

City of Slidell, Louisiana  
**Zoning Commission**  
Agenda

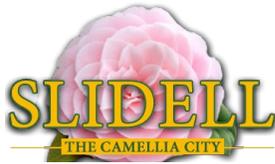
May 16, 2022 immediately after Planning Commission at 7:00pm  
Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA  
Agenda packet available at [myslidell.com/planning/boards/pz](https://myslidell.com/planning/boards/pz)  
For questions or to provide public comment before the meeting,  
email [PZ@cityofslidell.org](mailto:PZ@cityofslidell.org) 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 April 18, 2022 (p. 2-4)
3. **Consent Calendar.** These items will be scheduled for a public hearing on June 20, 2022.
  - a. **Z22-03:** A request to establish the zoning classification of property petitioned for annexation (A22-02), located on Old Spanish Trail approx. 300 ft northwest of Joseph St, identified as Lots 1 and 2, Square 1, Lake Gardens, Section 44, Township 9 South, Range 14 East, into the City of Slidell, as C-4 Highway Commercial; by Joseph Hermo (p. 5-6)
4. **Public Hearing**
  - a. **Z22-01:** A request to establish the zoning classification of property petitioned for annexation (A22-01), located on the east side of McKinney Rd approx. 840 ft north of the intersection of McKinney Rd and Lindberg Dr; identified as Parcels 1 and 2 containing 11.3 ac; as C-4 Highway Commercial by McKinney Development, LLC. (p. 7-9)
  - b. **Z22-02:** A request to amend the zoning map for property located at 1189 Fremaux Ave; identified as a parcel of land containing 1.1420 ac in Section 11, Township 9 South, Range 14 East, from C-1 Fremaux Avenue Business to C-4 Highway Commercial, by Amy Wismer and Tiffany Clade. (p. 10-12)
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

*The next Zoning Commission meeting will be June 20, 2022.*



City of Slidell, Louisiana  
**Zoning Commission**  
**Minutes**

April 18, 2022 immediately after Planning Commission at 7:00pm  
 Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:05 p.m.

**Commissioners Present**

Mary Lou Hilts, Chair  
 Richard Reardon, Vice Chair  
 Lance Grant  
 Gayle Green  
 Michael Newton  
 Tim Rogers  
 Landon Washington

**Commissioners Not Present**

**Staff Present**

Theresa Alexander, Planner

2. **Minutes.** Motion by Ms. Green to approve minutes of March 21, 2022 as written; Mr. Washington seconded. A vote of 7 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. **222-02:** 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  
 Mr. Reardon made a motion to approve, with a second by Mr. Washington. Motion passed by a vote of 7 YAYS, 0 NAYS, 0 ABSTAIN. This item will be on Public Hearing on May 16, 2022.

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

Chairperson Hilts opened the Public Hearing and asked if anyone wished to speak. Susan Cambre, attorney for applicant, Fremaux Climate Controlled Storage, LLC introduced Rachel Guarisco, applicant’s in-house attorney and stated that they were both in attendance to answer any questions the Commission may have of them on the request.

Mr. Washington asked why there were two (2) “NO’s” on Table 1 of the Staff Report, regarding the 25 ft. building setback and 20’ landscape. Ms. Cambre stated that the landscape plan itself is not finalized, but the installation will be done by Smoketree. She also stated that all of the information not yet provided, will all be addressed by the time the permit is applied for.

Ms. Hilts asked why Items 6, 7 and 8 from Table 1 were unknown. Ms. Cambre stated that the lighting will be filtered and directional, as well as shielded as not to affect the neighborhood.

Ms. Cambre also addressed the subject of fencing stating that the business will be entirely fenced for security and safety issues and will be shielded as well. The fence will be constructed of cedar complying with the opaque fencing requirement.

Mr. Washington asked why City Engineering, Slidell Police Department and St. Tammany Fire Prevention had not yet approved the development because the Commission normally has their input. Ms. Alexander stated that she has had difficulty getting in touch with them because it is vacation season. Ms. Alexander also stated that the Planning Department reaches out to the aforementioned entities as a courtesy in order to give them a technical review of our requests so they have any additional conditions that they need.

Mr. Washington also asked if the development was two or three stories. Ms. Cambre stated that it was a three story facility.

Mr. Reardon asked if the packet included the Current plot for the parking spaces. Ms. Alexander stated that it was, minus the additional landscaping that will be needed in the rear and along the sides. The facility will be losing a few parking spaces due to the landscaping requirements. Ms. Cambre stated that the parking spaces that would be lost were not customer parking but spots for the recreational vehicles to be parked and stored there.

Mr. Newton asked if the fencing was a cedar privacy fence, then went on to state that many businesses in Slidell are having problems with large places having the cedar fence blown down regularly. Ms. Cambre said that the Hurricane fencing wasn't acceptable material and that the cedar was the only opaque material that was commercially practical and available.

Mr. Washington asked if the petitioner was handling drainage by using the retention pond in the area. Ms. Cambre passed around a subdivision map showing that the developer of this storage facility built a retention pond with enough capacity to service the facility and surrounding lots. Ms. Cambre also stated that there is a recorded servitude agreement that all of the lots in the surrounding area will drain into this retention pond.

Mr. Washington asked why the development was three stories. Ms. Cambre stated that although she wasn't exactly sure, she assumes it was a feasibility issue, trying to balance indoor space with outdoor recreational vehicle storage. Ms. Cambre also stated that it was well below the 75' permitted height.

Chairperson Hilts closed the Public Hearing and asked for staff recommendation. Ms. Alexander said that staff recommends approval of Conditional Use with the conditions set out in our General Standards as well as meeting the landscape and design standards as required.

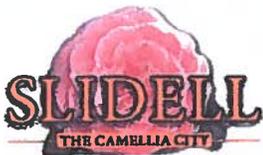
Chairperson Hilts reopened the Public Hearing as the Commission had another question.

Mr. Reardon asked if there would be a restroom on each floor. Ms. Guarisco called the contractor during the meeting to find that there is one bathroom on every floor of the storage facility plus one in the office.

Chairperson Hilts closed the Public Hearing again. Ms. Alexander asked the Commission to please use the conditions that are outlined in the table. These conditions include minimum size of property, setback requirements, maximum height being modified to 40 feet, driveway aisle as required in the standards, parking as noted and lighting, landscaping and fencing as proposed and reviewed as part of the permitting process.

Mr. Reardon made a motion for a favorable recommendation with conditions and exceptions as follows: 1) Standard conditions for mini warehouses contained in Sec. 2.1804B; 2) Landscaping as required by Appendix A, Part 2, Sec. 2.1801B and Sec. 2.2510; 3) Exception: Minimum customer off-street parking at a ratio of 1 space per 50 storage units; and 4) Exception: Maximum height of 40 ft. to top of parapet seconded by Mr. Rogers. Motion passed by a vote of 6 YAYS, 0 NAYS, 1 ABSTAIN.

5. **Other Business** There was none.
6. **General and Public Comments.** There were none.
7. **Adjournment.** Meeting adjourned at 7:26 p.m. on motion by Mr. Grant, second by Mr. Newton, and a vote of 7 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

# Petition for ZONING MAP AMENDMENT

250 Bouscaren St, Ste 203  
Slidell, LA 70458  
985.646.4320  
fax 985.646.4356  
planningdept@cityofslidell.org  
myslidell.com

This application is for proposed rezoning, and establishment of zoning for annexed property.

### Petitioned Property

Current Zoning District: HC-2

Current Use: vacant

Street Address: Old Spanish Trail

Lot, Square/Block, Subdivision (or attach metes and bounds):  
Slidell La

Lots 1+2 Square Lake Gardens

Bounded by (streets): Old Spanish Trail  
and Joseph Street

### Property Owner(s)

Name(s): Joe Hermo

Name(s): Dawn Boyd

Authorized Agent, if applicable:

April Troglen

Mailing Address: 390 Voters Rd

City, State, Zip: Slidell La 70461

Phone #: 985 288 5559

Email: renttoownslidell@gmail.com

Received By: <u>JA</u>	Fee \$ <u>135</u>	Case # <u>Z22-03</u>
Related Case(s): <u>A22-02</u>		

### Proposed Zoning Map Amendment

Proposed Zoning District: C4

Proposed Use: Car Sales and Auto Repair

Acres Proposed to be (Re)zoned: \_\_\_\_\_

### Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this zoning map amendment
- Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property
- Fees; please speak with a Planner to confirm

### Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

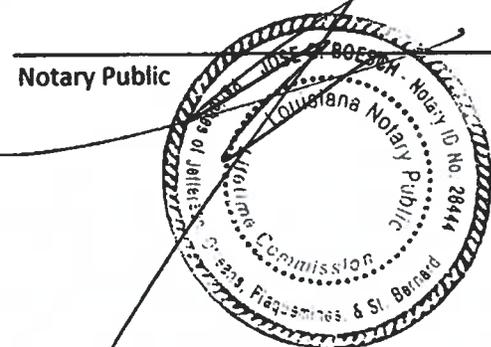
I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

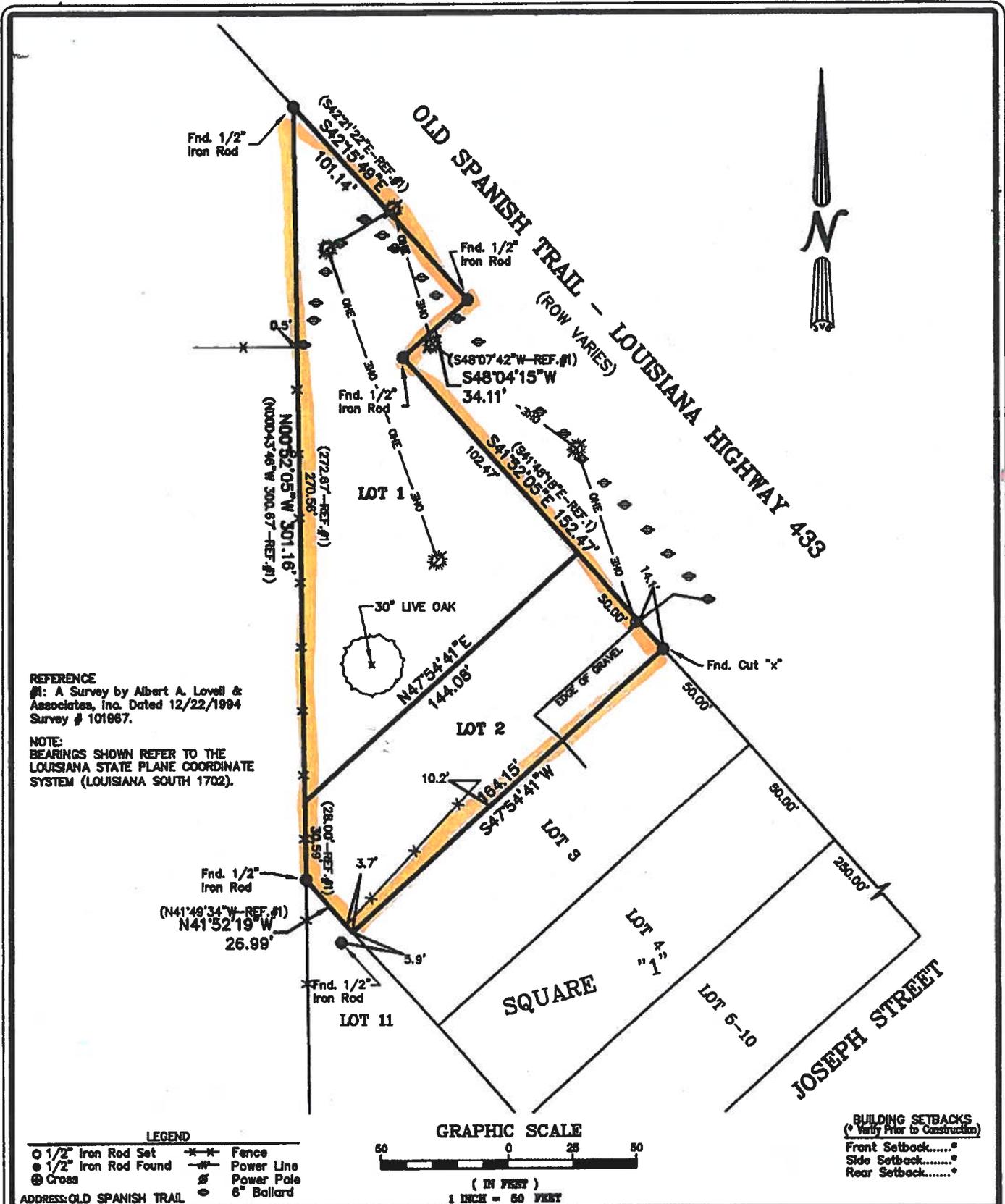
[Signature]  
Signature of Property Owner or Agent \_\_\_\_\_ Date \_\_\_\_\_

Signature of Property Owner or Agent \_\_\_\_\_ Date \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me this 29 day of SEP, 2022.

\_\_\_\_\_  
Notary Public

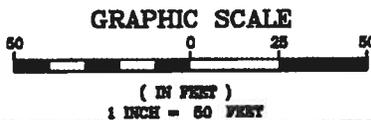




**REFERENCE**  
 #1: A Survey by Albert A. Lovell & Associates, Inc. Dated 12/22/1994 Survey # 101867.

**NOTE:**  
 BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

**LEGEND**  
 ○ 1/2" Iron Rod Set    ✕ Fence  
 ● 1/2" Iron Rod Found    ✎ Power Line  
 ⊕ Cross    ⚡ Power Pole  
 ADDRESS: OLD SPANISH TRAIL    ⊙ 6" Ballard



**BUILDING SETBACKS**  
 (\* Verify Prior to Construction)  
 Front Setback.....\*  
 Side Setback.....\*  
 Rear Setback.....\*

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.

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

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.

F.L.R.M. No. 22222 02212  
 F.L.R.M. Date 04/02/1991  
 ZONE A-5 B.F.E. 9'  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO.  
**20210646**

**J.V. Burkes & Associates, Inc.**

DRAWN BY:  
**VLL**

CHECKED BY:  
**DJP**

DATE:  
 10/25/2021

SURVEYING    ENGINEERING    ENVIRONMENTAL  
 1805 Shortcut Highway  
 Slidell, Louisiana 70458

SCALE:  
 1" = 50'



Staff Report

Case Nos. A22-01 & Z22-01

Annexation and Establishment of City Zoning Classification of 11.3 ac Parcel on McKinney Rd

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

**Location:** McKinney Road (Figure 1)

**Petitioner(s):** McKinney Development, LLC (non-resident property owner)

**Zoning:** Parish HC-2 Highway 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 –

**Tabled until:** May 16, 2022

**City Council (tentative)**

**Consent Agenda:** June 14, 2022

**Public Hearing:** July 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
  - The petitioned property has an assessed value of \$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)



Figure 2. Street view from McKinney Rd looking toward Lindberg Dr

- One non-resident property owner, represented by its sole member Thomas E Lavin, who signed the Annexation Petition.
3. The petitioned property is contiguous with the City’s corporate limits, sharing approx. 295 ft. along the southern property line with Parcel D (approx. 11% contiguous). (Figure 3)
  4. The subject 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.

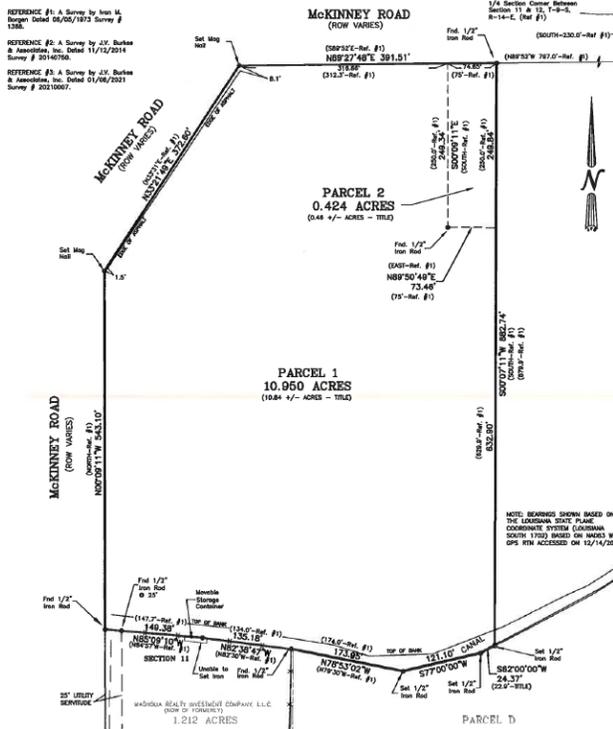


Figure 3. Property survey (2021)



Figure 4. Parish Zoning

5. C-4 allows similar uses as HC-2; it does not allow more intense uses.
6. 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.
7. The subject property is not located on a major road – McKinney Road – which is a Parish right-of-way.
8. Other nearby properties along McKinney Road are zoned Parish HC-2 and City C-4 (Figures 1 and 4), with residential properties to the west which front on Marsha Dr.
9. C-4 is appropriate for this location because of proximity to an interstate interchange and the same or similar commercial zoning of nearby properties.
10. 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 the eastern right-of-way line of McKinney Rd starting at Alice Ave running north then east to the City’s jurisdictional line. (Figure 5). 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 survey provided does not identify any existing wetlands within the boundaries of the property (Figure 3).

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 with the extension of Commercial Use.

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



Figure 5. City water and sewer



Staff Report  
**Case No. Z22-02**

Zoning Map Amendment  
 from C-1 to C-4  
 for property located at 1189 Fremaux Ave

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

**Location: 1189 Fremaux Ave**

**Owner(s):** Clade Enterprises LLC, by Amy Clade Wismer

**Applicant:** Amy Clade Wismer and Tiffany Clade

**Zoning:** C-1 Fremaux Avenue Business

**Future Land Use:** Commercial

**Request:** Rezone to C-4 Highway Commercial

**Zoning Commission**

**Consent Agenda:** April 18, 2022

**Public Hearing:** May 16, 2022

**City Council (tentative)**

**Consent Agenda:** June 14, 2022

**Public Hearing:** July 12, 2022

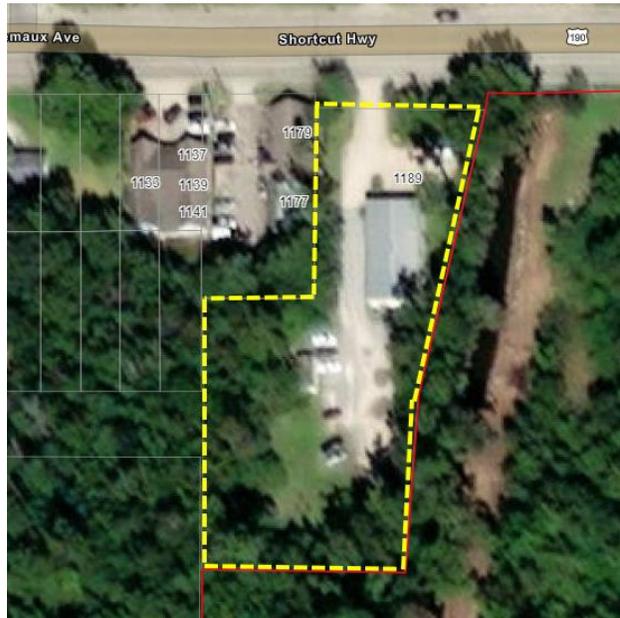


Figure 1. Location map

**Recommendations**

Planning Department  
 Approval

Zoning Commission  
 To be determined

**Findings**

1. The subject property is developed with Commercial building with offices and auto service garage for the existing Tax company (Figure 2).
2. This property was annexed into the City of Slidell on May 22, 2018 (Ord. No. 3895). When it was annexed, its Parish zoning was NC-4 Neighborhood Institutional and its City zoning was established as C-1 Fremaux Ave Business District.
3. At the time of annexation, the current use was already in operation as a permitted use under the Parish’s zoning ordinance. Selection of the C-1 district made the current use as “legal non-conforming”.



Figure 2. Subject property

4. Zoning and use of property within about 300 feet of the subject property is as follows (Figure 3):
  - To the north, C-1 with vacant land currently under construction, and a vacant commercial building;
  - To the northeast, C-4 developed with an auto body repair with associated mechanic shop;
  - To the east, Parish NC-4 Neighborhood Institutional vacant land;
  - To the south, Parish A-3 Suburban vacant land; and
  - To the west, undeveloped A-8 High Density Urban lands and commercially developed C-2 Neighborhood Commercial Transitional.



Figure 3. City Zoning

5. The C-1 zoning district (current) allows the following uses: offices, stores (grocery, hardware, drug, sporting), banks, shops (barber, beauty, florists, appliance), art and dance studios, clinics, etc. The pre-existing use of taxi (passenger transportation) services and vehicle maintenance are legal non-conforming.
6. The C-4 zoning district (proposed) allows the following uses: Auto parts sales, retail, wholesale or repair services; Farmer supplies and warehouses, General merchandise stores, Lawn mower sales and service shops, Service stations, etc.
7. Comparing the uses allowed in C-4 to those allowed C-1, potential impacts from vehicular traffic, noise, odors, and lighting is similar in both districts.

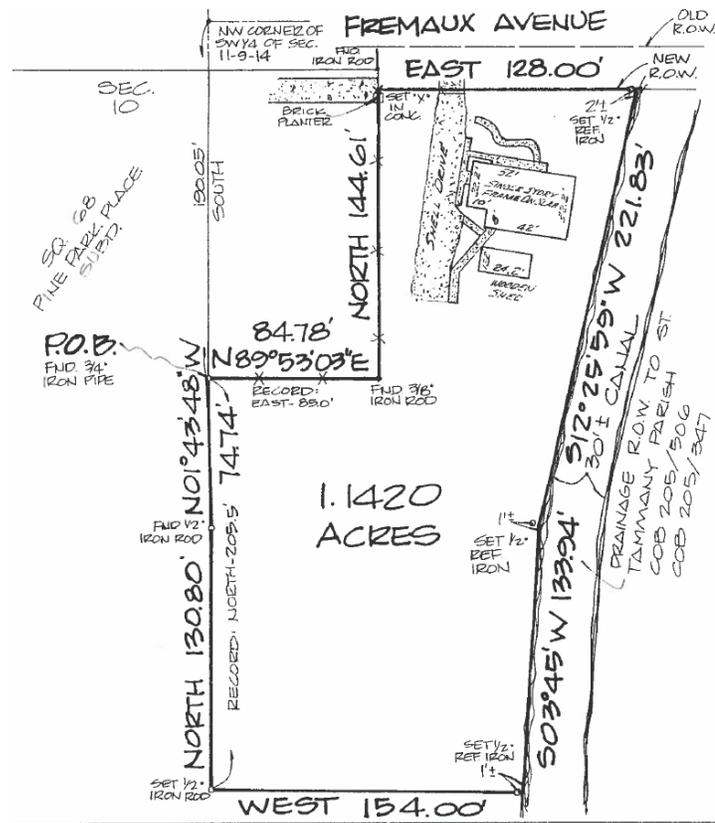


Figure 4. Property Survey

8. The property located along the western bank of the W-14 canal has varying widths with the narrowest line being behind the current structure measuring less than 100 ft and the widest at approx. 175 ft. The property's dimensions are front property line, 128 ft; western property line in two measurements of approx. 275 ft; the eastern side property line is approx. 355 ft along the W-14 canal; and rear property line, 154 ft. It has an area of approximately 49,745 sq ft (1.1420 ac) with approximately 20,000 sq ft undeveloped (Figure 4).

9. This section of Fremaux Ave/Shortcut Hwy is primarily developed with a combination of residential and businesses to the west, and heavier commercial uses to the east. Fremaux Avenue is approximately 80 ft wide with two travel lanes in each direction (east/west) with a 40-mph speed limit and is considered a major collector route that connects with the local roads with Interstate 10 and U.S. Hwy 11.
10. The property is in a special flood hazard area, in flood zone AE11. This property's ground has an elevation of approximately 6.8 feet.
11. The Planning Department recommends approving the rezoning request for the following reasons:
  - Commercial uses allowed in C-4 would have minimum impact on the existing development on this section of Fremaux Ave and Shortcut Hwy.
  - Properties across Fremaux Ave from this property are zoned C-4.