

City of Slidell, Louisiana
Zoning Commission
Agenda

April 18, 2022 immediately after Planning Commission at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

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

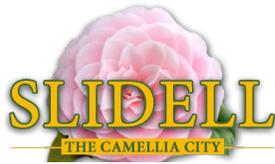
For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from March 21, 2022 (p. 2)
3. **Consent Calendar.** This item will be scheduled for a public hearing on May 16, 2022.
 - a. **Z22-02:** A request to amend the zoning map for property located at 1189 Fremaux Avenue; identified as a parcel of land containing 1.1420 acres, Section 11, T9S, R14E, City of Slidell; from C-1 Fremaux Avenue Business District to C-4 Highway Commercial; by Amy Wismer and Tiffany Clade
4. **Public Hearing**
 - a. **CU22-01:** A request for a Conditional Use Permit for an indoor storage facility on the east side of McKinney Rd, approx. 270 ft north of Lindberg Dr; identified as Parcel E containing 3.017 acres; by Fremaux Climate Controlled Storage, LLC (p. 3-8)
 - b. Tabled from March 21, 2022 until May 16, 2022 on request by Applicant:
Z22-01: A request to establish the zoning classification of property petitioned for annexation (A22-01), 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; as C-4 Highway Commercial; by McKinney Development, LLC
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be May 16, 2022.

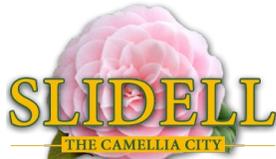


City of Slidell, Louisiana
Zoning Commission
Minutes

March 21, 2022 immediately after Planning Commission 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 7:26 p.m.

Commissioners Present	Commissioners Not Present	Staff Present
Mary Lou Hilts, Chair	Tim Rogers	Theresa Alexander, Planner
Richard Reardon, Vice Chair		Angelique Levy, Admin Secretary
Lance Grant		
Gayle Green		
Michael Newton		
Landon Washington		
2. **Minutes.** Motion by Mr. Reardon to approve minutes of February 21, 2022 as written; Ms. Green seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.
3. **Consent Calendar**
 - a. **CU22-01:** A request for a Conditional Use Permit for an indoor storage facility on the east side of McKinney Rd, approx. 270 ft north of Lindberg Dr; identified as Parcel E containing 3.017 acres; by Fremaux Climate Controlled Storage, LLC
 Mr. Reardon made a motion to approve, with a second by Ms. Greene. Motion passed by a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN. This item will be on Public Hearing on April 18, 2022.
4. **Public Hearing**
 - a. **Z22-01:** A request to establish the zoning classification of property petitioned (A22-01), 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; as C-4 Highway Commercial; by McKinney Development, LLC
 Applicant has requested this petition be tabled until May 16, 2022.
 Mr. Reardon made a motion to table, with a second by Ms. Greene. Motion passed by a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN. This item will be on Public Hearing on May 16, 2022.
5. **Other Business-**There was none.
6. **General and Public Comments.** There were none.
7. **Adjournment.** Meeting adjourned at 7:29 p.m. on motion by Mr. Reardon, second by Ms. Green, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

Case No. CU22-01

Conditional Use Permit for
Indoor Climate Control Storage and Outdoor Vehicle Storage at
East side of McKinney Rd, approx. 270 ft north of Lindberg Dr

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

Location: Parcel E containing 3.017 ac, on east side of McKinney Rd, approx. 270 ft north of Lindberg Dr (Figure 1)

Owner/Applicant: Fremaux Climate Controlled Storage LLC

Zoning: C-4 Highway Commercial/C-4 Height Overlay

Future Land Use: Commercial

Request: Conditional Use Permit for Miniwarehouses (Climate Control Storage and Outdoor Vehicle Storage)

Zoning Commission

Consent Agenda: March 21, 2022

Public Hearing: April 18, 2022

City Council (tentative)

Consent Agenda: April 12, 2022

Public Hearing: May 10, 2022



Figure 1. Location map

Recommendations

Planning Department

Approval with compliance to all Conditional Use Standards

Zoning Commission

To be determined

Findings

1. The subject property is undeveloped vacant land (Figure 2) containing 3.017 acres (Figure 3). It is zoned C-4; within the Height Overlay District (H=75 ft max); and the future land use designation is Commercial (Figure 4).
2. All storage facilities (miniwarehouse or ministorage) in the C-4 district are required to obtain a conditional use permit meeting the standards outlined in the City’s Code of Ordinances.¹



Figure 2. Existing property condition

¹ Appendix A Zoning, Part 2 Sec. 2.1801B and Sec. 2.2515

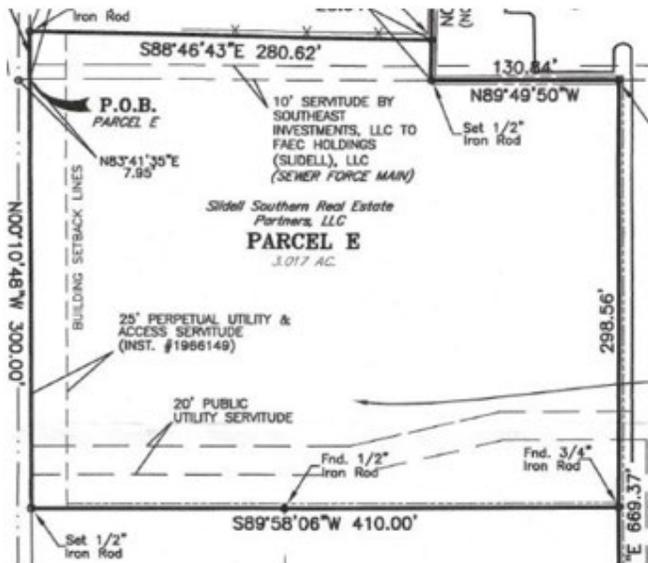


Figure 3. Property Survey (2021)



Figure 4. City of Slidell Future Land Use

3. Owner proposes constructing a 3-story climate-controlled facility with outdoor vehicle storage (Figure 5) to include:

- Building a 130,200 sq ft 3-story facility with total height of 40 ft.
- 26 customer parking spaces.
- Outdoor vehicle storage area of 47,300 sq ft
- A 2,000 sq ft office space.

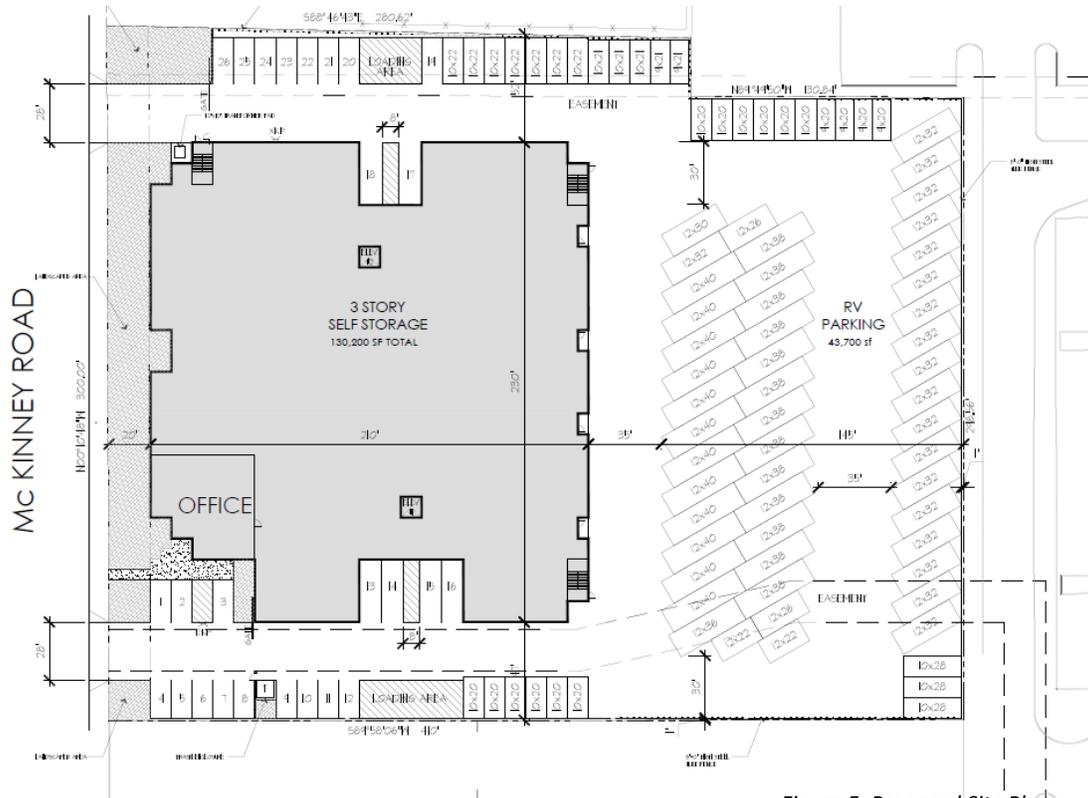


Figure 5. Proposed Site Plan

4. Zoning and existing land use of property in the area is as follows (Figure 6):

- To the north, Parish HC-2 Highway Commercial with a Commercial Structure immediately adjacent and a Parish Rural Overlay with a single-family residence.
- To the east and south, C-4 Highway Commercial with Commercial structures within the City's Height Overlay (max. 75 ft).
- To the west, Parish NC-5 Retail & Service District and Parish A-4 Single-family Residential.



Figure 6. Parish Future Land Use (left) and Zoning (right)

5. While the proposed 40 ft height exceeds the maximum height for miniwarehouse by five feet, the proposed construction is five feet less than the maximum height allowed by the C-4 district for other uses (45 feet) (Figure 7). Properties recently improved along Lindberg Drive are all within the City's Height Overlay District permitting a maximum height of 75 ft; this property is included within the overlay.
6. Applying the City's current parking requirements for miniwarehousing, the site would require 83 parking spaces (1 space per 10 units). A review of other jurisdictions' parking requirements for miniwarehouses² suggests that the City code requires too many parking spaces for this use³. The Planning Director previously provided an opinion for calculating the required parking for miniwarehouses at one space per 50 units; using this method, the proposed use requires a minimum of 17 parking spaces at 9 ft by 20 ft with 26 spaces proposed. Additional parking is provided onsite for storage of vehicles, such as recreational vehicles, boats, trailers, and automobiles.
7. Owner is locating the required dumpster enclosure along the southern property line just inside the right entrance gate and fence.

² In 2018, the Jefferson Parish Planning Department conducted an extensive study of self-storage facilities that determined that adequate parking for this use was 1 space per 100 storage units. The Jefferson Parish Council adopted this recommended parking requirement.

³ The City's current requirements for mini-warehouse were adopted by the City Council in 1997 (Ord. 2735). The only update to these requirements has been to the fencing and screening standards in 2004 (Ord. 3196).



Figure 7. New Construction Elevations

8. The site requires landscaping meeting the miniwarehouse standards (Sec. 2.1801B) and requirements in Sec. 2.2510. A 20 ft landscape area along the McKinney Rd right-of-way is required. Landscaping will be required in all parking areas providing 200 sq ft landscape islands for every 12 parking spaces. Landscape areas are also required between the building face and parking areas, providing 200 sq ft of landscaped open space for each 50 linear feet of linear building face. These landscape areas should be a minimum of 5 ft long. All landscaping provided should achieve a balance between low lying and vertical shrubbery and trees.⁴

⁴ Appendix A Zoning, Part 2, Sec. 2.1801B(2)(a); and Sec. 2.2510.

9. Miniwarehouse as a Conditional Use in the C-4 district shall conform with nine standards specific to the use (Table 1). The proposed miniwarehouse does not conform with all standards.
10. All conditional uses must also comply with the following General Standards (Sec. 2.2215 of Appendix A):
- (1) *Standard: The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to neighboring land uses and to streets giving access to the site shall be such that the use will be in harmony with the land uses in the district in which it is located.*
The miniwarehouse meets the standard for “minimum recommended size”. The site is adequate to support the use and associated services while not impacting neighboring uses.
 - (2) *Standard: Time limit requirement for length of permit use.*
This will be a permanent use with no time limit requirement.
 - (3) *Standard: Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.*
There is no requirement for hours of operation. The applicant will provide adequate buffering and landscaping meeting the minimum requirements.
 - (4) *Standard: The location, nature and height of structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.*
The location of the proposed miniwarehouse will not hinder the existing neighboring uses. The proposed height of 40 ft exceeds the maximum height standard of 35 ft. for miniwarehouses. The site will be required to meet the standards set out in Table 1 for landscaping, fencing, buffers, and parking as amended.
 - (5) *Standard: Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.*
All parking proposed not less than the minimum required area (9 ft x 20ft). Calculating parking at 1 space for each 50 of the 830 proposed units provides sufficient customer parking. Additional parking, drive lanes and ingress/egress provide sufficient area for safe vehicle movement to and within the site and associated storage areas.
 - (6) *Standard: Adequate utilities, drainage and other necessary facilities have been or will be provided.*
Adequate utilities and drainage are available to the site.
 - (7) *Standard: Environmental safety devices shall be employed as is necessary to ensure the health, safety and welfare of the public.*
The proposed use involves “individual storage units rented or leased to individuals for the storage of merchandise, commodities or private property” (Sec. 9.38 of Appendix A).
11. At the time of publication of this report, City Engineering, Slidell Police Department, and St. Tammany Fire Prevention District 1 have not provided a review of the proposed development.
12. The proposed Miniwarehouse does not meet all standards as required by Sec. 2.1801B and outlined in Table 1 below.

Table 1: Miniwarehouse C-4 Conditional Use Standards (Sect 2.1801B of Appendix A)

Category		Required	Provided	Conforms?
(1) Minimum recommended size		Two acres 40,000 sq ft of rental space	3.017 acres 130,200 sq ft of rental space	YES
(2) Yards:	Front (min.)	25 ft building setback 20 ft landscaped No access to storage units	20 ft building setback Landscape plan not provided No access along building front	NO NO YES
	Side (min.)	10% = 30 ft	≈ 47 ft each side	YES
	Rear (min.)	25 ft	175 ft	YES
(3) Height (max.)		35 ft	40 ft	NO
(4) Driveways (min.)		15 ft for one-way 24 ft for two-way	28 ft for two-way 35 ft for one-way in Vehicle Storage	YES
(5) Parking (min.)		See note "a" below		YES
(6) Lighting		Shielded away from adjacent property	No Information Provided	Unknown
(7) Landscaping		20 ft wide street planting Parking lot planting Pedestrian access planting	No Information Provided	Unknown
(8) Fencing and screening		6 ft opaque fence adjacent to residential	No Information Provided	Unknown
(9) Signs		Will be addressed with the Sign Permit Application		N/A

a. In 2018, the Jefferson Parish Planning Department conducted an extensive study of self-storage facilities that determined that adequate parking for this use was 1 space per 100 storage units. The Jefferson Parish Council adopted this recommended parking requirement. Planning Director implemented calculating parking at 1 space per 50 storage units.