

City of Slidell, Louisiana
Planning Commission
Agenda

October 17, 2022 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

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

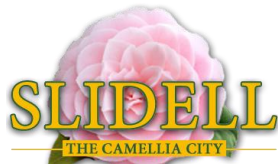
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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from September 19, 2022
4. **Public Hearing**
 - a. **S22-04:** A request for a Final Plat to subdivide five parcels with 2.82 acres; located at 1901, 1921, 1941, and 1963 Bayou Lane;; identified as 1) a parcel of land containing 1.03 ac; 2) a parcel of land containing 0.222 ac; 3) a parcel of land containing 0.53 ac; 4) a parcel of land containing 0.653 ac; and 5) a parcel of land containing 0.386 ac; into one parcel, Parcel A, requested by Roberts Landing, LLC
 - b. **V22-26:** A request for a design exception (Sec. 3.6 of Appendix B of the City's Code of Ordinances) for new construction at 1818 McKinney Road, requested by Fremaux Climate Controlled Storage, LLC.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be November 21, 2022.



City of Slidell, Louisiana
Planning Commission
Minutes

September 19, 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
Tim Rogers
Gayle Green (arrived 7:21
p.m.)
Michael Newton
Landon Washington

Commissioners Not Present

Lance Grant

Staff Present

Theresa Alexander, Planner
Evelyn Campo, Planning Consultant

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Reardon to approve minutes of August 15, 2022 as written; Commissioner Washington seconded. With a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN minutes approved as written.

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.

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

Kevin Davis spoke for the applicant. He noted the owners plans to develop a small commercial building on the subject property and that its annexation will be a benefit to the city. He noted the tenant may be medical or a dry-cleaning establishment.

Commissioner Washington asked staff if the applicant needs C-4 for what they are planning to develop and asked if it is comparable to the zoning there now. Theresa Alexander noted the current zoning is residential and the C-4 is a commercial zone.

Chairperson Hilts asked for the staff's recommendation.

Evelyn Campo noted where the property was located and that the request was consistent with the Slidell 2040 Comprehensive Plan. Ms. Campo noted the C-4 represented an intensity of zoning which is consistent with the City's plan for the Airport Road commercial corridor and noted access, water, and sewer available to the property. Ms. Campo noted that the developer would have to install a lift station, a fire hydrant, and extend sewer

and water service to the lot. Ms. Campo noted the staff recommendation that the City annex the property and zone it C-4.

Commissioner Reardon made a motion to forward a recommendation to the City Council that the property be annexed into the City of Slidell and zoned C-4; Commissioner Washington seconded the motion. A vote was taken, and with the results of 5 YAYS, 0 NAYS, 0 ABSTAIN the motion was adopted.

- 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.

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

Steve Templet with Sizeler Thompson Brown Architects spoke on behalf of the applicant. He noted that the application requested relief for the required depth provisions and noted that the subject portion of the site is not facing Gause Blvd. and is not a front entrance.

Commissioner Reardon inquired if the proposed exterior panels are offset from the wall and Mr. Templet replied, "yes they are". Mr. Washington inquired if the site would maintain the existing driveway. Holly Sanchez, representative of Ochsner and the applicant explained that the existing driveway will remain but that the entrance on the subject side is locked and is only used for safety exits.

Commissioner Reardon asked if there is a garden area for the staff on the front portion of the site and Ms. Sanchez confirmed that there is.

Chairperson Hilts asked for the staff's recommendation.

Evelyn Campo noted that the plans submitted do not meet the horizontal offsets required of buildings greater than 60,000 sq ft but that the proposal includes a unique integrated architectural design and therefore staff recommends that Planning Commission approve the proposed design.

Commissioner Reardon made a motion to approve the request and Commissioner Rogers seconded the motion. With a vote of 5 YAYS, 0 NAYS, and 0 ABSTENTIONS the motion passed.

5. **Other Business**

None.

6. **General and Public Comments.** There were none.

7. **Adjournment.** Meeting adjourned at 7:24 p.m. on motion by Commissioner Green, second by Commissioner Washington, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.