

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

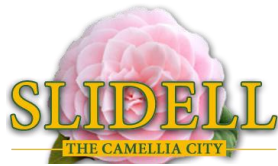
For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from 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.



Planning
Department

STAFF REPORT

Resubdivision of 5 Parcels on Bayou Lane into Parcel A

Case No. S22-04

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

Petitioner(s):

Zoning: C-2 Neighborhood Commercial and
C-2W Waterfront Mixed Use

Location: 1901, 1021, 1941, 1963 Bayou Lane

Proposed Zoning: C-2W Waterfront Mixed Use

Planning & Zoning Commissions
Public Hearing: October 17, 2022

Request: Combine five (5) parcels lots into one
parcel

RECOMMENDATIONS:

Planning Department APPROVAL

1. FINDINGS

A. *Existing Conditions:*

a) Palmettos restaurant owns and operates a business on five adjacent parcels. Running north to south the five parcels include (Figure 1 and Figure 2):

- a) 1901 Bayou Lane. A 1.03-acre parcel of land on with frontage on both Bayou Ln. and Bayou Bonfouca. The principal structure for the restaurant is located on this parcel.
- b) 1921 Bayou Lane. A 0.222-acre parcel with frontage on Bayou Ln. A former residential structure that is now used as an event/banquet hall is located on 1921 Bayou Ln.
- c) No address/no frontage. A parcel consisting of 0.53 acres situated between 1901 and 1921 on the north and 1941 on the south with frontage on Bayou Bonfouca. The parcel is landlocked with no frontage on a public ROW (Figure 2 only).
- d) 1941 Bayou Lane. A 0.653-acre parcel with frontage on both Bayou Ln. and Bayou Bonfouca. There are no structures on this parcel.
- e) 1963 Bayou Lane. A 0.386-acre parcel with frontage on Bayou Ln. and Bayou Bonfouca. There is residential structure on this parcel.

B. *Resubdivision request.* Combine the existing five parcels into one parcel identified as "Parcel A" and rezone "Parcel A" to C-2W Waterfront Mixed Use District.

C. *Concurrent rezoning request.* Public hearings are scheduled to hear and determine the outcome of the concurrent rezoning request before the Zoning Commission on October 17, 2022 and the City Council on November 8, 2022.

Parcel	Current Zoning District	Proposed Zoning District
1901 Bayou Ln, 1.03 Acres	C-2 Neighborhood Commercial	C-2W Waterfront Mixed Use
1921 Bayou Ln, 0.222 Acres	C-2 Neighborhood Commercial	
Parcel of 0.53 Acres	C-2 Neighborhood Commercial	
1941 Bayou Ln, 0.653 Acres	C-2 Neighborhood Commercial	
1963 Bayou Ln, 0.386 Acres	C-2W Waterfront Mixed Use	

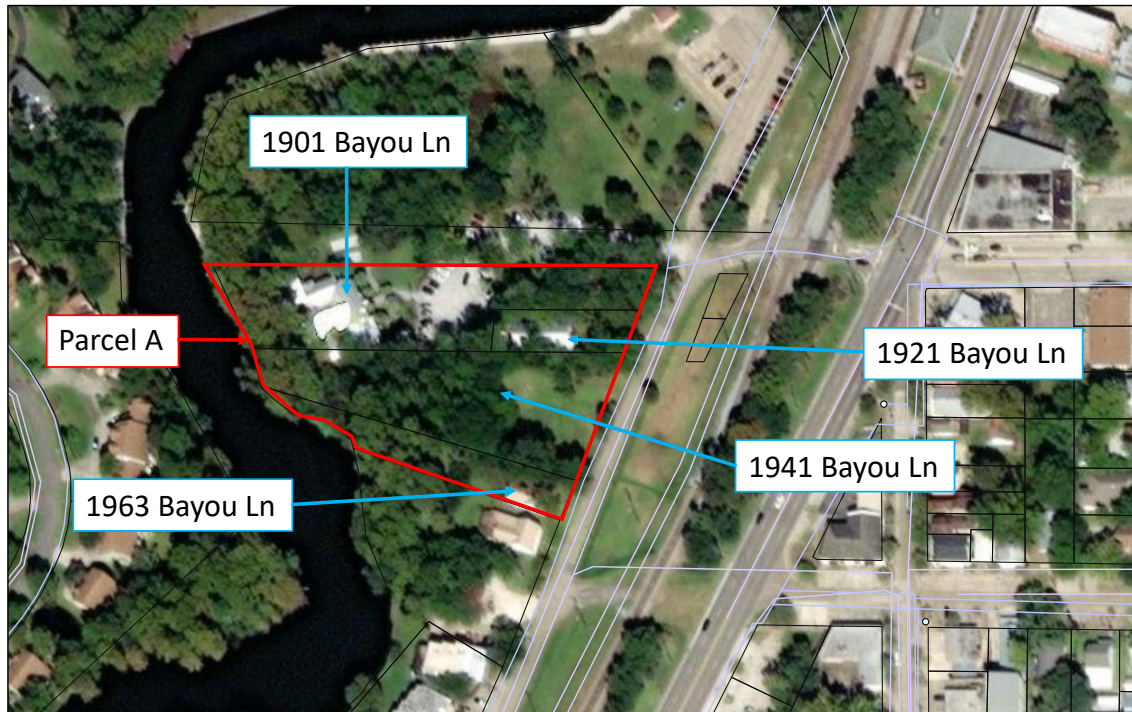
D. *Public Infrastructure* (Figure 1) includes:

- 1) *Water*. A City water line runs across property frontage in the Bayou Ln. right-of-way or ROW.
- 2) *Sewer*. A City sewer line runs across property frontage in the Bayou Ln. ROW.
- 3) *Drainage*. Properties drain directly into Bayou Bonfouca or to a City maintained drainage swale along Bayou Ln.
- 4) *Gas, Electric, Internet/phone*. Available from the Bayou Ln. ROW.
- 5) *Access*.
 - a) Currently four of the five parcels have frontage on Bayou Lane, a public ROW. The remaining 0.53-acre parcel having no municipal address is landlocked and has no access to a public ROW.
 - b) Proposed "Parcel A" will front on Bayou Ln., which is a City maintained street that connects to Fremaux Ave/US 190.

2. *Conclusions*.

- A. The request to resubdivide the existing five lots into one parcel—"Parcel A"—includes consideration to rezone the parcel to C-2W Waterfront Mixed Use. The City Council is scheduled to hold a public hearing on the matter on November 8, 2022.
 - B. Proposed "Parcel A" would have frontage on a City ROW with access to public utilities, including sewer, water, electricity, and gas (Figure 1).
 - C. Proposed "Parcel A" would not create any substandard lots or parcels nor would it create any "landlocked" lots or parcels requiring servitudes to access public infrastructure (Figure 1).
 - D. Approval of Parcel A would rectify the existing unaddressed, substandard 0.53-acre parcel that currently lacks frontage on a public ROW.
 - E. Proposed "Parcel A" would not require any new public improvements nor would it require the extension or expansion of the capacity of the existing public infrastructure (Figure 1).
3. *Recommendation*. The Final Plat for Parcel A (application S22-04) be approved conditioned upon concurrent City Council approval of the associated rezoning application.

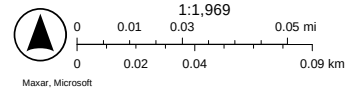
Palmettos resub 3



10/11/2022

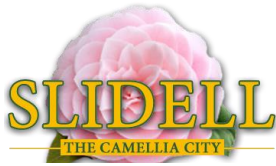
- Slidell_Fire_Hydrants
- Slidell_Lots
- Slidell_Water_Lines
- Slidell_sewer_lines
- World Imagery
- Low Resolution 15m Imagery

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations



Eric Lundin

Figure 1: Proposed Parcel A



Planning
Department

1818 McKinney Design Exception, Storage Facility

STAFF REPORT

Case No. V22-26

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

Petitioner(s): Fremaux Climate Controlled
Storage, LLC

Location: 1818 McKinney Rd, Slidell, LA

Zoning: C-4 Highway Commercial

Future Land Use:

Commercial

Planning Commission

Request: Design Exception front elevation
and entryway

Public Hearing: October 17, 2022

RECOMMENDATIONS:

Planning Department

Limited Approval, Re: Transparency Standard

1. FINDINGS

A. *Fremaux Climate Controlled Storage Building:*

- 1) Fremaux Climate Controlled LLC has applied for a permit to construct a 132,240 sq. ft., three (3) story, climate-controlled facility on a 3.0167 acre parcel having the municipal address of 1818 McKinney Rd (Figure 1).
- 2) The proposed storage facility would include 808 indoor storage units and 80 outdoor storage spaces for boats, trailers, and recreational vehicles. The proposed outdoor storage area would be enclosed by an eight (8) foot tall cedar plank fence except for the entrance and exit driveways, which are proposed to be gated with eight (8) foot tall wrought iron sliding gate (Plan sheet C-1 Site Plan).

B. *City of Slidell Design Standards.*

- 1) The City of Slidell Design Standards are set forth in the City of Slidell Code of Ordinances, Appendix B Subdivision Regulations, Part 3 – Design Standards.
- 2) Section 2.305 sets standards for building form, architectural detailing, multi-story buildings, building dimensions, roofing, elevations, transparency, awning and canopies, and building entrances.
- 3) Based on a review of the plans submitted for the storage facility, the following sections do not meet design standards set forth in Part 3:

a) **Building Dimension.**

- i. *Requirement.* The requirements for building dimension increase as the size of the building increases with buildings over 60,000 sq. ft. being the largest category. Requirements for buildings over 60,000 sq ft include but are not limited to:
 - Significant architectural features to identity principal entrances.
 - Elements, such as towers or significant projections from the building to break up the building mass.

- ii. *1818 McKinney Design:*
 - The principal entrance does not have any “significant architectural features: to distinguish it from the rest of the façade.
 - The structure does not have “...towers or other significant projections from the building to break up the building mass.”

b) Architectural Detailing.

- i. *Requirement.* All buildings shall include a minimum of two (2) architectural details that promote and are in harmony with the design vernacular including but not limited to the list provided in Figure 2 of this Staff Report.
- ii. *1818 McKinney Design.* The building has a distinct ground to roof-line curtain wall glass façade inter stepped between sections of wall consisting of bands of weathered concrete masonry units (or CMU) and stucco separated by a smooth metal accent band. Decorative exterior lighting fixtures were added to front/street facing elevation. These architectural details together qualify as one of the two required architectural features (Figure 3 and Plan sheet A4.1 and A4.2). A second architectural feature is needed to meet the requirement.

c) Transparency.

- i. *Requirement.* Front Elevations (McKinney Rd/West Elevation) shall be glazed and transparent along 50 percent of the pedestrian view plane, unless the director determines that the required transparency is inconsistent with the operational requirements of the building.
- ii. *1818 McKinney Rd Design.* The building does have two sections of curtain wall glass façade along the front/McKinney side of the building; however they extend for less than 50% of the elevation and the glass is not transparent (Figure 3 and Plan sheet A4.1). The interior space abutting the front elevation consists of the interiors of individual storage units generally not considered suitable for public viewing.

d) Building Entrances.

- i. *Requirement.* Each building, regardless of size, shall have clearly defined, highly visible customer entrances that include at least three (3) of the following architectural features:
 - Canopies, porticos, arcades, or overhangs
 - Recesses or projections
 - Raised corniced parapets
 - Over the door or peaked roof forms
 - Arches
 - Outdoor patios or plazas
 - Display windows
 - Obviously differentiating architectural details such as moldings that are integrated into building structure and design
 - Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- ii. *1818 McKinney Rd Design.* The customer entrance is on the left/south facing wall in one of the curtain wall glass façade sections (Figure 3 and Plan sheet A4.1). The entrance is not distinguishable from the section of wall it is part of and does not contain architectural features identified in the design standard.

- C. *Review and Approval of Unique of Functional Dependent Designs.* Section 3.6 of the Design Standards gives to the Planning Commission the authority to approve unique or functional dependent designs that do not meet the strict requirements of the Design Standards. After reviewing the applicant's submission at a public hearing, the Planning Commission can either
- 1) Approve the design exception as presented; and/or
 - 2) Approve the design exception with modifications or conditions; and/or
 - 3) Deny the design exception; and/or
 - 4) Postpone a decision and direct applicant and/or the director of planning to return at a later date with additional information, analysis, or a modified proposal.
- D. *Design Exception Application.* One October 6, 2022, Fremaux Climate Controlled Storage, LLC made an application to the Planning Commission for a design exception which is attached to this report. Summary of the main points extracted from the application narrative are:
- 1) "Fremaux Storage's unique gray and blue color, three-story curtain wall glass facade feature, and fully climate controlled large bays with exterior access for RV's and other larger vehicles make this development an innovative model for future success nationwide."
 - 2) "For Fremaux Storage, more transparency on the front elevation would expose interior tenant storage units, invade tenant privacy, and would not be aesthetically pleasing from the street- view."
 - 3) "Moreover, the implementation of a curtainwall storefront and awnings to supplement existing architectural features would cause an entire structural redesign, unnecessary cost and delay to the project, and, most importantly, interfere with Fremaux Storage's brand and model for future projects."

2. *Conclusions.*

- A. The design of the front elevation does not meet the requirements of the Design Standard for Building Dimension.
- B. The design of the principal entrance does not meet the requirements of the Design Standard for Building Entrances.
- C. The front elevation does not meet the requirements of the Design Standard for Transparency. However, if the front elevation were transparent, it would provide visibility into individual storage units and would be inconsistent with the function design of the building.

3. *Recommendation.*

- A. There is insufficient information provided by owner/architect to make a recommendation on an exception for the front elevation design.
- B. There is insufficient information provided by the owner/architect to make a recommendation on an exception for the Building Entrance design.
- C. Limited approval re: transparency requirement be waived as being "inconsistent with the functional design of the building."



Figure 1: 1818 McKinney Road

Figure 3.305.1

Architectural Detailing

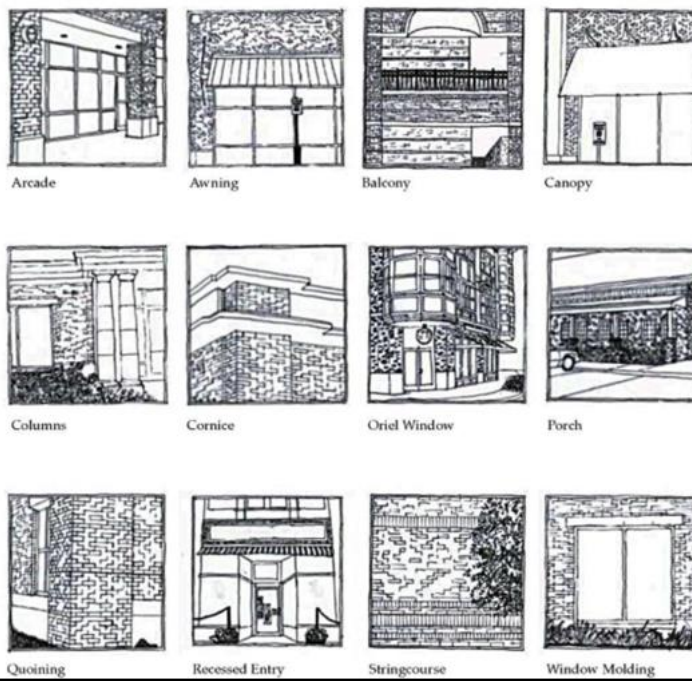
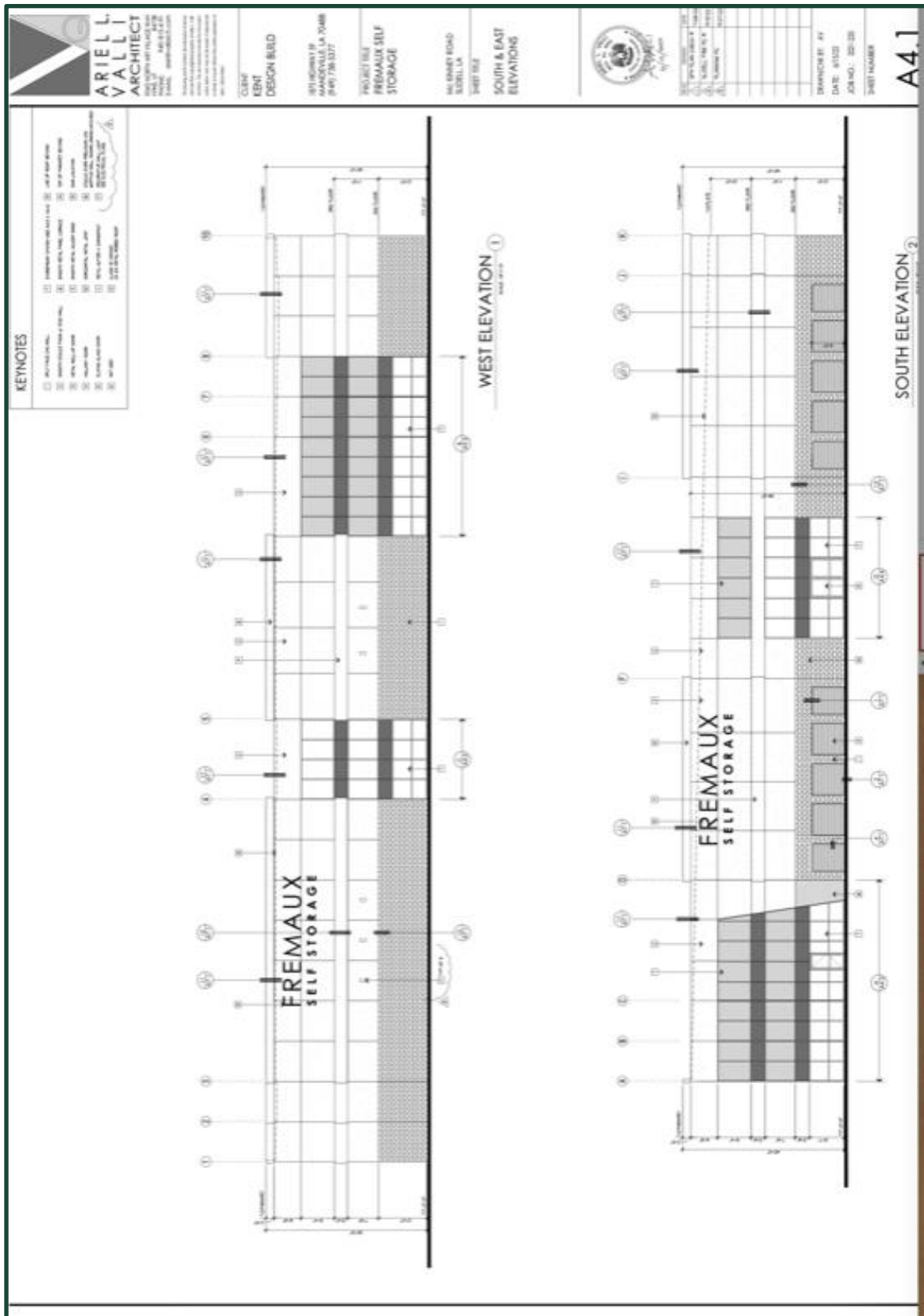


Figure 2: List of Architectural Details





Application for a
VARIANCE
Design Exception

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

This application is for requests for variances, waivers, or other exceptions to certain development regulations, as authorized by the City's Code of Ordinances. The Board of Zoning Adjustment (BZA) considers most variance requests, with the Planning Commission and Planning Director authorized to consider specific types of variance requests. For more information, please speak with a Planner.

Property

Street Address: **1818 McKinney Road**
Current Zoning District: **C-4 Highway Commercial**
Current Use: **Vacant Land**
Property Owner: **Fremaux Climate Controlled Storage, LLC**

Applicant

☒ Property Owner ☐ Other: _____
Name: **Fremaux Climate Controlled Storage, LLC**
Mailing Address: **1331 Ochsner Blvd., Suite 200**
City, State, Zip: **Covington, LA 70433**
Phone # **(318) 306-0492**
Email: **tomlaviv@me.com with a copy to rachel@lavivnational.com**

I acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

 **10-6-22**
Signature of Applicant Date

Signature of Owner, if not applicant Date

Required Attachments

- ☒ True copy of title or deed (proof of ownership)
☐ If an authorized agent, legal authorization for the individual to apply for this variance
☒ Survey of property showing existing conditions
☒ Fees; please speak with a Planner to confirm

Requested Variance, Waiver, Exception

Section number(s) from which a variance is requested
(from the Code of Ordinances)
Section 3.305

This application **must include sufficient information** to illustrate the requested variance. Check which of the following are submitted with this application:

- ☒ **Site Plan or other drawings or documentation.** Drawings shall be dimensioned and drawn to scale no smaller than 1" = 100'.
☒ **Descriptive Information.** Describe the specific requested variance in the space below.

See attached narrative.

Required for BZA Variances

The BZA may only grant a variance if all six standards for variances are complied with. The applicant must provide evidence for each of the six standards.

On the back of this application, or on attached sheets, **provide evidence or arguments** for each of the six standards for BZA variances.

Received By:	Fee \$	Case # V
Received Date:		

2021.10

1818 McKinney Road

Variance – Design Exception

Fremaux Climate Controlled Storage, L.L.C. (“Fremaux Storage”) is the property owner and applicant for the attached Application for a Variance/Design Exception. The property and future storage facility is located at 1818 McKinney Road in Slidell, and is the latest development by Tom Lavin, a local St. Tammany Parish real estate developer and surgeon. Tom, along with his business partner, originally acquired the entire 12.6-acre tract (encompassing 1818 McKinney) in 2018 and later subdivided and developed each parcel creating a professional business park including a retail center and the Fremaux Medical Office Building.

Fremaux Storage has been designed by Ariel Valli, President of Valli Architectural Group in Ivins, Utah. Ariel has 44 years of experience and has designed over 500 self-storage projects across the country. With real estate projects and experience in Utah and Florida, Tom plans to apply this St. Tammany storage facility model across the country. Currently, locations in the Florida panhandle and Park City, Utah are under consideration.

Fremaux Storage’s unique gray and blue color, three-story curtain wall glass façade feature, and fully climate controlled large bays with exterior access for RV’s and other larger vehicles make this development an innovative model for future success nationwide. The facility also boasts a state-of-the-art security system and access controls. In addition to the 808 interior storage units located within the three-story main building, there are 80 exterior parking spots for vehicles and boat storage behind an 8’ high cedar wood fence.

During a recent review, the City of Slidell permitting office requested fifty percent (50%) more transparency on the front elevation of the facility along with more architectural features on the north side. For Fremaux Storage, more transparency on the front elevation would expose interior tenant storage units, invade tenant privacy, and would not be aesthetically pleasing from the street-view. Moreover, the implementation of a curtainwall storefront and awnings to supplement existing architectural features would cause an entire structural redesign, unnecessary cost and delay to the project, and, most importantly, interfere with Fremaux Storage’s brand and model for future projects.

Tom and Ariel have worked extensively with the City of Slidell Planning Department and the permitting and engineering departments to design a structure that meets applicable design codes in relation to materials, lighting features and landscaping, including the preservation of a large oak at the entrance and a cluster of oaks at the rear of the property.

Fremaux Storage is requesting that any additional requirements related to architectural design and transparency be waived to allow this innovative and attractive storage facility to continue and be a model for future developments across the country.