



City of Slidell, Louisiana
Planning Commission
Agenda

March 21, 2022 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/pz

For questions or to provide public comment before the meeting,

email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from February 21, 2022
4. **Public Hearing**
 - a. A22-01: A request to annex property located on the east side of McKinney Rd about 800 feet north of Lindberg Dr, identified as Parcels 1 & 2 being 11.374 acres in Section 11, T-9-S, R-14-E, Greensburg Land District, St. Tammany Parish, Louisiana; into the City of Slidell, by McKinney Development, LLC
 - b. S22-01: A request for a Final Plat to subdivide three lots with 0.49 acres; located at 307, 311, and 327 Robert St; identified as Lot 3, N1/2 & S1/2 Lot 4, and N1/2 & S1/2 Lot 5, Sq. 23, Robert Addition Subd.; into two lots, by Judith P. Dunaway
 - c. V22-09: A request for a design exception (Sec. 3.6 of Appendix B of the City's Code of Ordinances) for a proposed restaurant at 1642 Gause Blvd.; by Matt Abrams
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be April 18, 2022.



City of Slidell, Louisiana
Planning Commission
Minutes

February 21, 2022 @ 7:00 p.m.

Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:00 p.m.

Commissioners Present

Mary Lou Hilts, Chair
 Richard Reardon, Vice Chair
 Lance Grant
 Michael Newton
 Landon Washington

Commissioners Not Present

Gayle Green
 Tim Rogers

Staff Present

Melissa Guilbeau, Planning Director
 Theresa Alexander, Planner
 Angelique Levy, Admin Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Mr. Washington to approve minutes of January 24, 2022 as written; Mr. Reardon seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

- a. T22-01: A request to adopt the Slidell 2040 Comprehensive Plan, to serve as the City of Slidell's master plan, in accordance with Louisiana Revised Statutes, Title 33, Part IV, Subpart A; by Administration

Chairperson Hilts opened the public hearing. Ellen W Soll, AICP, representative of BKI Consulting, presented the Slidell 2040 Comprehensive Plan

Mr. Washington thanked Ms. Soll for such an excellent, detailed presentation. He also stated that he was glad that many more people will now be informed on the plans for the City of Slidell moving forward.

Ms. Alexander asked Ms. Soll if the Future Land Use Plan would include areas that are not currently within the city limits. Ms. Soll stated that yes, the map does include areas currently outside of the city for projected growth management.

Chairperson Hilts closed the public hearing and asked for staff's recommendation. Director Guilbeau recommended adoption of the Slidell 2040 Comprehensive Plan.

Mr. Washington made a motion to adopt the Slidell 2040 Comprehensive Plan, which was seconded by Mr. Reardon and passed by a vote of 5 YAYS, 0 NAYS; 0 ABSTAIN

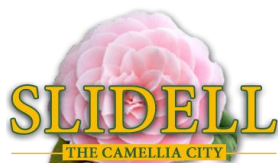
5. **Other Business.** There was none.

6. **General and Public Comments.**

- a. Director Guilbeau asked that Ms. Soll give an update on the Waterfront Master Plan. Ms. Soll stated that a kick-off meeting and tour of the study area by the steering committee has taken place. The committee is now working on an economic analysis to see if the market will support

Commercial Development of these areas. This will enable them to steer recommendations on a scale that's appropriate for the area. Ms. Soll also stated that they're putting together a website in order for people to add ideas and events to the plan. In the Spring of 2022 the committee plans to go out into the public arena to receive input personally.

7. **Adjournment.** Meeting adjourned at 7:32 p.m. on motion by Mr. Reardon, second by Mr. Washington, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

Case Nos. A22-01 & Z22-01

Annexation and Establishment of City Zoning Classification of
Parcels 1 & 2 on McKinney Rd

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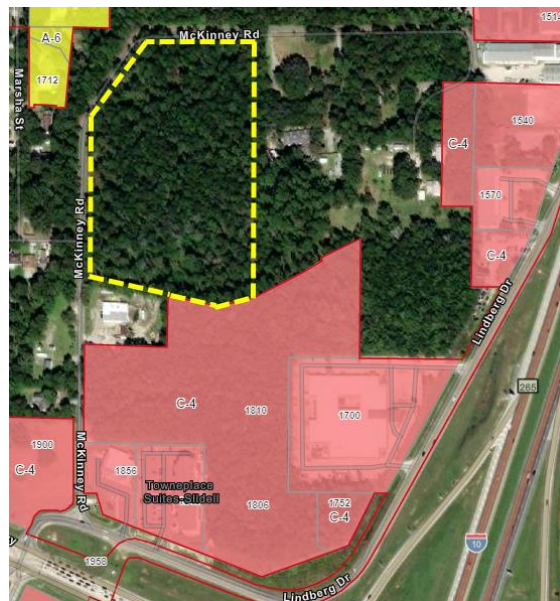
Location: McKinney Road, about 800 feet north of Lindberg Dr (Figure 1)**Petitioner:** McKinney Development, LLC (non-resident property owner)**Zoning:** Parish HC-2 Highway Commercial**Future Land Use:** Commercial**Requests:** Annex and establish City zoning classification as C-4 Highway Commercial**Parish Concurrence:** Not needed**Planning & Zoning Commissions****Consent Agenda:** February 21, 2022**Public Hearing:** March 21, 2022**City Council (tentative)****Consent Agenda:** March 8, 2022**Public Hearing:** April 12, 2022

Figure 1. Location map and City zoning

Recommendations

Planning Department

Approval

Planning & Zoning Commissions

To be determined

Findings

1. The petitioned property contains 11.3 acres and is vacant land (Figures 2 and 3).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated January 12, 2022);
 - No resident property owners; and
 - One non-resident property owner, represented by its sole member Thomas E Lavin, who signed the Annexation Petition. The petitioned property has an assessed value of



Figure 2. Street view from McKinney Rd looking toward Short Cut Hwy

\$323. Non-resident property owners representing \$323 (100%) of the assessed value of the petitioned property signed the Annexation Petition. (Certificate of Ownership and Assessed Valuation dated January 6, 2022)

3. Factors to consider for annexation as provided in the Comprehensive Plan are:
 - a. *Proximity*: The location of this proposed annexation is immediately adjacent to the current City jurisdictional limits.
 - b. *Fiscal Impacts*: Depending on the development of this property, potential revenues will benefit the City through increased property and sales tax revenues, without any additional costs to the City since there is adequate utility services available to the site.
 - c. *Non-Residential Development Opportunity*: The proposed C-4 zoning for the subject property allows for a wide range of development opportunities as defined in the permitted and conditional uses defined in Sec. 2.18 of the Code of Ordinances.¹
4. The petitioned property is contiguous with the City's jurisdictional limits; sharing approx. 295 ft. along the southern property line (approx. 11% contiguous). (Figure 3)
5. The property is zoned by the Parish as HC-2 Highway Commercial (Figure 4). The applicants propose to establish City zoning as C-4 Highway Commercial.

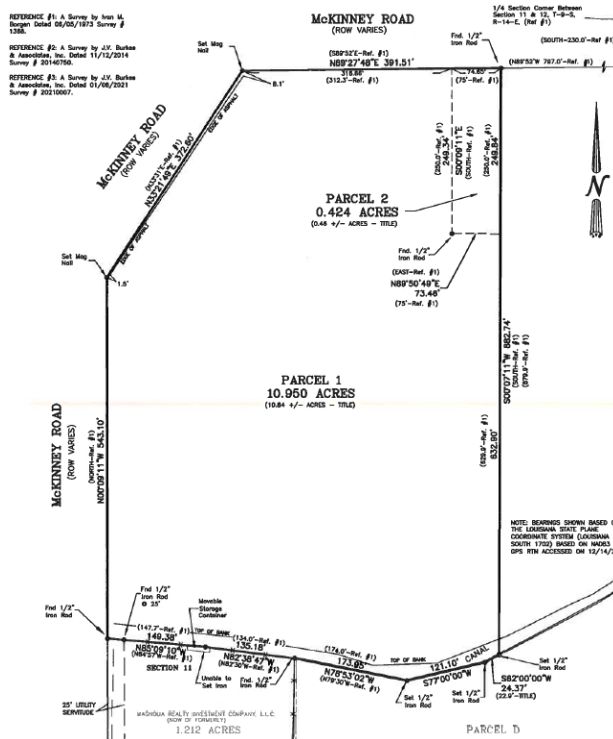


Figure 3. Property survey (2021)



Figure 4. Parish Zoning

6. C-4 allows similar uses as HC-2; it does not allow more intense uses.

¹ App. A – Zoning, Part 2, Schedule of District Regulations.

7. For the purpose of the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is less than 90% surrounded by the City with proposed City zoning that is not more intense. The Parish does not need to concur in the annexation .
8. Properties immediately adjacent to this property are zoned Parish HC-2 and City C-4 (Figures 1 and 4), with Parish A-4 single-family residential zoning to the west.
9. C-4 is appropriate for this location because of proximity to an interstate interchange, reflected as commercial on the Future Land Use Map (Figure 5) and the same or similar commercial zoning of nearby properties.
10. The City's Future Land Use Map identifies the entire area north, east and south of McKinney Road as appropriate for Commercial uses.
12. City water is immediately adjacent to the property at the southwest corner of the subject property, along the easterly right-of-way line of McKinney Rd. City sewer is located along McKinney Rd starting at Alice Ave running north then east to the City's jurisdictional line. (Figure 6). Applicants understand any development of the property will be required to connect to City water and sewer.
11. The property is in Flood Zone C. This area has a minimum flood hazard with an elevation higher than the elevation of the 0.2% annual chance of flooding.
12. The City's GIS Map does identify a St Tammany Parish Wetland to the north of the property and another that runs parallel with the southern property line. (Figure 7)



Figure 5. Future Land Use Map

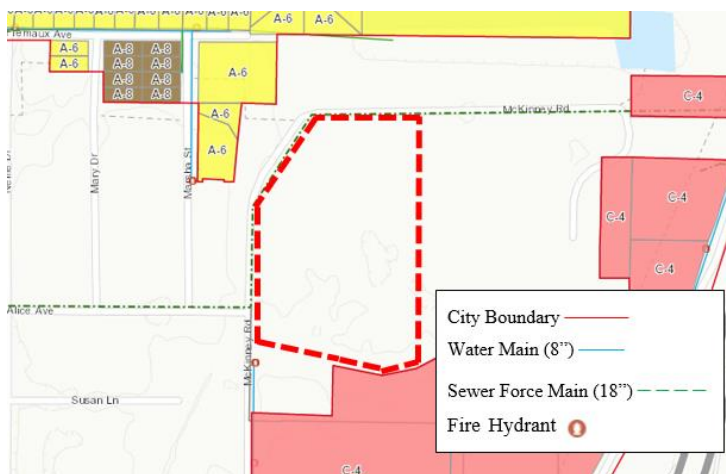


Figure 6. City water and sewer

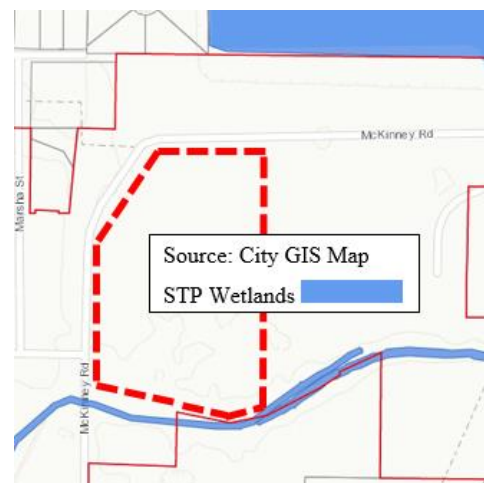
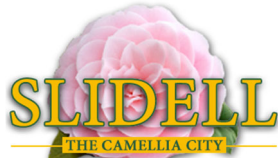


Figure 7. St Tammany Parish Wetlands

13. The Planning Department finds the annexation is reasonable for the following reasons:
 - The property is contiguous to existing city limits
 - City utilities are adjacent to the property
 - Annexation of this property would contribute to the eventual annexation of a large unincorporated area that is surrounded by the city
 - Configuration of municipal boundaries to fill in gaps.

- Supported by the City's Comprehensive Plan "Factors to Consider for Annexation" in Finding #3 above.

14. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.



Planning Department

Staff Report

Case No. S22-01

Subdivision of

Three lots into two lots at 307, 311, and 327 Robert St

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Location: 307, 311, and 327 Robert St (Figure 1)**Owner/Applicant:** Judith P. Dunaway**Zoning:** C-3 Central Business/Olde Towne Preservation District**Future Land Use:** Mixed-Use Neighborhood**Request:** Final Plat to subdivide three lots with 0.49 acres; identified as Lot 3, N1/2 & S1/2 Lot 4, and N1/2 & S1/2 Lot 5, Sq. 23, Robert Addition Subd.; into two lots**Planning Commission:** March 21, 2022

Figure 1. Location map

Staff Recommendation

Approval

Findings

1. The petitioned property is comprised of three lots developed with a single-family dwelling (307 Robert St), a commercial building (311), and a two-family dwelling (327) (Figure 2).
2. The single-family dwelling and commercial building are built across lot lines (Figure 3).
3. The applicant proposes to subdivide the three lots into two, with the single-family dwelling on one lot (proposed Lot 3A) and the commercial building and two-family dwelling on the other (proposed Lot 4A) (Figure 3).
4. The C-3 zoning district only requires minimum lot sizes when the property is used for a dwelling. Both proposed lots are used for a dwelling, and both meet the minimum lot width and area (Table 1).
5. The C-3 district requires minimum setbacks. The new lot line created by combining the three lots into two is located between the single-family dwelling and the commercial building, and does not impact the existing condition of the two-family dwelling. The single-family dwelling and commercial building meet the minimum setbacks from the new interior lot line (Table 2).



Figure 2. Street view (Nov. 2018)

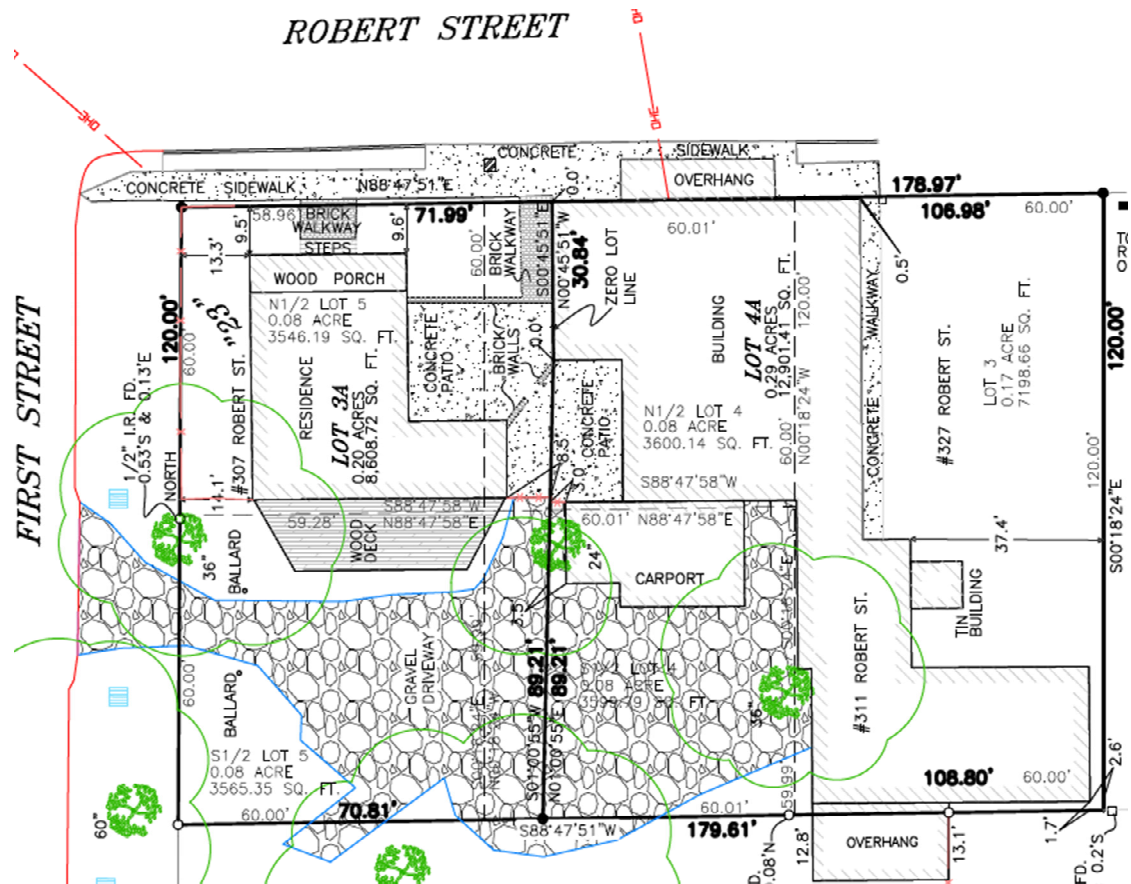


Figure 3. Proposed subdivision

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

Lots Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
5		Robert St	58.96	7,111.54
4		Robert St	60.01	7,199.93
3		Robert St	60.00	7,198.66
3A		Robert St	71.99	8,608.72
4A		Robert St	106.98	12,901.41
C-3	Commercial Use	N/A	None	None
	Residential Use	N/A	50 min.	6,000 min. for single-family 7,500 min. for two-family

Table 2. Side Setbacks of Existing Buildings from New Interior Lot Line

Existing Building	Side Setback (ft.)	
	Required (min.)	Provided
307 Robert St (single-family dwelling)	5.0	8.5
311 Robert St (commercial building)	0 or 3.0	0 to main building 3.0 to attached carport



Staff Report
Case No. V22-09
 Design Exception
 for Materials at 1642 Gause Blvd

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Location: 1642 Gause Blvd (Figure 1)

Owner: Rouse Holdings LLC

Applicant: Matt Abrams, Abrams Architecture

Zoning: C-4 Highway Commercial

Request: Design Exception for Materials
 (Sec. 3.303, App. B) (see Findings for complete details)

PC Meeting: 3/21/2022



Figure 1. Location map

Current Conditions

1. The current use of the subject property is customer parking associated with Rouse's (Figure 2). It is zoned C-4.
2. Applicant is proposing to construct a drive-thru/walk-up restaurant that is recognized for its unique design. It is subject to Sec. 3.303 of Appendix B of the City's Code of Ordinances, which requires decorative materials on all elevations. (Figures 3 & 4)
 - 100% building elevation fronting on Gause Blvd and access drive (east side)
 - First 25ft or 25% of the west façade (Panda Express parking lot); and
 - First 50ft or 50% of the north façade (rear abutting parking lot)
3. Sec. 3.304.A. specifies that decorative materials are brick, stone, stucco, architectural masonry units, glass fiber reinforced concrete, fiber cement siding, and glass.
4. The applicant proposes the following exterior materials:
 - Primary building exterior – Vertical Smooth Prefinished Mega-Rib Metal Panel (Figure 5)
 - Walk-in Cooler/Freezer – Smooth metal exterior skin



Figure 2. Subject property, street view (April 2021)

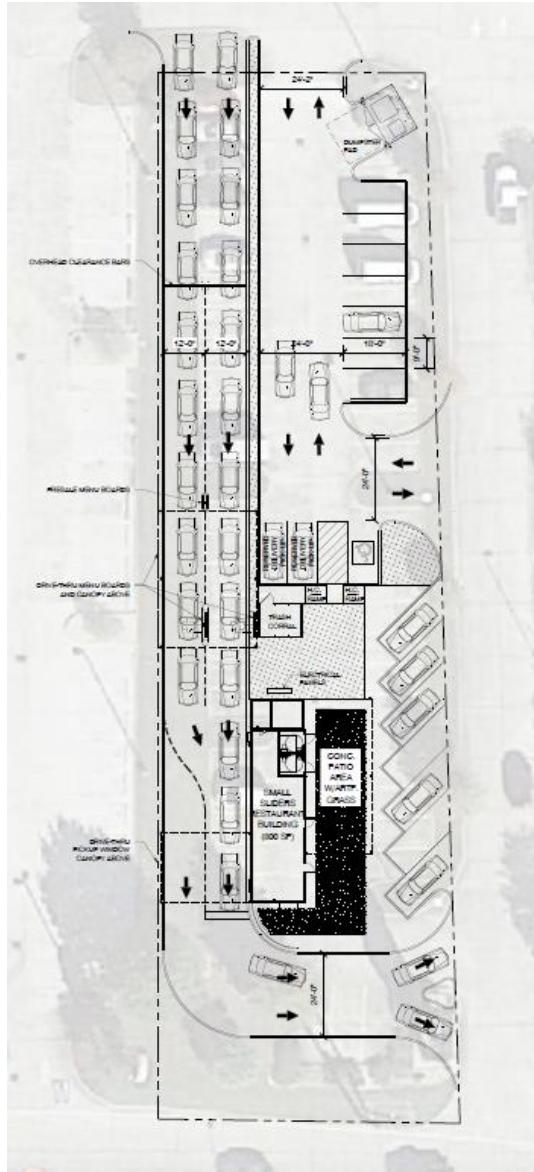


Figure 3. Proposed Site Plan



Figure 4. Project Renderings

- Awnings – Structural steel C-channel perimeter, prefinished metal roofing panels with steel rod tie-backs
 - Canopies - painted steel tube columns, painted structural steel beams and prefinished metal panel roofing
5. Allowed decorative materials do not include any type of metal.
 6. Sec. 3.6 allows the Planning Commission to approve design exceptions to the Design Standards of Appendix B, Part 3, including Sec. 3.303 and 3.304 regarding materials.



Figure 5. Sample Materials – Metal siding (Baton Rouge Location)