



City of Slidell, Louisiana
Planning Commission
Agenda

April 20, 2020 at 7:00pm

Teleconference **(978) 990-5000** access code **289954**

Go to **myslidell.com/planning/planning-and-zoning** for the meeting agenda packet

For questions or to provide public comment before the meeting,

email planningdept@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4pm)



SCAN ME
for the
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from February 17, 2020 (p. 2-3)
Note: The meeting of March 16, 2020 was canceled due to COVID-19.
4. **Consent Calendar.** No items.
5. **Public Hearing**
 - a. **RESUBDIVISION (S20-03):** A request by Cobolt Construction, through J.V. Burkes & Associates, for a resubdivision of vacant property located at the northeast corner of Fremaux Avenue and 11th Street, more particularly identified as Lot 15, a portion of Lots 12, 13, 14, and 16, and a 0.183 acre parcel, INTO Lot 13A, Square 54, Brugier Addition, Sections 10 & 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St. Tammany Parish, Louisiana. (p. 4-5)
6. **Other Business**
7. **Adjournment**

The next Planning Commission meeting will be May 18, 2020.

COVID-19 Certification:

The Planning Commission certifies that it is unable to meet in person due to COVID-19 restrictions.

CITY OF SLIDELL PLANNING COMMISSION

MEETING MINUTES

FEBRUARY 17, 2020

I. MEETING CALLED TO ORDER by Chairperson Hilts at 7:00 p.m.

Members Present: Mary Lou Hilts, Chairperson
Richard Reardon, Vice Chairperson
Michael Newton
Landon Washington
Joseph Binder
Timothy Rogers

Members Absent: Gayle Green

Staff Present: Theresa B. Alexander, Commission Secretary
Melissa Guilbeau, AICP, Planning Director

II. PLEDGE OF ALLEGIANCE

III. MINUTES

Approval of the Minutes from the January 27, 2020 Meeting.

Chairperson Hilts introduced the minutes from the January 27, 2020 meeting and asked the Commission for questions or comments. There being none, Chairperson Hilts asked for a motion. Mr. Binder made the motion that was seconded by Mr. Rogers and passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN, 2 ABSENT.

MEETING MINUTES OF JANUARY 27, 2020 APPROVED ON MOTION BY BINDER, SECOND BY ROGERS AND VOTE OF 5-0.

IV. CONSENT CALENDAR

There were no items for Consent.

V. RESUBDIVISION

- 1) **RESUBDIVISION (S20-01):** A request by the St. Tammany Parish School Board for a resubdivision of property addressed 35614 and 35708 Liberty Drive, also known as Bayou Woods Elementary and Carolyn Park Middle School, for Lots 1 through 23, into Lots BW-1 and CP-1, Section 38, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana.

Ms. Alexander introduced the request and Melissa Guilbeau, AICP, Planning Director, stated that the resubdivision would result in each school being located on individual lots and that proposed resubdivision meets the requirements of the property's current zoning designation. Mr. Jeffrey D. Schoen, on behalf of the petitioner St. Tammany Parish School Board, noted that the resubdivision would bring the properties into conformity with Slidell Code and allow for future growth.

With no further questions Mr. Reardon made a motion to approve the resubdivision which was seconded by Mr. Washington and passed by a vote of 6 YEAS, 0 NAYS, 0 ABSTAIN, 1 ABSENT.

S20-01 RESUBDIVISION APPROVED ON MOTION BY REARDON, SECOND BY WASHINGTON AND VOTE OF 6-0.

VI. PUBLIC HEARING

There were no items for public hearing.

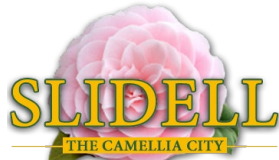
VII. OTHER BUSINESS

There was no Other Business.

VIII. ADJOURNMENT

Mr. Binder made a motion to adjourn which was seconded by Mr. Reardon and passed by a vote of 6 YEAS, 0 NAYS, 0 ABSTAIN, 1 ABSENT.

MEETING ADJOURNED AT 7:08 P.M. ON MOTION BY BINDER SECOND BY REARDON, VOTE OF 6-0.



Planning Department

Staff Report

Case No. S20-03

Subdivision

of six lots into one at the northeast corner of Fremaux Ave and 11th St

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

Location: Northeast corner of Fremaux Ave and 11th St; bounded by Teddy Ave and Orange St (Figure 1)

Owner: B&B Property Investments, LLC

Applicant: J.V. Burkes & Associates

Zoning: C-1 Fremaux Avenue Business District

Request: Subdivide Lot 15, a portion of Lots 12, 13, 14, and 16, and a 0.183 acre parcel, INTO Lot 13A, Square 54, Brugier Addition

Planning Commission

Consent Agenda: 3/16/2020

Public Hearing: 4/20/2020



Figure 1. Location map

Note: Parcel lines are not accurate for petitioned property

Staff Recommendation

Approval

Findings

1. The petitioned property is undeveloped land at the northeast corner of Fremaux Ave and 11th St, about 150 feet from the W-14 Canal (Figure 2). It is zoned C-1.
2. The applicant proposes to subdivide six lots into one lot (Figure 3; Table 1).
3. Proposed Lot 13A would have a width of 165 feet and an area of 32,767 sq. ft. The front of the lot for setback purposes would be 11th St.
4. The C-1 district requires a minimum lot width and area only when the lot contains a residential dwelling. In those cases, the C-1 district has a minimum lot width of 50 feet and minimum lot area of 6,000 square feet, plus 1,500 square feet per dwelling unit for a two- or more family dwelling.



Figure 2. Northeast corner of Fremaux Ave and 11th St

5. Proposed Lot 13A meets the minimum lot width and area requirements of the C-1 district.
6. The property is located in flood zone AE.
7. There is a city water line along 11th St and on the south side of Fremaux Ave.
8. There is no city sewer line adjacent to this property; the nearest sewer line appears to be approximately 30 feet from the northwest corner of the property.
9. Combining the six lots into one would:
 - a. Create a larger lot more suitable for development of the commercial uses allowed in the C-1 district;
 - b. Allow for more flexibility of development in the AE flood zone; and
 - c. Provide easier access to the city sewer line on 11th St.

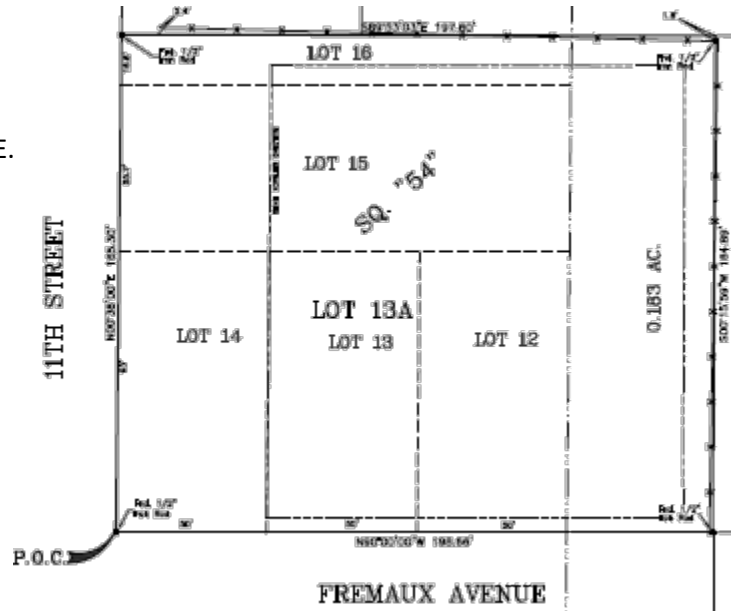


Figure 3. Proposed subdivision of Lot 15, a portion of Lots 12, 13, 14, and 16, and a 0.183 acre parcel, INTO Lot 13A, Square 54, Brugier Addition

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
15		11 th St	55.7	8,355
Portions of 12, 13, 14		Fremaux Ave	50 each	4,650 each
Portion of 16		11 th St	16.6	2,490
0.183 acre parcel		Fremaux Ave	~50	7,972
13A		11 th St	165	32,767
C-1	Commercial Use	N/A	None	None
	Residential Use	N/A	50 min.	6,000 min