



City of Slidell, Louisiana
Planning Commission
Agenda

July 20, 2020 at 7:00pm

Video conference gotomeet.me/SlidellPlanning/p-z

Teleconference **(646) 749-3122** access code **490-488-781**

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 June 15, 2020 (p. 2)
4. **Consent Calendar.** These items will be scheduled for a public hearing on August 17, 2020.
 - a. **S20-07:** A request to subdivide all or a portion of Lots 1-9 of the Baroni Tract and a 0.126 acre and 0.046 acre parcel of land, in Section 11, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana; fronting Shortcut Hwy (US Hwy 190), Lindberg Ext, and McKinney Rd, and bounded by Nellie Dr and Alice Ave; into Lot 1A (p. 3-4)
5. **Public Hearing.** No items.
6. **Other Business**
7. **Adjournment**

The next Planning Commission meeting will be August 17, 2020.

COVID-19 Certification:

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



City of Slidell, Louisiana
Planning Commission
Minutes

June 15, 2020 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:03 p.m.

Commissioners Present

Mary Lou Hilts, Chairperson
 Richard Reardon, Vice
 Chairperson
 Landon Washington
 Joseph Binder
 Timothy Rogers

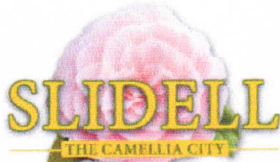
Commissioners Not Present

Gayle Green
 Michael Newton

Others Present

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

2. **Pledge of Allegiance**
3. **Minutes.** Chairperson Hilts introduced the minutes from the May 18, 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. Washington. Motion passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN, 2 ABSENT.
4. **Consent Calendar.** No items.
5. **Public Hearing.** No. items.
6. **Other Business.** Melissa Guilbeau stated that the City Council approved the budget for the 2020/2021 Fiscal Year, which includes funds to prepare a comprehensive plan for the city and that the Commission will be involved in the comprehensive plan process.
7. **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 7:06 p.m.



Planning Department

Application for SUBDIVISION

250 Bouscaren St, Ste 203

Slidell, LA 70458

985.646.4320

fax 985.646.4356

planningdept@cityofslidell.org

myslidell.com

This application is for all subdivisions or resubdivisions of land, and the dedication or vacation of any public or private right-of-way or easement.

Site

Street Address or general description of subdivision location, using nearest streets, streams, or other identifiable features:

NW Corner of McKinney Road and US Hwy 190

Current Zoning District(s): C-4 Hwy Comm.

Property Owner: Slidell Oil Company

Mailing Address: 2307 E. Gause

City, State, Zip: Slidell, LA 70461

Phone # (985) 643-5256

Applicant and Project Contact

☐ Property Owner ☒ Engineer/Surveyor

☐ Other: _____

Name: J.V. Burkes & Associates

Mailing Address: 1805 Shortcut Hwy

City, State, Zip: Slidell, LA 70458

Phone # (985) 649-0075

Email: sburkes@jvburkes.com

Signature of Applicant _____ Date 6/24/2020

Signature of Owner, if not applicant _____ Date 6-24-20

Signature of Owner, if not applicant _____ Date _____

Proposed Subdivision

Subdivision Name: Baroni Tract

Type of Application:

☐ Preliminary Plat

☒ Final Plat, Major

☐ Final Plat, Administrative

Number of Lots: 1 Total Acreage: 2.3

Does this subdivision involve public or private rights-of-way or easements?

☐ Dedication of new

☐ Vacation of existing

Does this subdivision involve private streets?

☐ Yes ☒ No

Subdivision Plat

This application **must be accompanied** by a Subdivision Plat, which may include one or more sheets to provide sufficient detail for review. **See the back of this application for a checklist of items that should be shown on a Subdivision Plat**, as applicable.

The following copies of the Subdivision Plat must be submitted with this application:

☐ For Preliminary Plats, 12 paper copies and an electronic pdf

☒ For Major or Administrative Final Plats, an electronic pdf for review, then once approved, 10 true paper copies signed by the owner and an electronic AutoCAD or ArcGIS file

Required Attachments

☒ Copies of Subdivision Plat

☒ True copy of title or deed (proof of ownership)

Received By:	Fee \$	Case # S
Related Case(s):		

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 225205 0420 E; DATED: 4/21/99
FLOOD ZONE: B & C; BASE FLOOD ELEVATION: N/A.

PROPERTY IS ZONED C-4 HIGHWAY COMMERCIAL
BUILDING SETBACK LINES
FRONT - 25'
SIDES - 0'
REAR - 0'

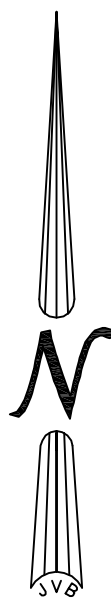
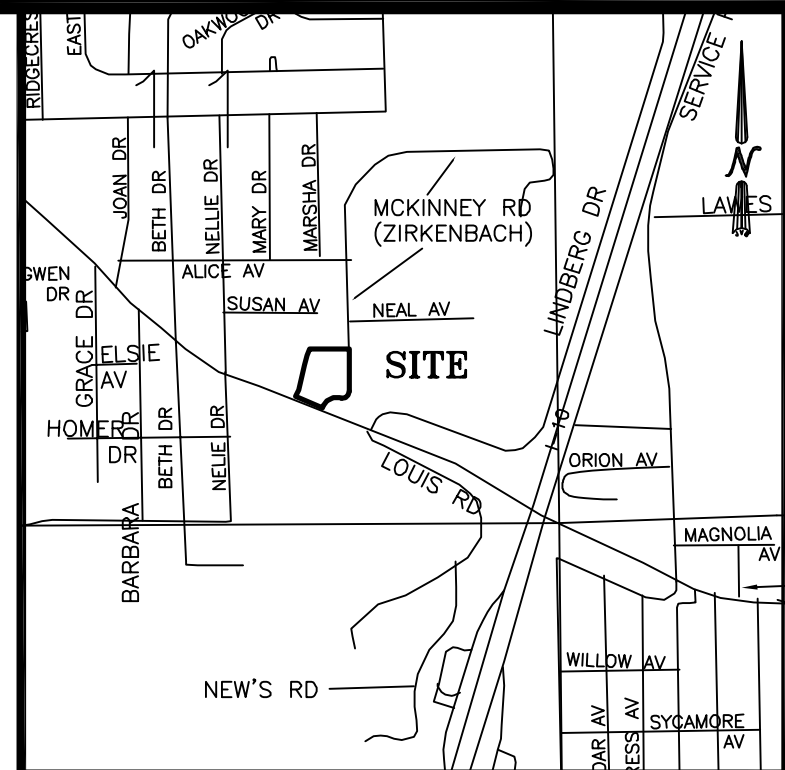
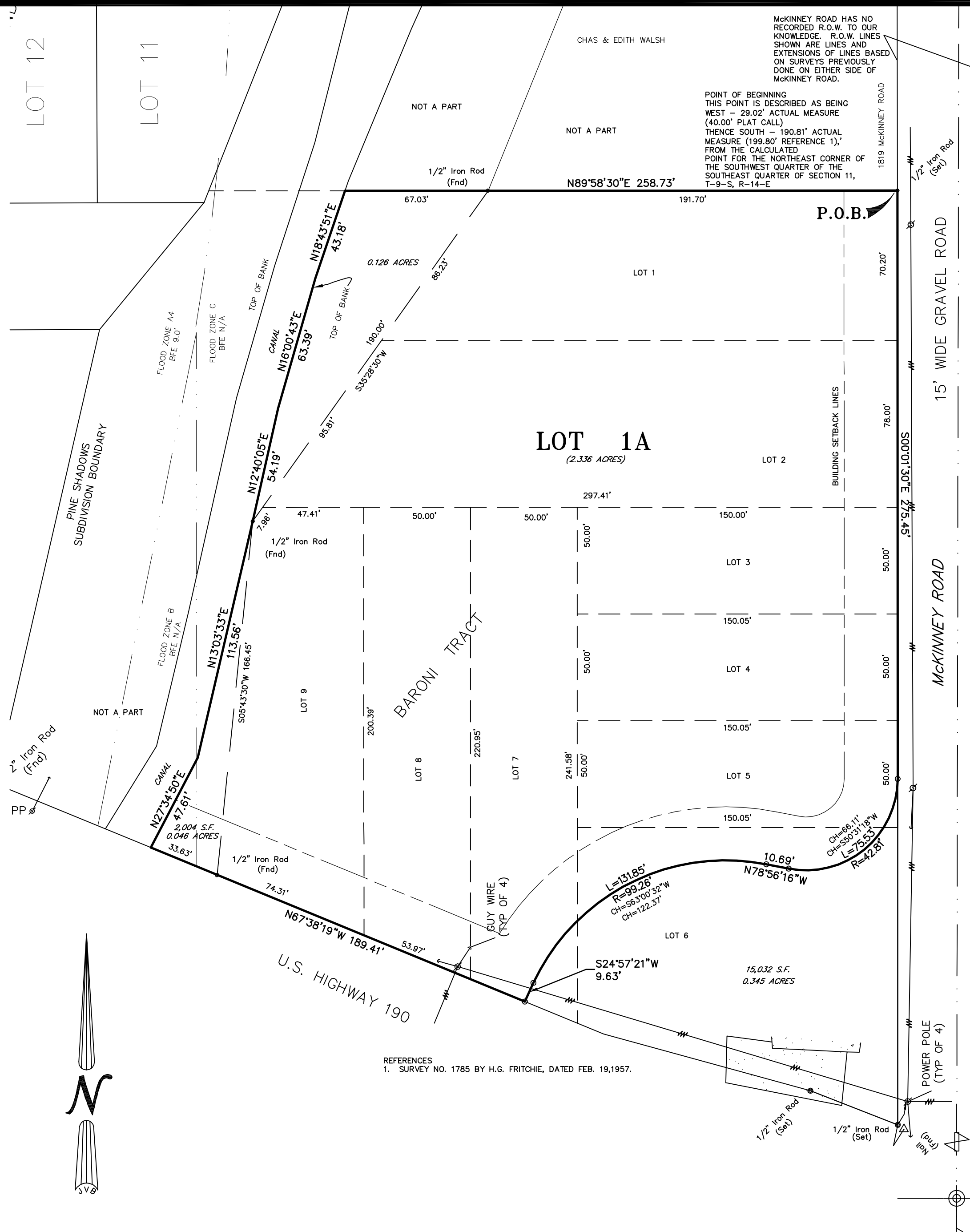
REVISED: 6/22/20 REVISE TO MEET CITY STANDARDS.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION	DATE
MAYOR	DATE
PRESIDENT OF CITY COUNCIL	DATE
CLERK OF COURT	DATE
MAP FILE NO.	DATE FILED
OWNER/AGENT	DATE
TOTAL AREA: 101,749 SQ. FT. OR 2.336 ACRES	

LEGEND

⊙	SEWER MANHOLE , SEWER LINE
⊙	WATER MANHOLE , WATER LINE
⊙	GAS MANHOLE , GAS LINE
⊙	TELE. MANHOLE , TELE. LINE
⊙	DRAIN MANHOLE , DRAIN LINE
⊙	DRAIN INLET , DRAIN LINE
⊙	POWER POLE / OVERHEAD LINES
⊙	ELECTRIC, TELEPHONE, CABLE TV
⊙	ELEC. TOWER / OVERHEAD LINES
⊙	CATCH BASIN
⊙	TRAFFIC LIGHT
⊙	TELE. , ELEC. , CATV PEDESTAL
⊙	GAS , WATER , ELECTRIC METER
⊙	GAS , WATER VALVE
⊙	SEWER , DRAIN CLEANOUT
⊙	FIRE HYDRANT
⊙	GUY WIRE ANCHOR
⊙	SIGN
⊙	PYLON
⊙	MAILBOX
⊙	TREE
⊙	SHRUB
⊙	FENCE

**GRAPHIC SCALE****LOT 1A**
(2.336 ACRES)**VICINITY MAP**
NOT TO SCALE**Legal Description of Lot 1A, Baker Tract:**

A certain parcel of land, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the northeast corner of the Southwest Quarter of the Southeast Quarter of Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana run West a distance of 29.02 feet to a point; thence run South 190.81 feet to a 1/2" iron rod set on the westerly right of way line of McKinney Road and the Point of Beginning.

From the Point of Beginning continue along said westerly right of way line of McKinney Road South 00 Degrees 01 Minutes 30 Seconds East a distance of 275.45 feet to a 1/2" iron rod set; Thence leaving said westerly right of way line of McKinney Road run along a curve to the right having a radius of 42.81 feet and an arc length of 75.53 feet with a chord bearing of South 50 Degrees 31 Minutes 18 Seconds West a distance of 66.11 feet to a point; Thence run North 78 Degrees 56 Minutes 16 Seconds West a distance of 10.69 feet to a point; Thence run along a curve to the left having a radius of 99.28 feet and an arc length of 131.85 feet with a chord bearing of South 63 Degrees 00 Minutes 32 Seconds West a distance of 122.37 feet to a point; Thence run South 24 Degrees 57 Minutes 21 Seconds West a distance of 9.63 feet to a point on the northerly right of way line of U.S. Highway 190; Thence run along said northerly right of way line of U.S. Highway 190 North 67 Degrees 38 Minutes 19 Seconds West a distance of 189.41 feet to a point; Thence leaving said northerly right of way line of U.S. Highway 190 run North 27 Degrees 34 Minutes 50 Seconds East a distance of 47.61 feet to a point; Thence run North 13 Degrees 03 Minutes 33 Seconds East a distance of 113.56 feet to a 1/2" iron rod found; Thence run North 12 Degrees 40 Minutes 05 Seconds East a distance of 54.19 feet to a point; Thence run North 16 Degrees 00 Minutes 43 Seconds East a distance of 63.39 feet to a point; Thence run North 18 Degrees 43 Minutes 51 Seconds East a distance of 43.18 feet to a point; Thence run North 89 Degrees 58 Minutes 30 Seconds East a distance of 258.73 feet and back to the Point of Beginning.

Said Lot 1A, Baker Tract contains 2.336 acres of land more or less, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

A RESUBDIVISION MAP OF LOTS 1-9 OF THE BARONI TRACT, A 0.126 ACRE & A 0.046 ACRE TRACT INTO LOT 1A OF THE BARONI TRACT SITUATED IN SECTION 11, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SCALE: 1" = 40'

DATE: 3/17/09

DRAWN BY: BC, JDL CHECKED BY: SMB

DWG. NO. 20090358 RS

SHEET 1 OF 1

CERTIFICATION

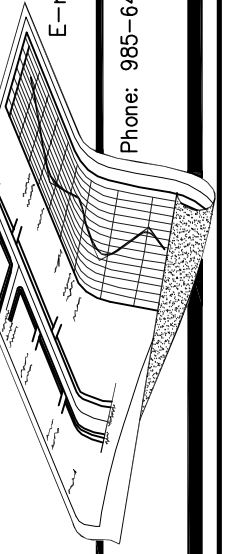
I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST. AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

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Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154



SLIDELL OIL COMPANY

SEAN M. BURKES
LA REG. NO. 4785