City of Slidell, Louisiana

Planning Commission

Agenda

September 19, 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 August 15, 2022
4. **Public Hearing**
   a. **A22-05:** A request to annexation property located at the southwest quadrant of the intersection of Airport Road and Sunset Drive; identified as a vacant undeveloped land containing 0.470 acres, in Section 30, Township 8S, Range 14E, Greensburg Land District, St. Tammany Parish; by Kingsmill Airport Road LLC
   b. V22-23: A request for a design exception (Sec. 3.6 of Appendix B of the City's Code of Ordinances) for the expansion of existing structures at 1001 Gause Blvd; by Slidell Memorial Hospital
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be October 17, 2022.

City of Slidell, Louisiana

Planning Commission

Minutes

August 15, 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 7:01 p.m.

Commissioners Present	Commissioners Not Present	Staff Present
Mary Lou Hilts, Chair	Tim Rogers	Theresa Alexander, Planner
Richard Reardon, Vice Chair		Eric Lundin, Planning Consultant
Lance Grant		
Gayle Green (arrived 7:08 pm)		
Michael Newton		
Landon Washington		

2. **Pledge of Allegiance**

3. **Minutes**. Motion by Commissioner Reardon to approve minutes of July 18, 2022 as written; Commissioner Grant seconded. With a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN minutes approved as written.

4. **Public Hearing**

   a. A22-04: A request for annexation of three (3) parcels located to the west of Interstate 10 along Lindberg Dr., north of Shortcut Hwy (Hwy 90 BUS), 1,493 ft north of connecting section lines of Sections 11, 12, 13, and 14, Township 9 South, Range 14 East, an undesignated parcel of land containing 2.7410 acres; as C-4 Highway Commercial, by Donald M. Archie as the Independent Executor of the Succession of Donald Y Archie.

   Chairperson Hilts introduced the item and asked if anyone from the public wished to speak.

   Mr. Donald M. Archie, the applicant, rose and introduced himself and asked if the commissioners had any questions.

   Commissioner Reardon asked how Mr. Archie planned to provide access to the property. Mr. Archie said he had an agreement in principle with Our Lady of the Lakes Hospital for a servitude of access and utility across their property to the Lindberg Dr. right-of-way.

   Chairperson Hilts asked if there was a plan for what would be developed on the property.

   Mr. Archie responded that there was no definite plan at this time, but they were working on the servitude agreement to have it in place for when there was a purchaser who wanted to develop the property. The future developer would be responsible for completing the agreement and recording the servitude.

   Chairperson Hilts asked for the staff's recommendation

   Eric Lundin stated that the property was located along the Lindberg Dr. corridor which Slidell 2040 identified as being in the City's growth management area and was planned

DRAFT for Approval

for commercial. Eric Lundin pointed out that the City has annexed a number of properties along the corridor which have been developed, and it is in the City's interests to have control over the remaining properties along the corridor. Eric Lundin finished by stating the administration recommends annexation.

Commissioner Washington made a motion to forward a recommendation to the City Council that the property be annexed into the City of Slidell; Commissioner Green seconded the motion. A vote was taken, and with the results of 6 YAYS, 0 NAYS, 0 ABSTAIN the motion was adopted.

5. **Other Business**
   a. Theresa Alexander noted that all commissioners have completed their annual ethics training for 2022 and thanked the commissioners for their promptness in completing the requirement.
6. **General and Public Comments**. There were none.
7. **Adjournment.** Meeting adjourned at 7:12 p.m. on motion by Commissioner Grant, second by Commissioner Green, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

DRAFT for Approval

Planning Department

STAFF REPORT

Case No. A22-05 & Z22-06

Annexation and Establishment of City Zoning Classification of 0.479 Acres located in southwest quadrant of the intersection of Airport Rd. and Sunset Dr. in Section 30, T-8S-, R-14-E, Greensburg Land District as identified in J. V. Burkes & Associates Survey No.20220020, dated February 2, 2022

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

Location: Southwest quadrant of the intersection of Airport Road and Sunset Drive as identified in J. V. Burkes & Associates Survey No. 20220020, dated February 2, 2022 (**Figures 1 and 2).**

Petitioner: Kingsmill Airport Rd, LLC.

Zoning: St. Tammany Parish, A-4 Single Family Residential

Future Land Use: Commercial

Requests: Annexation and rezoning to City of Slidell, C-4 Highway Commercial

Parish Concurrence: Required

Timeline:

Organization	Consent/Introduction	Public Hearing
Planning and Zoning Commission	08-15-2022	09-19-2022
St. Tammany Parish Council	N/A	TBD
The City of Slidell Council	9-13-2022	10-11-2-2022

Recommendations/Concurrence:

Organization	Recommendation/Concurrence
Planning Department	Annex and zone C-4 Highway Commercial
Planning and Zoning Commission	TBD
St. Tammany Parish Council	TBD

1. Findings.

A. *Location*. The subject property is 0.479 acres and located in southwest quadrant of the intersection of Airport Road and Sunset Drive in Section 30, T-8S-, R-14-E, Greensburg Land District (**Figures 1 and 2**).

B. *Existing conditions.* The petitioned property has:

1) Zero (0) registered voters (Certificate of Registrar of Voters dated July 14, 2022);

2) Two (2) non-resident property owners (Assessors Certificate of Ownership dated July 12, 2022); and

3) An assessed value of $634.00. The property owner who represents $634.00 (100%) of the assessed value of the property signed the Annexation Petition (Assessors Certificate of Ownership dated July 12, 2022).

C. *Eligibility for Annexation.* The petitioned property is contiguous with the City's corporate limit along its eastern property line making it 25% contiguous with the City boundary (**Figure 1**).

D. *Consistency with Slidell 2040 Comprehensive Plan.* The property is in the City of Slidell's Growth Management Zone. The Slidell 2040 Comprehensive Plan identifies the future land use of the properties on the west side of airport road as commercial. The future land use plan shows property on the east side of Airport Rd as residential (**Figure 3**).

E. *Zoning* (**Figures 4 and 5**).

1) *St. Tammany Parish zoning.* The property is currently zoned A-4 Single Family Residential. Adjacent property that will remain in St. Tammany Parish is currently zoned:

a) A-4 Single Family Residential on the north, west, and south sides.

b) NC-4 and City of Slidell C-4 to the east across Airport Rd.

c) There is a lot/Parcel north up Airport Road zoned HC-2.

d) There are other Commercial and Industrial lots further north up Airport Road.

2) *City of Slidell zoning.* The City of Slidell lot located to the east across Airport Road is zoned C-4 Highway Commercial.

3) *Zoning comparison.* **Figure 6** illustrates and highlights comparisons between existing St. Tammany Parish (A-4 Single Family and HC-2 Highway Commercial) with City of Slidell zoning districts (C-4 Highway Commercial, C-2 Neighborhood Commercial, and A-9 Apartment District).

F. *Sales Tax Enhancement Plan.* Because the property is currently undeveloped, zoned residential, and the City proposes to re-zone it commercial; the Parish Council must decide whether to concur or non-concur with the annexation.

1) If the St. Tammany Parish Council concurs, then the City and Parish shall split the District tax 50/50.

2) If the St. Tammany Parish Council non-concurs, then St. Tammany Parish retains 100% of the District Tax for the first two (2) years following annexation. After two (2) years the District Tax would be split 50/50 between the Parish and the City.

G. *Access and Utilities.*

1) *Access.* The subject property currently has frontage on both Airport Road, which is a City of Slidell Right-of-Way (ROW), and Sunset Drive, which is a St. Tammany Parish ROW (**Figure 1**).

2) *Water.* The City of Slidell has an existing ten (ten) inch water line along Airport Road that currently supplies water to an existing restaurant (**Figure 1,** *Sonic*). To facilitate development of the site, this existing water line could potentially be extended approximately 1,000 feet along the ROW to the northern end of the annexed property (**Figure 1**).

3) *Fire Service.* There is currently no fire hydrant located within 300' of the property. If the property is developed, a fire hydrant would need to be installed in the ROW towards the northern side of the annexed property. The extension of the 10" water line could potentially support a fire hydrant (**Figure 1**).

4) *Sewer.* The City of Slidell has an existing six (6) inch sewer force main in the Airport Road ROW near the northern boundary of the existing restaurant. If the property is developed, the force main could potentially be extended approximately 900' to the northern property line of the annexed property (**Figure 1**). Additionally, because the sewer line is a force main, the developer of the subject property should plan to install a lift station on the property in order to tap into the existing sewer line.

5) *Storm Water Drainage.* Storm water flows into drainage ditches along both Airport Road and Sunset Drive then downstream into Bayou Liberty (**Figure 1**).

H. *Flood Zone.*

1) *Effective FIRM:* Zone C (which is now Zone X).

2) *ABFE:* Not applicable**.**

3) *Ground Height.* 14.9' msl as determined by LIDAR data.

I. *Wetlands.* Upon review of the U. S Department of Wildlife and Fisheries National Wetlands Inventory Map (**Figure 7**), the drainage ditch running along north side of the property and separating the property from Sunset Drive has been determined to be a wetland categorized as R4SBC (R = Riverine/ 4 = Intermittent / SB = Streambed / C = Seasonally Flooded).

2. Conclusions.

A. The 0.479 acre property located in southwest quadrant of the intersection of Airport Road and Sunset Drive in Section 30, T-8S-, R-14-E, Greensburg Land District is eligible to be annexed by the City of Slidell.

B. Both the proposed annexation and rezoning of the property C-4 Highway Commercial is consistent with the Slidell 2040 Comprehensive Plan.

C. Zoning the property C-4 Highway Commercial would be an intensification of zoning from single family residential (St. Tammany Parish A-4 zoning district) to highway commercial (City of Slidell C-4 zoning district). This intensification of land use is consistent with the City's plan for Airport Road to be a commercial corridor. The Parish's zoning along Airport Road is a mix of residential, neighborhood, and highway commercial further north and fronting on Airport Road, and industrial farther up Airport Road around the Slidell Airport.

D. Access to the property from a public ROW is available from either Airport Road or Sunset Drive.

E. The property can be supported by utilities that must be installed by the developer of the property. Water and sewer service could be extended from the existing restaurant along the Airport Road ROW to the northern end of the property. A lift station located on the private property would be required to connect to the sewer force main. A fire hydrant would need to be installed in the Airport ROW at the norther end of the property. All utility improvements must be installed prior to construction of a building on the site consistent with the requirements set forth in an approved building permit and associated plans.

F. Development of the property will not have an adverse effect on the City's floodplain.

G. Development of the property could affect a delineated wetland. To address these impacts, relatively simple, standard best management practices could be implemented to mitigate any risk to the wetland during construction and subsequent operation.

3. Recommendation.

The City of Slidell annex the 0.479 Acres located in southwest quadrant of the intersection of Airport Road and Sunset Drive in Section 30, T-8S-, R-14-E, Greensburg Land District and zone the property City of Slidell C-4 Highway Commercial.

Figure 1: Airport Rd Location and Utilities

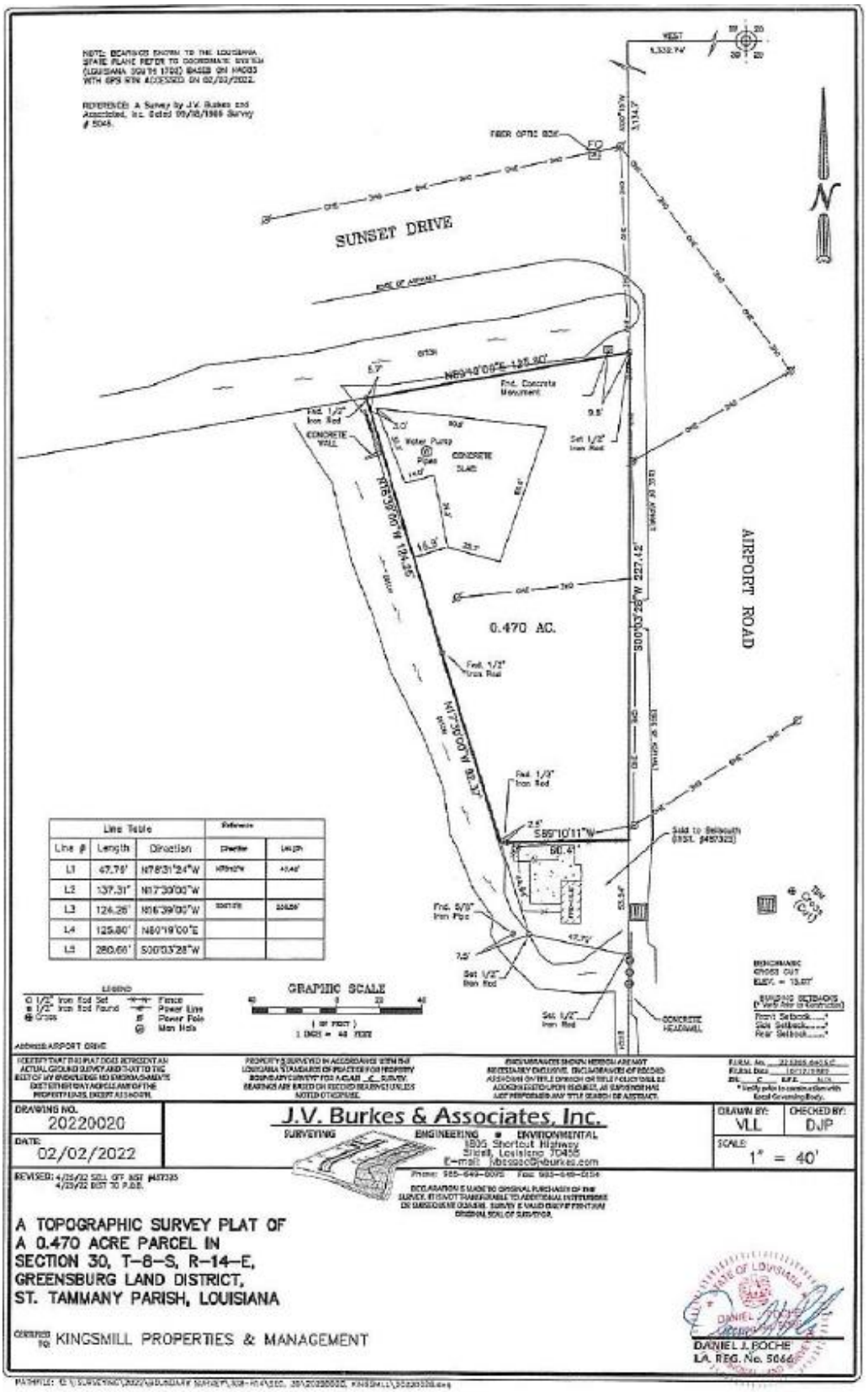

Figure 2: JV Burkes Survey Parcel at Airport Rd and Sunset Dr

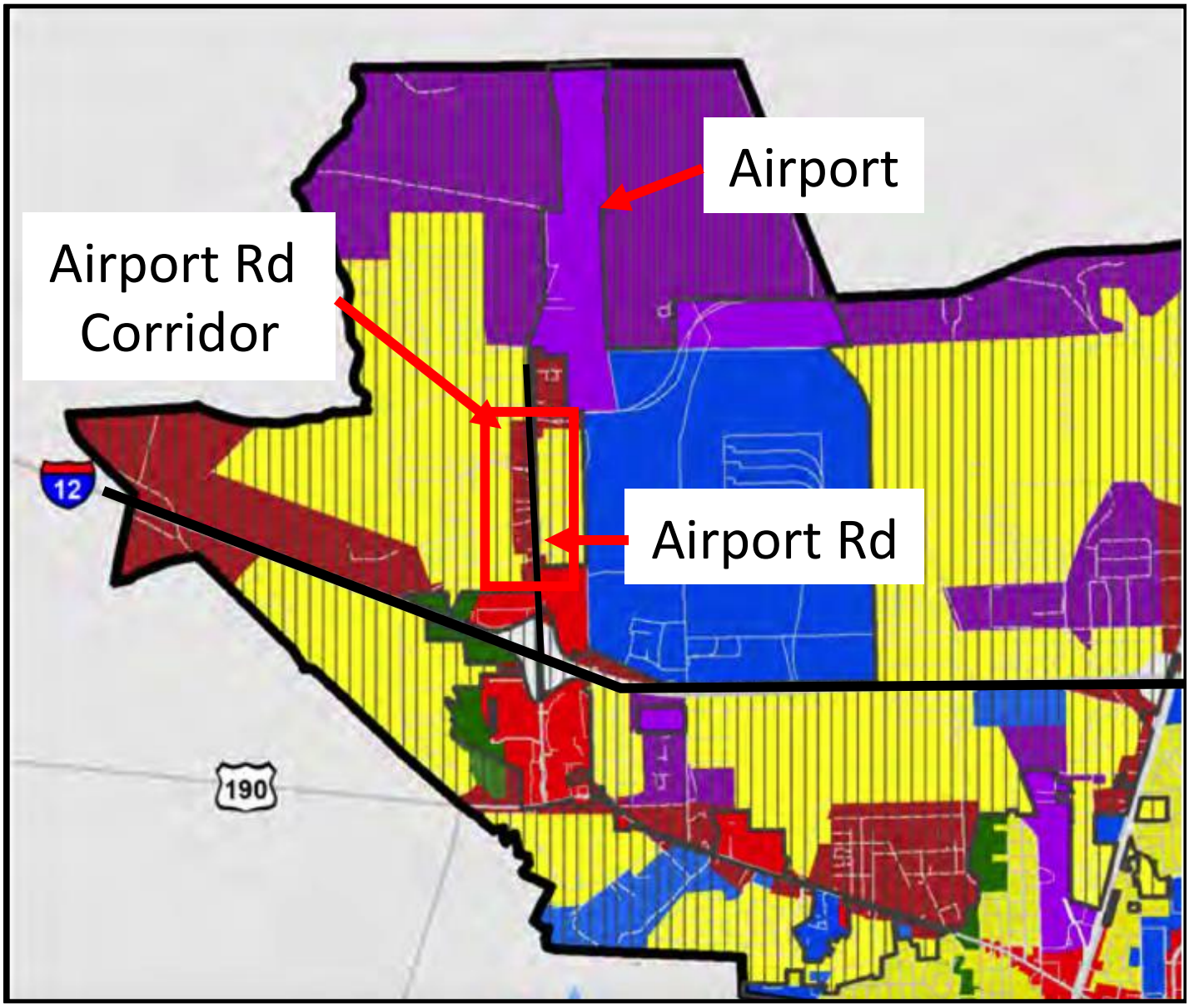

Figure 3: City of Growth Management, Future Land Use, and Zoning

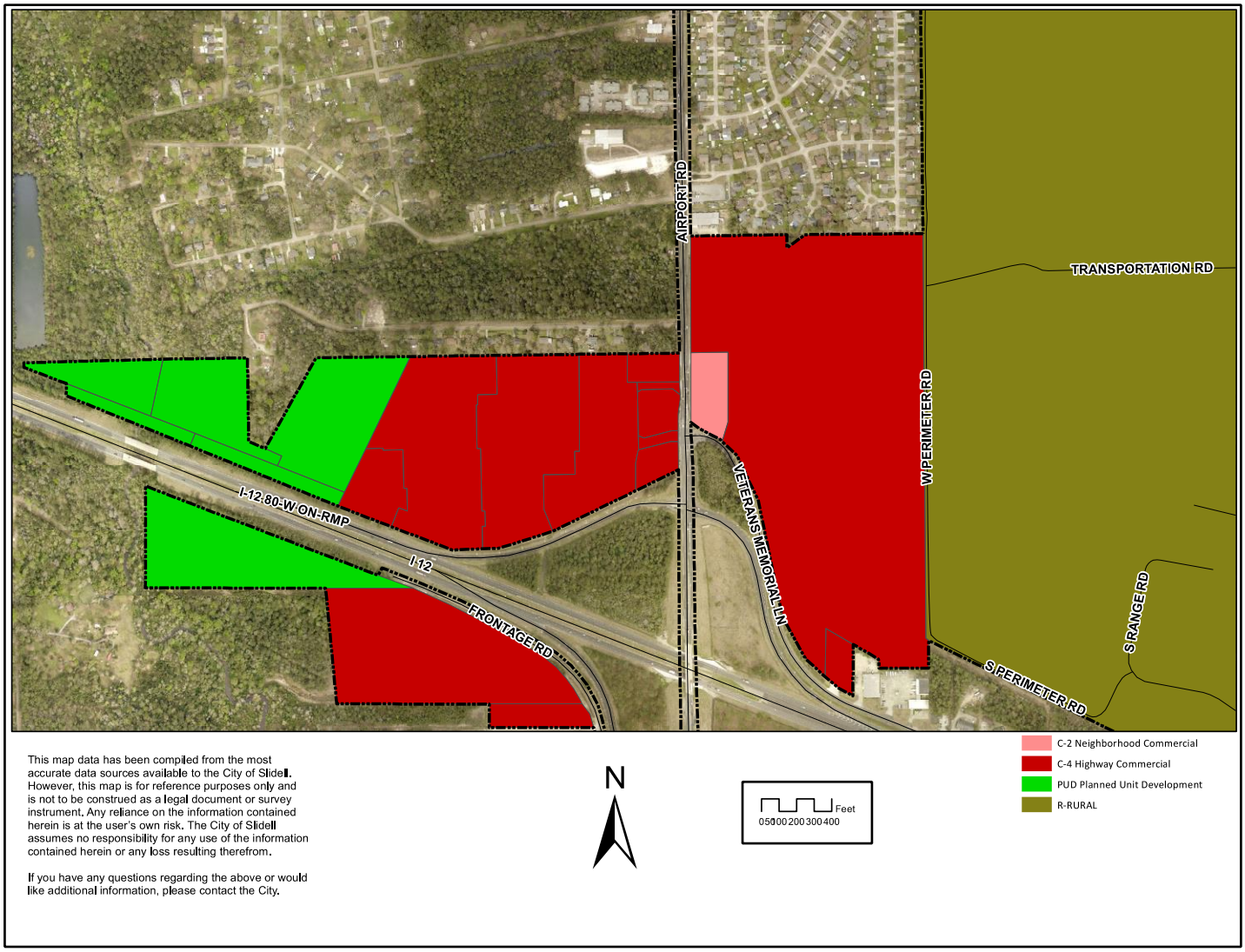

Figure 4: City of Slidell Current Zoning Map

Figure 5: St Tammany Parish Zoning Along Airport Rd

Uses	PARISH HC-2	Parish A-4 Single Family	City C-4	City C-2	City A-9
Signle family					
Multi Family			20 Acre minimum lot size or first floor must be commercial		
Group Homes					
Boarding Houses					
Day care					
Senior Service Centeras					
Lodges and Civic Organizaitons					
Cultural Exhibits and Library services					
Ligth Indstrial					
Printing Establishments			Punlishing and Distribution, nut not printing	Punlishing and Distribution, nut not printing	
Indoor Research & Testing					
Specialty Food Processing					
Parking Lots					
Portable Storage Containers					
Display of Pre-Assembled Equipment					
Hospitals and Nursing Care					
Vetrerinary Clinics					
Warehouse Centers					
Liquor Stores					
Commercial Kennels					
Outdoor Storage Yards					
Automotive Repairs					
Automotive Sales					
Health Establishments					
Home Building Supply Show Rooms					
Publishing Establishments					
Drug Stores					
Dry Cleaning					
Laundries					
Auditoriums					
Car Wash					
Banks					
Drive-In Restaurants					
Athletic/ Cardio Studios					
Restaurants					
Grocery Stores					
Farmer's Market					
Automotive Parts Stores					
Business Schools					
Catering Establishments					
Department Stores					
Funeral Homes					
Parcel Post Delivery Stations					
Clinics					
Gas Stations/Cconvenience Store					
Offices					
Parks					
Fine Arts Buildings					
Clubs, Lodges, etc.					
Lodging					
Dental Laboratories					
Army Surplus Sales					
Pizza Parlors					
Photographic Studios					
Dry Goods Stores					
Shoe Stores					

Figure 6: Comparison of St. Tammany Parish and City of Slidell Zoning

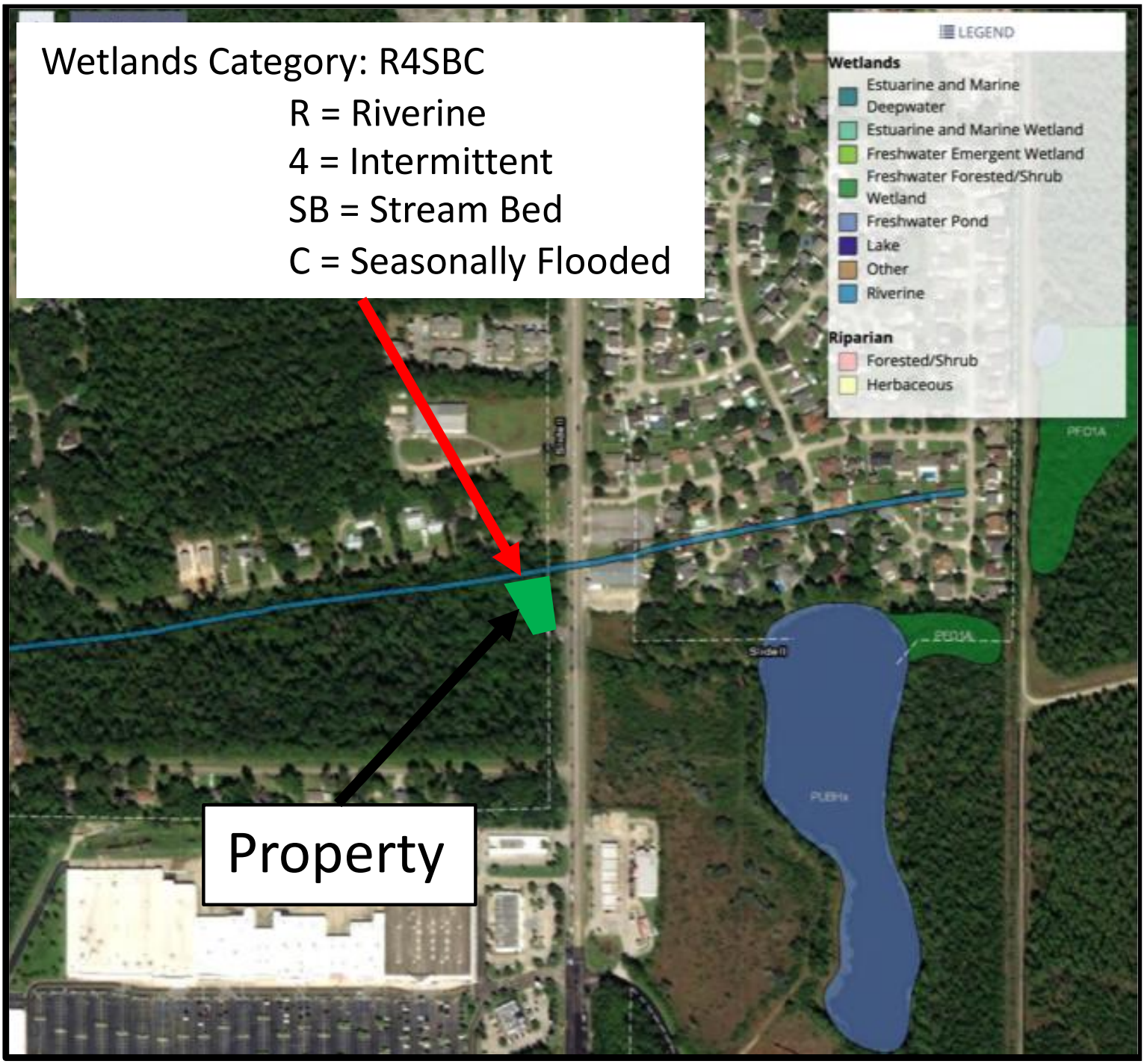

Figure 7: US Wildlife and Fisheries Wetlands Delineation Map

Planning Department

Staff Report

Case No. V22-23

Design Exception
for Slidell Memorial Hospital Surgical Wing

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

Location: 1001 Gause Blvd

Owner/Applicant: Slidell Memorial Hospital

Zoning: C-2 Neighborhood Commercial

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

PC Meeting: 5/16/2022

1. Findings

A. Slidell Memorial Hospital is adding a 132,240 sq ft, three story, 40' tall surgical wing to its existing hospital complex. The addition will front on Florida Ave, a neighborhood collector providing access to one of the City's historic neighborhoods.

B. Per City' design guidelines, buildings greater than 60,000 sq ft must meet additional exterior design standards. (Appendix B, Part 3: Design Standards, Section 3.305.D: Building Dimensions) Amongst those standards are requirements that

1) "No building wall shall have an uninterrupted horizontal dimension of more than 80 feet."

2) "Building walls with a horizontal dimension of more than 80 feet shall have clearly pronounced projections or recesses of at least six feet…. These projections shall be spaced not more than 80 feet apart. Projections or recesses shall have a horizontal dimension parallel to the building wall from which the offset is measured of at least the lesser of:

a. 20 feet; or

b. 20 percent of the building façade."

C. The Building Elevation plans and renderings (attached) submitted by Sizeler Thompson Brown Architects Healthcare Design Group, LLC on behalf of Slidell Memorial Hospital show uninterrupted horizontal dimensions (walls) greater than 80 feet but they do not have the required projections.

D. The Building Elevation plans and accompanying renderings do show:

1) Red brick façade with an "Extruded Aluminum Architectural Frame" affixed to the façade to provide a unique architectural detail (Sheets A301 and A 302).

2) A ground level garden park area between the building face and the sidewalk along Florida Ave.

E. Section 3.6 of the Design Standards provides for a process whereby the Planning Commission can approve "…unique designs that do not conform to the strict requirement set forth in the

standard design guidelines, but achieve a higher standard of design, or are necessary to achieve the function of the building."

2. Conclusions.

   A. The plans for the surgical wing addition do not meet the horizontal offsets required of buildings greater than 60,000 sq ft with horizontal dimension greater than 80 feet.

   B. The requirement applies to any wall of a building over 60,000 sq ft whether it is a new detached stricture or an addition to an existing structure.

   C. The architectural plans for the surgical wing show a unique integrated architectural design. The addition of the extruded aluminum panels is a higher level of design than what is found in the rest of the hospital complex and within the City.

3. Recommendation. Planning Commission approve the proposed design for the exterior of the Slidell Memorial Hospital Surgical Wing addition as exhibiting a unique and higher level of design than the standard required by the City's design guidelines.

Attachments by Sizeler Thompson Brown Architects, Healthcare Design Group, LLC:

   a. Exception Request for Section 305 Design Guidelines for SMH Three-Story Addition at 1001 Gause Blvd, Slidell LA; dated August 24, 2022

   b. Architectural Rendering

   c. Overall SMH Site Plan identifying location of SMH Three-Story Building Addition

   d. SMH Three-Story Building Addition Site Plan

   e. SMH Three-Story Building Addition, South (Florida Ave) elevation

SIZELER
THOMPSON
BROWN
ARCHITECTS

**HEALTHCARE
DESIGN
GROUP, LLC**

August 24, 2022

Ms. Theresa Alexander, Planner
City of Slidell
250 Bouscaren Street, Suite 203
Slidell, LA 70458

**Re: Exception Request for Section 305 Design Guidelines
SMH Three-Story Addition
1001 Gause Boulevard
Slidell, Louisiana 70458
STBA# 41135.78**

PROJECT
design group, llc
REGIONAL
design group, llc
HEALTHCARE
design group, llc

Dear Ms. Alexander:

We received your email dated August 22, 2022 concerning the Plan Review for the SMH Three Story Addition project. Your item #1 stated the following:

"The building does not meet the requirements of Section 305 of the Design Guidelines in that the building has walls longer than 80' without the required 6' projections. The building does have unique architectural design in which all the elements are integrated. Section 3.6 of the design guideline provides for a process for the Planning Commission to review and approve unique designs. Recommend applicant apply to the Planning Commission for an exception to the required building projections."

Please accept this letter on behalf of Slidell Memorial Hospital requesting the Exception mentioned in item #1. We are requesting the Planning Commission grant this exception based upon the following:

A) We believe the new addition provides an appropriate integration with the existing hospital complex's unique architectural design in which all the design elements work together.

B) The project is an addition to the rear of the existing Hospital. It is not intended as a public entrance as it serves only patient/staff areas which require privacy from the public. The main entrances for SMH are along Gause Boulevard at the Medical Office Building and at the entrance canopy near the Emergency Department on the north side of the building (shown on attached drawings). Section 305.D.2 (Required Offsets) noted in your email requires this offset which appears to designate entrances for public perception. The Hospital does not want to visually confuse the public with this façade appearing to be another public entrance.

A Professional Corporation

300 Lafayette Street
Suite 200
New Orleans, LA
70130

office (504) 523-6472
fax (504) 529-1181

C) The intent of Section 305.D.2 appears to be focused on providing appropriate front facades for large commercial structures. As stated above, as a rear addition to a much larger, existing Hospital, we believe that Section 305.D.2 might not be pertinent to this section of the overall Hospital campus.

D) Section 305.D.2 also appears to be focused on ensuring large, unrelieved building frontages are not imposed on the public in an unattractive manner. As the attached rendering and elevation shows, we believe the Owner is providing an attractive elevation for this addition with various architectural features that provide the relief in response to the projection/offset requirement of Section 305.D.2.

We thank you for the email regarding the three items from the Plan Review and appreciate the opportunity to request this Planning Commission Exception. For the other two items you noted, we will be revising the scope and drawings to matchthe requirements you listed. If necessary we would be glad to appear at the next Planning Commission meeting to discuss these issues if the Planning staff has further questions.

We are hopeful the Planning Commission will approve this Exception for this critical new addition for the Owner. Please feel free to contact me if you have any questions or if you require additional documentation on the above items. You may reach me via phone at 504.523.6472 or via email at stemplet@sizeler.com.

Sincerely,

Sizeler Thompson Brown Architects
Healthcare Design Group, LLC

Steve Templet AIA, ACHA, LEED AP
Associate

Cc: Ben Galloway, Slidell Memorial Hospital

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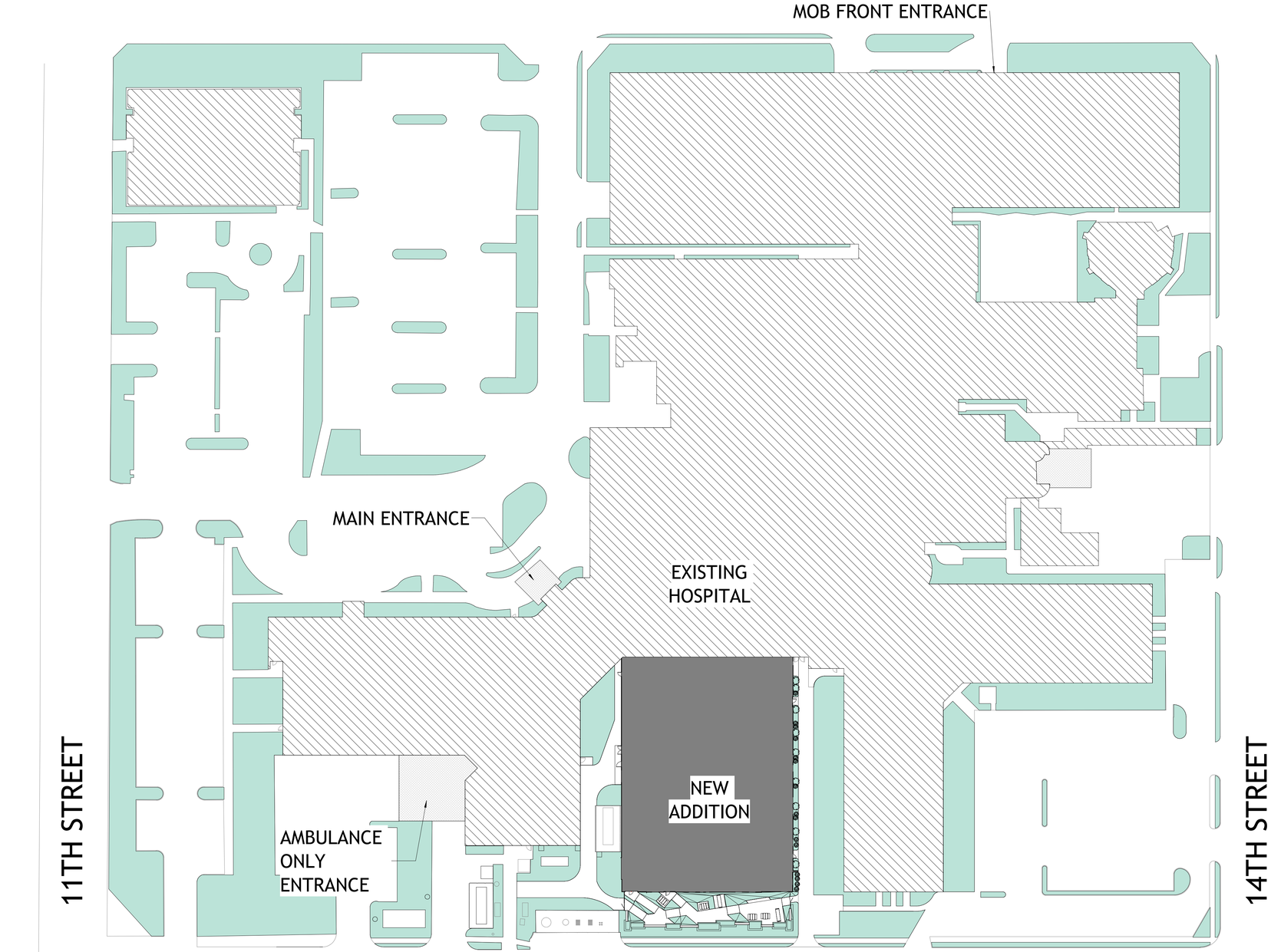

1 OVERALL SITE PLAN
IR-7 1" = 40'-0"

SLIDELL MEMORIAL HOSPITAL

SMH THREE STORY BUILDING ADDITION

1001 GAUSE BOULEVARD 41135.78 08/23/2022

SIZELER THOMPSON BROWN ARCHITECTS
HEALTHCARE DESIGN GROUP, LLC
300 LAFAYETTE STREET, SUITE 200
NEW ORLEANS, LOUISIANA 70130
(504) 523-6472 FAX (504) 529-1181

1 SITE PLAN
IR-5 1/16" = 1'-0"

SMH
Your Hospital for Life.

SLIDELL MEMORIAL HOSPITAL
SMH THREE STORY BUILDING ADDITION

1001 GAUSE BOULEVARD 41135.78 08/23/2022

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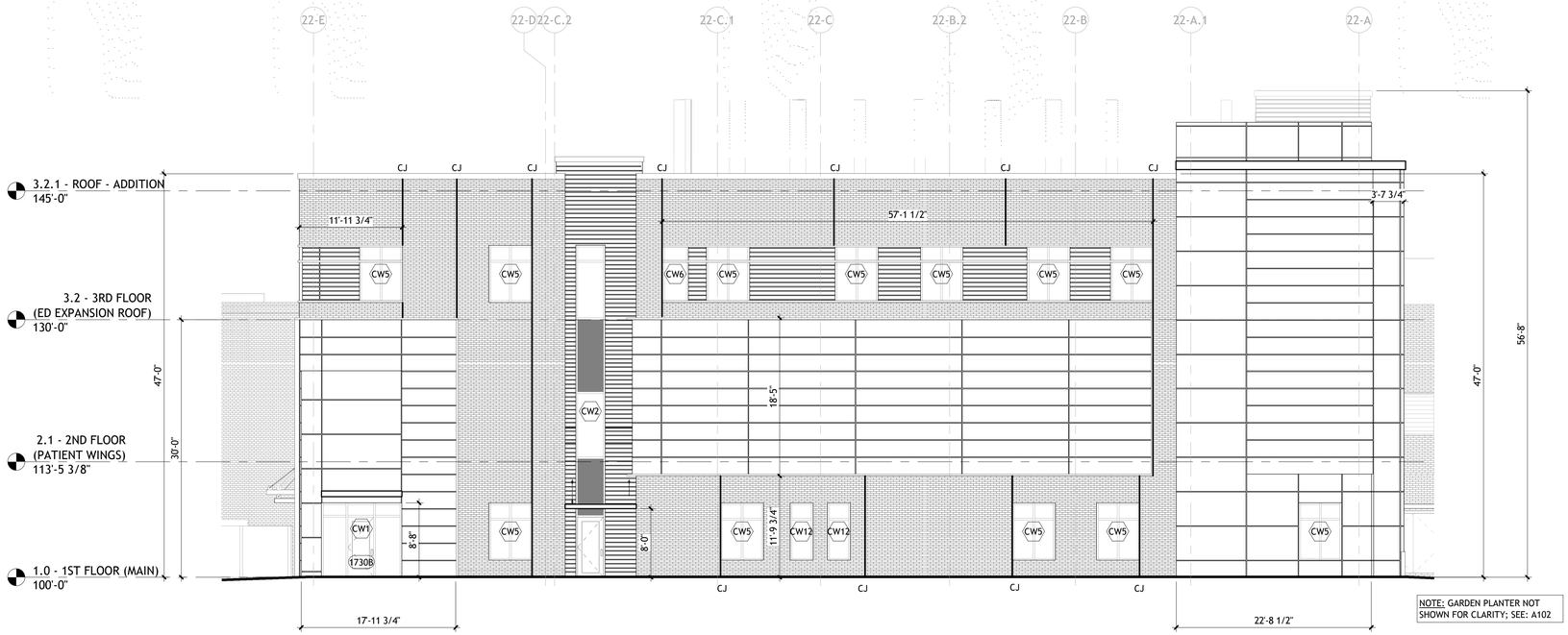
SIZELER THOMPSON BROWN ARCHITECTS



1 SOUTH ELEVATION
IR-6 1/8" = 1'-0"

SLIDELL MEMORIAL HOSPITAL

SMH THREE STORY BUILDING ADDITION

1001 GAUSE BOULEVARD 41135.78 08/23/2022

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