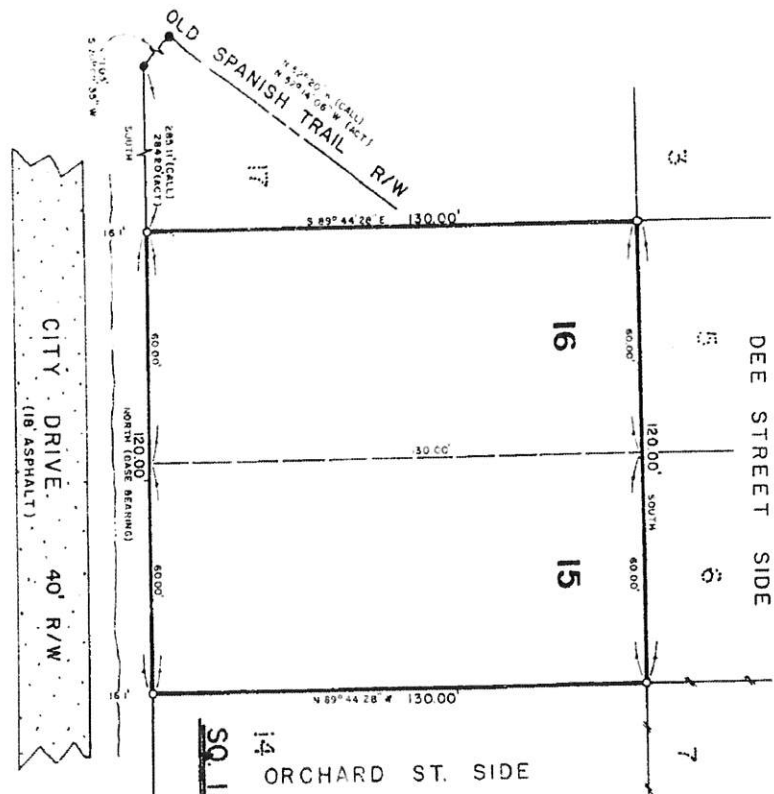


Figure 3. Map dated June 16, 1983 showing Lots 15 & 16, Sq 1, Sans Souci Park Addition (subject property is Lot 16)

Table 1: Comparison of C-2 and A-8 Setbacks, Height, and Lot Sizes, as Applied to Subject Property

	Current C-2	Proposed A-8	Current Property Conditions
Front yard setback	25 ft (min)	20 ft (min)	~25 ft*
Side yard setbacks	12 ft total (min) 5 ft (min) either side		Unknown*
Rear yard setback	26 ft (min)		~50 ft*
Height	45 ft (max)		Unknown
Lot area (for two-family dwelling)	7,500 sqft (min)		7,800 sqft
Lot width	50 ft (min)		60 ft

* No current property survey available. If measurement given, it is approximate and was measured using aerial photographs.

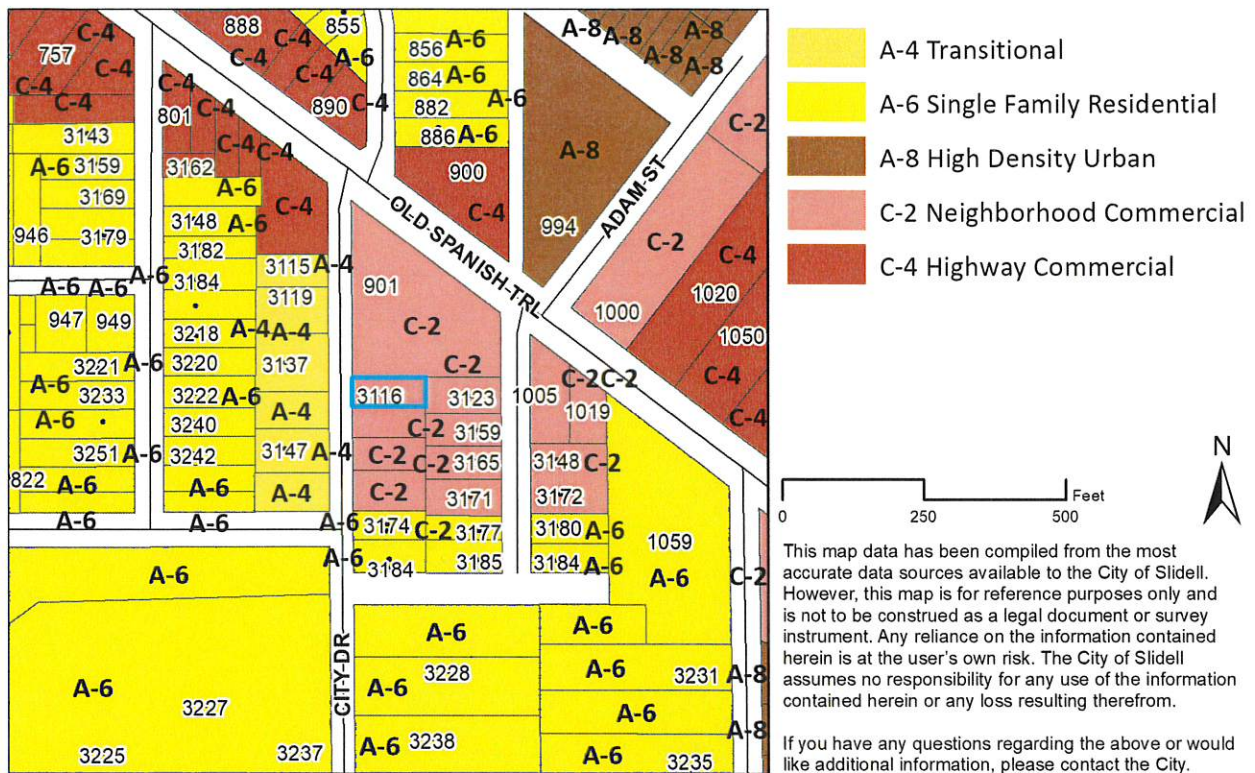


Figure 4. City Zoning

14. Zoning and use of property within about 300 ft of the subject property is as follows (Figure 4):

- To the north, C-2 developed with multi-family dwellings;
- To the east, C-2 developed with a daycare, general commercial, and single-family dwellings;
- To the south, C-2 undeveloped and A-6 Single-Family Urban developed with single- and two-family dwellings; and
- To the west, A-4 Transitional undeveloped and A-6 developed with single-family dwellings.



Figure 5. City Dr looking north toward Old Spanish Trail (subject property is the one-story building on the right)

15. The subject property is located on City Dr approximately 325 ft south of Old Spanish Trail.
16. City Dr is a two-lane local road with a 20 mph speed limit; it starts at Old Spanish Trail and continues south for 2/3 mile, crossing a few other local roads before it dead ends.
17. In front of the subject property, City Dr is 18 ft wide with no gutters, has closed subsurface drainage, and has a sidewalk on the west side (subject property is on the east) (Figure 5).
18. The property is located in a special flood hazard area, in flood zone AE10. The land has an elevation of approximately 8.6 feet. Based on the differences between the current and proposed districts, the proposed zoning would not change the suitability of this property's development in a floodplain.

19. The Planning Department recommends approving the rezoning request for the following reasons:
- The subject property, with 60 feet of frontage on City Dr approximately 325 ft south of Old Spanish Trail, is not a suitable location for the commercial uses allowed in C-2 (current zoning).
 - The proposed A-8 district would allow multi-family dwellings, which are currently not allowed by C-2, but the size of the lot limits the maximum number of dwellings allowed to two in one building – a duplex.



Petition for ZONING MAP AMENDMENT

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

This application is for proposed rezoning, and establishment of zoning for annexed property.

Petitioned Property

Current Zoning District: C2
Current Use: Duplex
Street Address: 3116 - 3118 City Dr.

Lot, Square/Block, Subdivision (or attach metes and bounds):

Lot 16 Sq. 1 SansSouci Park

Bounded by (streets): Old Spanish Trail, Dee St., Orchard St., City Dr.

Proposed Zoning Map Amendment

Proposed Zoning District: A-B
Proposed Use: Duplex
Acres Proposed to be (Re)zoned:

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 petition for this zoning map amendment
Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

Signature of Barbara C. Nunez Caillouet dated 7/12/21

Property Owner(s)

Name(s): Barbara C. Nunez Caillouet
Name(s):
Authorized Agent, if applicable:

Mailing Address: 890 Cross Gates Blvd
Signature of Property Owner or Agent Date

City, State, Zip: Slidell, La. 70461
SWORN TO AND SUBSCRIBED before me this 12th day of July, 2021.

Phone #: 985-290-8569
Email: barbaranunez@bellsouth.net
Notary Public

Table with 3 columns: Received By, Fee \$, Case #

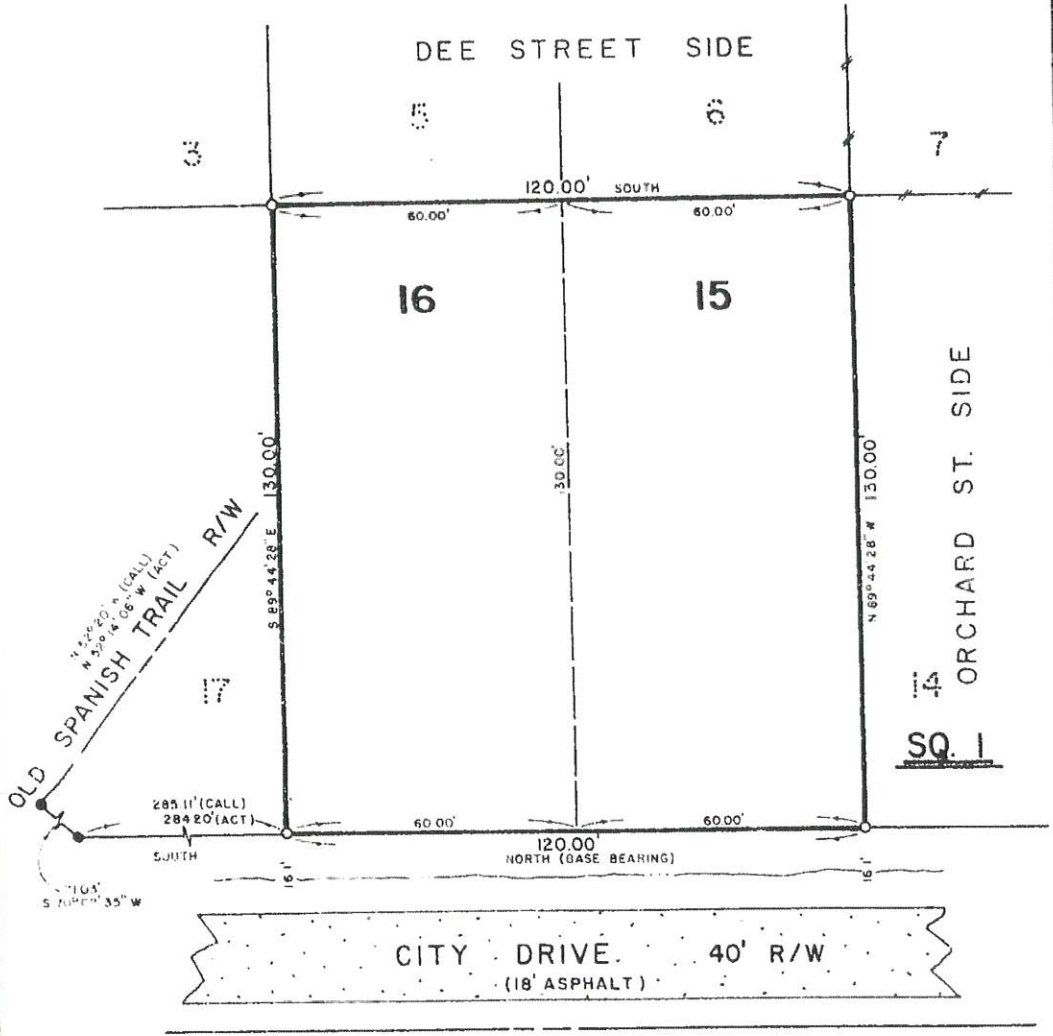
Rec'd 7/16/21

Marie Betts
Louisiana Notary Public # 159677
St. Tammany Parish *Statewide Jurisdiction
Commissioned for life

221-04

NOTE: ACCORDING TO HUD FLOOD HAZARD BOUNDARY MAP CP 220204 05 B THE PROPERTY IS

NOT IN A FLOOD PRONE AREA
X LOCATED IN FLOOD ZONE A-5



REF LA DEPT OF HWYS R/W MAP, STATE PROJECT NO 18-30-11 SHEET NO. 62, DATED 1/19/73

- SLT IRON
- FOUND IRON
- ⊙ FENCE POST

RECEIVED
JUL 16 2021
BY

SCALE 1" = 30'

MAP SHOWING SURVEY OF LOT NO. 15 & 16, SQ. 1

SUBDIVISION SANS SOUCI PARK ADDITION TO THE TOWN
OF SLIDELL, LOCATED IN SECTION 44, T9S - R14E,
G.L.D., IN THE CITY OF SLIDELL, ST. TAMMANY
PARISH, LOUISIANA.

FOR ARCHIE C. TATFORD, JR.



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
 I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS MAY BE NOTED ABOVE.

SLIDELL, LOUISIANA

DATE 16 JUNE 1983
JOB NO. 96517

Albert A. Lovell
 ALBERT A. LOVELL & ASSOCS., INC.
 CONSULTING ENGINEERS