



City of Slidell, Louisiana
Zoning Commission
Agenda

June 15, 2020 immediately after Planning Commission at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/planning-and-zoning

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
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from May 18, 2020 (p. 2)
3. **Consent Calendar.** No items.
4. **Public Hearing**
Deferred from May 18, 2020
 - a. **Zoning Text Amendment (T20-03):** A request to amend the text of Appendix A *Zoning* of the Code of Ordinances of the City of Slidell to allow car washes in neighborhood commercial areas and other related matters. (p. 3-7)
5. **Other Business**
6. **Adjournment**

The next Zoning Commission meeting will be July 20, 2020.



City of Slidell, Louisiana
Zoning Commission
Minutes

May 18, 2020 immediately after Planning Commission at 7:00pm

Video and Teleconference, with meeting agenda packet available online at myslidell.com/planning

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

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:20 p.m.

Commissioners Present

Mary Lou Hilts, Chairperson
 Richard Reardon, Vice
 Chairperson
 Michael Newton
 Landon Washington
 Joseph Binder
 Gayle Green

Commissioners Not Present

Timothy Rogers

Others Present

Melissa Guilbeau, Planning
 Director
 Theresa B. Alexander,
 Commission Secretary

2. **Minutes.** Chairperson Hilts introduced the minutes from the April 20, 2020 meeting and asked the Commission if there were any questions or comments. There being none, Chairperson Hilts asked for a motion. Mr. Binder made a motion to approve the minutes as written which was seconded by Mr. Reardon. Motion passed by a vote of 6 YEAS, 0 NAYS, 0 ABSTAIN, 1 ABSENT.

3. **Consent Calendar.** No items.

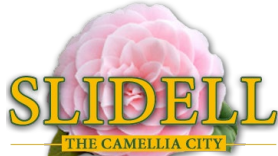
4. **Public Hearing**

- a. **Zoning Text Amendment (T20-03):** A request to amend the text of Appendix A *Zoning* of the Code of Ordinances of the City of Slidell to allow car washes in neighborhood commercial areas and other related matters.

Chairperson Hilts opened the public hearing, read the request, and asked if there was anyone from the public. With no one, Ms. Hilts asked if the Commission had any questions or comments. Commissioners discussed the proposed amendment. Mr. Reardon stated that some car washes have oil change in the same location and expressed that the Commission may need more time to consider the text amendment. Mr. Washington stated that the minimum setback from noise generating equipment to residential property may need to be increased to 100 feet. Mr. Reardon made a motion to postpone the zoning text amendment; Mr. Washington seconded. Motion passed by a vote of 5 YEAS, 1 NAY, 0 ABSTAIN, 1 ABSENT.

5. **Other Business.** None.

6. **Adjournment.** Mr. Reardon made a motion to adjourn which was seconded by Ms. Green and passed by a vote of 6 YEAS, 0 NAYS, 0 ABSTAIN, 1 ABSENT. Meeting adjourned at 7:20 p.m.



Planning Department

Staff Report

Case No. T20-03

Text Amendment for

Car Washes in Neighborhood Commercial Areas

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com**Location:** City-wide**Applicant:** City of Slidell**Request:** Amend the text of Appendix A *Zoning* of the City's Code of Ordinances to allow car washes in neighborhood commercial areas**Zoning Commission****Consent Agenda:** 4/20/2020**Public Hearing:** 5/18/2020**City Council****Consent Agenda:** 5/26/2020**Public Hearing:** 6/23/2020**Summary**

Car washes are similar to gas stations, as they provide a routine vehicle maintenance service that residents use once every week or two. As such, car washes should be allowed wherever a gas station is allowed. However, there are certain aspects of car washes that can be a nuisance to nearby residential property; specifically, automated car wash equipment, vacuums, and air compressors generate noise. The City already has buffer and landscaping requirements that can mitigate some of the noise.

Slidell allows car washes and gas stations in four zoning districts – C-3 Central Business, C-4 Highway Commercial, C-6 Regional Shopping Center, and M-2 Light Industrial. The City also allows gas stations in three additional districts where car washes are not allowed – A-9-C Apartment-Commercial, C-1A Fremaux Avenue/Shortcut Highway, and C-2 Neighborhood Commercial.

The A-9-C, C-1A, and C-2 districts are neighborhood commercial zoning districts that are often located immediately adjacent to residentially zoned property.

Recommendations**Planning Department**

- Allow car washes in the A-9-C, C-1A, and C-2 districts subject to the following specific use standards to further minimize the impact of noise on residentially zoned properties:
 - *Location of the car wash structure.* A car wash structure must be located at least 50 feet from residentially zoned property.
 - *Car wash structure openings.* Car wash bay openings, other than stationary windows, may not face residentially zoned property that is less than 100 feet from the opening.
 - *Location of accessory equipment.* Equipment accessory to a car wash, including but not limited to vacuums and air compressors, must be at least 50 feet from residentially zoned property, and shall be buffered from residentially zoned property by the car wash structure if possible.
- Continue to allow car washes in the C-3, C-4, C-6, and M-2 districts without specific use standards

Zoning Commission

To be determined

Background

Car washing services have been around for nearly as long as the automobile, with the first car wash opening in Detroit in 1914.¹ Car washing is part of routine vehicle maintenance, with car experts recommending a car wash once every two weeks.² This is not as frequent as filling the gas tank, which may be done once a week on average, but is more frequent than oil changes, new tires, and other types of vehicle maintenance.

There are different ways to wash a car. Some individuals choose to wash their car by hand at their property, while others prefer to use a commercial car wash establishment. Washing a car in the driveway has declined in the past twenty years, from nearly half of car owners in 1996 to only about a quarter in 2014.³ Today, there are approximately 100,000 commercial car wash establishments in the United States washing about 8 million vehicles per day.⁴

Analysis and Findings

Car washes are a commercial use necessary for routine vehicle maintenance, similar to a gas station. As such, car washes should be allowed anywhere gas stations are allowed.

Slidell allows car washes in four zoning districts – C-3 Central Business, C-4 Highway Commercial, C-6 Regional Shopping Center, and M-2 Light Industrial. The City allows gas stations in these four districts plus three additional districts – A-9-C Apartment-Commercial, C-1A Fremaux Avenue/Shortcut Highway, and C-2 Neighborhood Commercial (Table 1).

Table 1. Zoning Districts Where Car Wash and Gas Station Currently Permitted (P)

	A-9-C	C-1A	C-2	C-3	C-4	C-6	M-2
Car Wash	–	–	–	P	P	P	P
Filling (gas) station	P	P	P	P	P	P	P

The A-9-C, C-1A, and C-2 districts are neighborhood commercial zoning districts that allow a variety of lower intensity or neighborhood-scale commercial uses (e.g. restaurants, gas stations, personal care services, banks) but do not allow higher intensity or regional-scale uses (e.g. bowling alleys, auto repair shops, hotels). These districts are often located immediately adjacent to residentially zoned property (Figure 1).

The Planning Department recommends that car washes be allowed in the A-9-C, C-1A, and C-2 zoning districts because they are neighborhood commercial districts that allow gas stations. However, there are certain aspects of car washes that can be a nuisance to nearby residential property; specifically, automated car wash equipment, vacuums, and air compressors generate noise.

¹ "Car Wash History: From Simple Beginnings to Modern Day Features." <https://aquabio.co/blog/car-wash-history-from-simple-beginnings-to-modern-day-features>. April 15, 2019.

² "How Often Should You Wash Your Car?" <https://www.meineke.com/blog/how-often-should-you-wash-your-car>. December 29, 2017.

³ "Carwash industry growth and emerging competition signals profits for existing owners." <https://www.carwash.com/carwash-industry-growth-emerging-competition>. November 15, 2016.

⁴ "21 Car Wash Industry Statistics and Trends." <https://brandongaille.com/19-car-wash-industry-statistics-and-trends>. May 21, 2017.

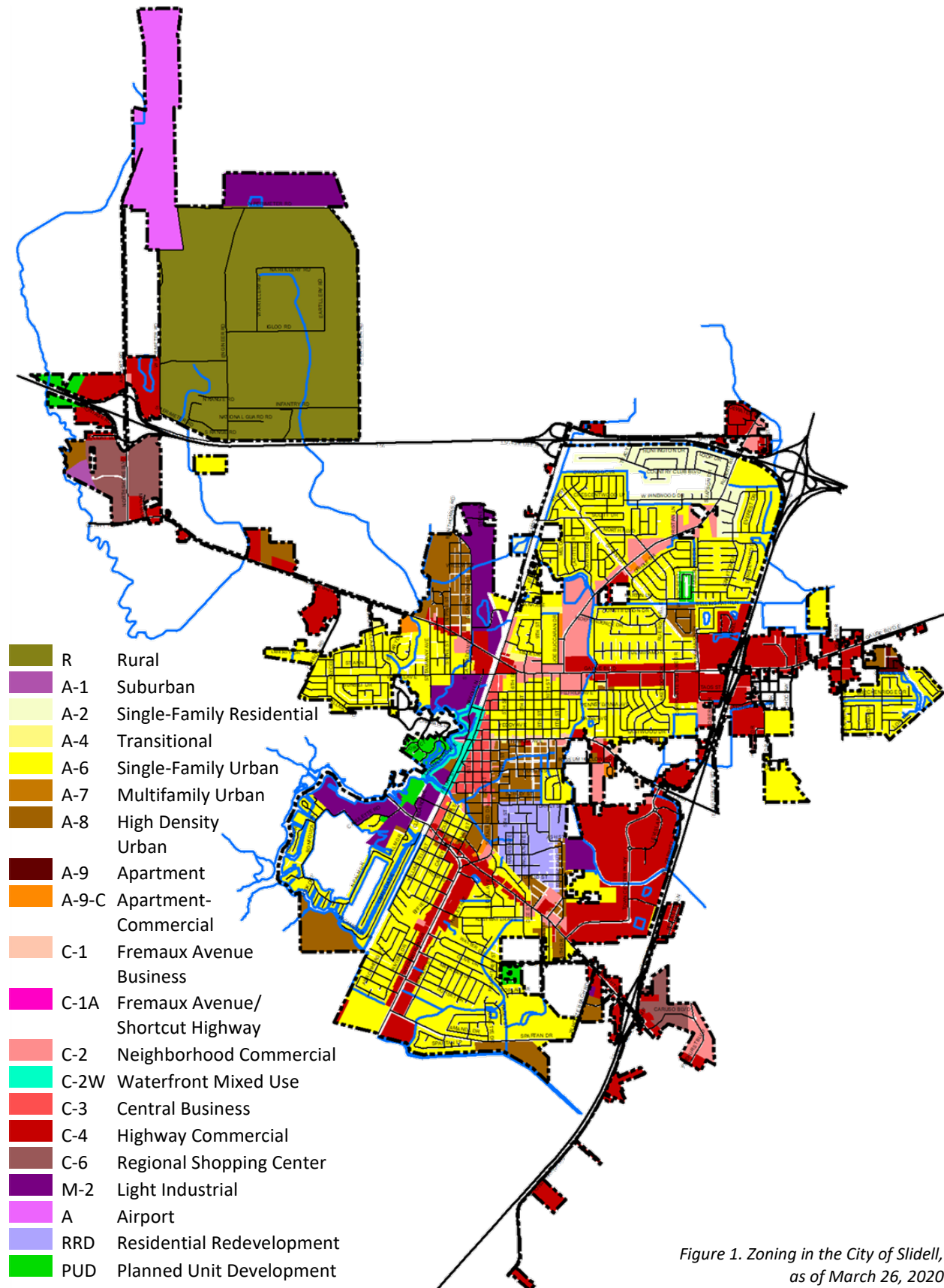


Figure 1. Zoning in the City of Slidell,
as of March 26, 2020

The City has some general standards that help mitigate noise. All commercial establishments are required to provide a buffer zone adjacent to residential properties. The buffer zone must include a minimum 6 foot tall opaque fence and a minimum ten foot wide landscaped area with trees (Sec. 2.2207 of Appendix A). This fence and tree buffer would help mitigate some of the noise generated by a car wash. All commercial establishments are also required to provide a minimum ten foot wide landscaped area of trees and shrubs adjacent to the public right-of-way. This streetscape area would help mitigate some of the visual impacts of a car wash on nearby residential properties.

Additional specific use standards would further help mitigate the noise generated by commercial car washes in relation to residentially zoned property. The Planning Department recommends the following specific use standards for car washes in the A-9-C, C-1A, and C-2 districts:

- *Location of the car wash structure.* A car wash structure must be located at least 50 feet from residentially zoned property.
- *Car wash structure openings.* Car wash bay openings, other than stationary windows, may not face residentially zoned property that is less than 100 feet from the opening.
- *Location of accessory equipment.* Equipment accessory to a car wash, including but not limited to vacuums and air compressors, must be at least 50 feet from residentially zoned property, and shall be buffered from residentially zoned property by the car wash structure if possible.

Conclusions and Recommendations

Car washes are similar to gas stations, as they provide a routine vehicle maintenance service that residents use once every week or two. As such, car washes should be allowed wherever a gas station is allowed. However, there are certain aspects of car washes that can be a nuisance to nearby residential property; specifically, automated car wash equipment, vacuums, and air compressors generate noise. The City already has buffer and landscaping requirements that can mitigate some of the noise, but additional specific use standards would further minimize the impact of noise on residentially zoned properties.

The Planning Department recommends continuing to allow car washes in the C-3, C-4, C-6, and M-2 districts with general standards, and also allowing car washes in the A-9-C, C-1A, and C-2 districts subject to additional specific use standards to further minimize the impact of noise on residentially zoned properties. To achieve this, the Planning Department recommends the following text amendments:

- Amend Sec. 2.1601 *Permitted Uses* (C-2) of Appendix A *Zoning* to add car wash as a permitted use with specific use standards
- Amend Sec. 2.16B03 *Permitted Uses* (C-1A) of Appendix A *Zoning* to add car wash with specific use standards as a permitted use
- Do not amend Sec. 2.1301 *Permitted Uses* (A-9-C) as it references the C-2 district; therefore, amending the C-2 district will also allow car wash with specific use standards in the A-9-C

Amended Code Language

addition ~~deletion~~ moved

1. Amend Sec. 2.1601 *Permitted Uses* (C-2) of Appendix A *Zoning* to add car wash with standards as a permitted use:

2.1601. Permitted uses in the C-2 district are: Any use permitted in A-8 residential district; office; restaurant; grocery and drugstores; filling stations; car wash, subject to the specific use standards listed below; barbershops; florists; beauty shops; meat markets; clinic; bank, including drive-in banks; day care centers and nurseries; locker plants for storage of food; launderettes; bakery; appliance

shop; sporting goods; hardware; department stores; funeral homes and mortuaries; art and dance studios; publishing and distribution but not printing, provided that the space devoted to warehousing does not exceed 8,000 square feet of gross floor area and is not used for storage of explosive, flammable or hazardous materials; retail dry cleaning dropoff and pickup stations, dry cleaning shops employing facilities for the cleaning and pressing of dry goods for retail trade only, and as approved by the fire marshal. However, multi-family residential uses shall not be permitted.

Specific use standards for car washes:

- (1) Location of the car wash structure. A car wash structure must be located at least 50 feet from residentially zoned property.
- (2) Car wash structure openings. Car wash bay openings, other than stationary windows, may not face residentially zoned property that is less than 100 feet from the opening.
- (3) Location of accessory equipment. Equipment accessory to a car wash, including but not limited to vacuums and air compressors, must be at least 50 feet from residentially zoned property, and shall be buffered from residentially zoned property by the car wash structure if possible.

2. Amend Sec. 2.16B03 Permitted Uses (C-1A) of Appendix A Zoning to add car wash with standards as a permitted use:

2.16B03. Permitted uses. Any use permitted in the C-2 Neighborhood Commercial District (as outlined below) except multifamily residential, laundrettes, department stores, seafood shops, locker plants and warehousing.

Permitted uses: Office, filling stations, car wash subject to the same specific use standards as C-2, barber shops, florists, beauty shops, banks, day care centers and nurseries, bakery, appliance shop, sporting goods, hardware, funeral homes and mortuaries, art and dance studios, retail dry cleaning drop off and pick-up stations, dry cleaning shops employing facilities for the cleaning and pressing of dry goods for retail trade only, and as approved by the fire marshal.

Permitted uses less than 5,000 square feet: Restaurant (no drive-up or drive-through), grocery and drug stores, meat markets (no seafood), clinic, print shops.