

City of Slidell, Louisiana
Planning Commission
Agenda

November 14, 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 October 17, 2022
4. **Public Hearing**

A22-06: A request to establish the zoning classification of property petitioned for annexation (**Z22-08**), being a parcel containing approx. 6 acres, approx. 400 ft east of Amber St, bordered by Coral St (a parish road) and Gause Blvd E to the south; requested by Nunnally Pollard Development LLC and Theriot Holdings LLC

A22-07: A request to establish the zoning classification of property petitioned for annexation (**Z22-09**), being a vacant parcel of land containing approx. 2.027 acres, located along the southern right-of-way of Gause Blvd West (US 190), from Gause Blvd intersection with Northshore Blvd westward to Mall Blvd approx. 816 ft; requested by Bayou Liberty Property LLC

S22-05: A request for a Final Plat to subdivide eighteen (18) lots with 1.3 acres; located off Bosworth Street and Old Spanish Trail (Hwy 433) including improvements at 56634 Bosworth St; identified as Lots 11 – 16, and 40 – 46; and vacant Lots 23 – 26 and 36 – 39 of Square 5, Central Park Subdivision, Sec. A; into two (2) lots; requested by KB Kaufmann & Company Inc

5. **Other Business**
 - a. **Review of proposed 2023 Meeting Calendar**
 - b. **Election of Officers, December Meeting**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be December 12, 2022.



City of Slidell, Louisiana
Planning Commission
Minutes

October 17, 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 7:03 p.m.

Commissioners Present

Mary Lou Hilts, Chair
Lance Grant
Gayle Green
Michael Newton
Landon Washington

Commissioners Not Present

Richard Reardon
Tim Rogers

Staff Present

Theresa Alexander, Planner
Erica Smith, Planning Dept.
Eric Lundin, Desire Line

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Green to approve minutes of September 19, 2022 as written; Commissioner Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

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 acres, 2) a parcel of land containing 0.222 acres, 3) a parcel of land containing 0.53 acres, 4) a parcel of land containing 0.653 acres, and 5) a parcel of land containing 0.386 acres into one Parcel, Parcel A, requested by Roberts Landing, LLC.

Chairperson Hilts introduced the item and asked if anyone from the public wished to speak on the matter. No one came forward.

Chairperson Hilts asked staff for their report and recommendation. Eric Lundin reviewed the staff report and pointed out that approval of the subdivision plat would create one lot out of five lots all owned and being used by one business and that the subdivision would eliminate the unaddressed, landlocked substandard lot. The resulting parcel would be conforming and would be easier to manage and regulate.

Commissioners Washington and Grant then discussed with Eric Lundin a concern about creating such a large lot in this area, especially given last month's application, since forwarded to the council, to rezone all five parcels C-2W Waterfront Mixed Use. Commissioner Washington also expressed concern over the rezoning and resubdivision in concert with the water redevelopment plan the city is working on. Eric Lundin proffered that leaving these properties separate would not change the rezoning and use allowed on them nor would it have any direct effect on the waterfront redevelopment plan. Leaving them separate does make regulating them in terms of providing infrastructure, water and sewer billing, occupation licensing, and other administrative actions more difficult.

Commissioner Washington made motion to approve the Final Plat as presented; Commissioner Grant seconded. A vote was taken with the result of 5 YAYS, 0 NAYS, 0 ABSTAIN the motion was approved.

- 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.

Chairperson Hilts introduced the item and asked if there was anyone from the public wishing to speak.

Eric Lundin, after being recognized by Chairperson Hilts, informed the Commission that in a meeting with the owner/developers representative and architect just prior to the Commission meeting the owners representative agreed to make modifications to the architectural elevations to meet the City's design requirements. As a result of this agreement, the owner's representative had withdrawn their design exception application.

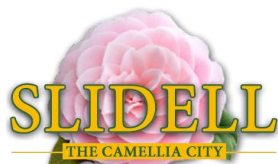
5. Other Business

- a. Eric Lundin discussed with the Commission their concerns about the waterfront redevelopment plan and what planning and zoning commission actions and approvals may be required. Eric Lundin made the suggestion that the Administration could have someone come before the Commission and present the plan to them for their consideration and input. As a result of the discussion, Chairperson Hilts directed staff to coordinate a presentation on the waterfront redevelopment for the next meeting.

6. General and Public Comments.

- a. Theresa Alexander introduced Erica Smith to the Commission and explained she would be assuming duties as Secretary to the Planning and Zoning Commissions.

- 7. **Adjournment.** Meeting adjourned at 7:35 p.m on motion by Commissioner Green, second by Commissioner Grant, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



Planning
Department

STAFF REPORT

Resubdivision of Lots 11-13, 40-46, 23-26, and 36-39, Square 5, Central Park Subdivision into Lots 11A and 23A

Subdivision

Case No. S22-05

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

Petitioner(s): K. B. Kaufmann & Co.

Zoning: C-4 Highway Commercial

Proposed Zoning: No Change

Request: Re-subdivide lots 11-13 and 40-46 into Lot 11A and lots 23-26 and 36-39 into Lot 23A, Square 5, Central Park Subdivision

Location: Square 5, Central Park Subdivision, Section 23, T-9-S, R-14-E and fronting on Old Spanish Trail (Hwy 433) and on Bosworth St. (Figure 1 and 2)

Planning Commission

Public Hearing: November 21, 2022

RECOMMENDATIONS:

Planning Department

Approval

Preservation Commission

N/A

1. Findings.

A. Central Park Subdivision.

- 1) Central Park was created as a residential subdivision circa January 1929. The subdivision consisted, with some exceptions, of 25-foot wide by 125-foot-deep residential lots in a grid street pattern (Figure 2). Some lots are deeper than 125 feet due Old Spanish Trail running at a 45-degree angle along the subdivision's western boundary.
- 2) After the subdivision's creation, lots 11-13, 40-46, 23-26, and 36-39; Square 5, Central Park Subdivision were zoned C-4 Highway Commercial.

B. Application.

- 1) The applicant, K.B. Kaufmann & Co., requests that lots 11-13 and 40-46 be resubdivided or combined into Lot 11A and that lots 23-26 and 36-39 be resubdivided into Lot 23A, Square 5, Central Park Subdivision (Figure 3).
- 2) At present, a health clinic is located on existing lots 11-13 and 40-46, and one of two driveways providing access to the clinic is located on lots 23-26 and 36-39. A summary of the applicant's request and existing conditions follows below:

Current Lots	Request Resub Lots To	Current Use	Current Zoning	New Zoning
11-13	11A	Health Clinic	C-4 Highway Commercial	No Change
40-46				
23-26	23A	One of Two Driveway Access to Clinic		
36-39				

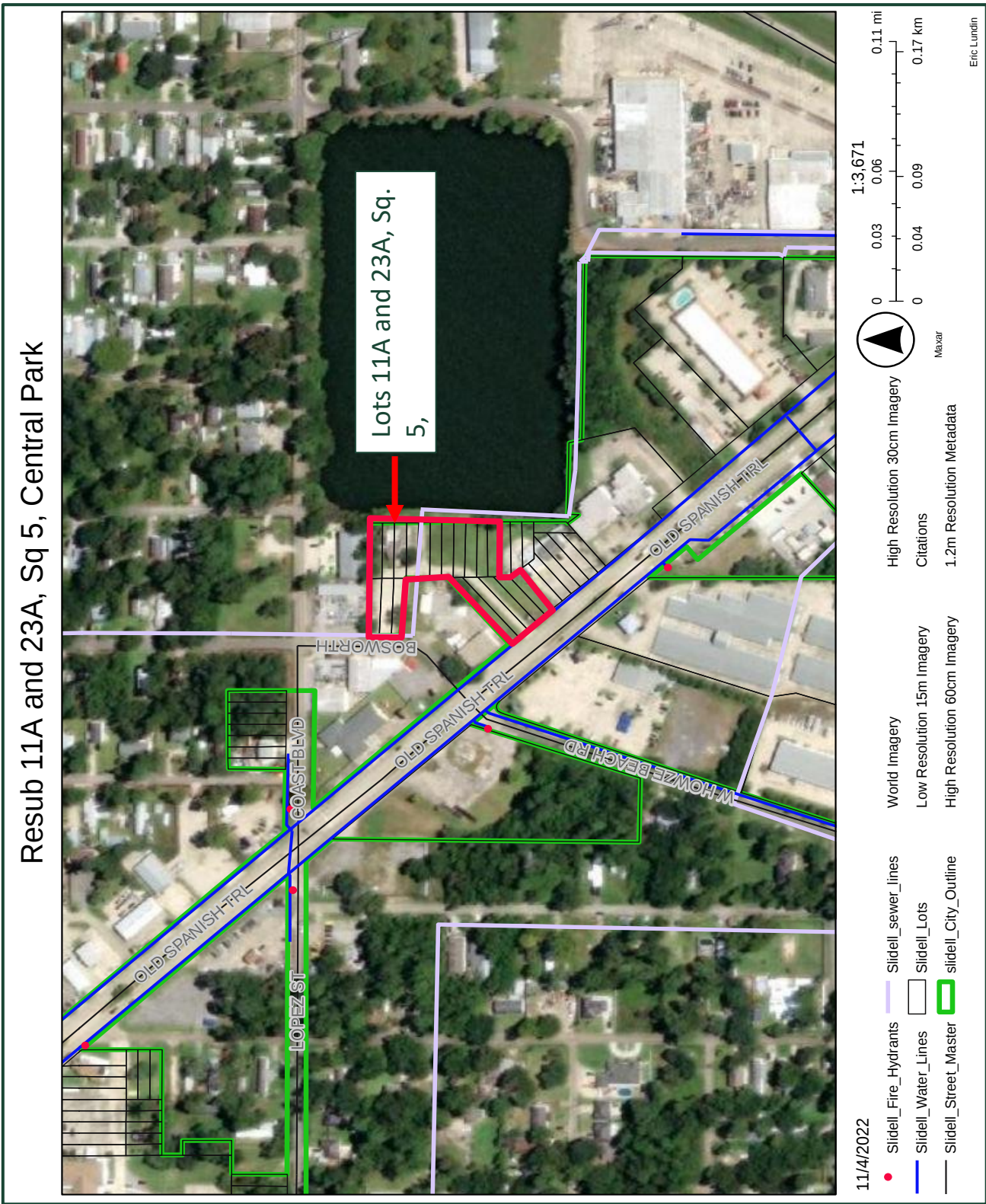
D. *Public Infrastructure Assessment.* (Figure 1)

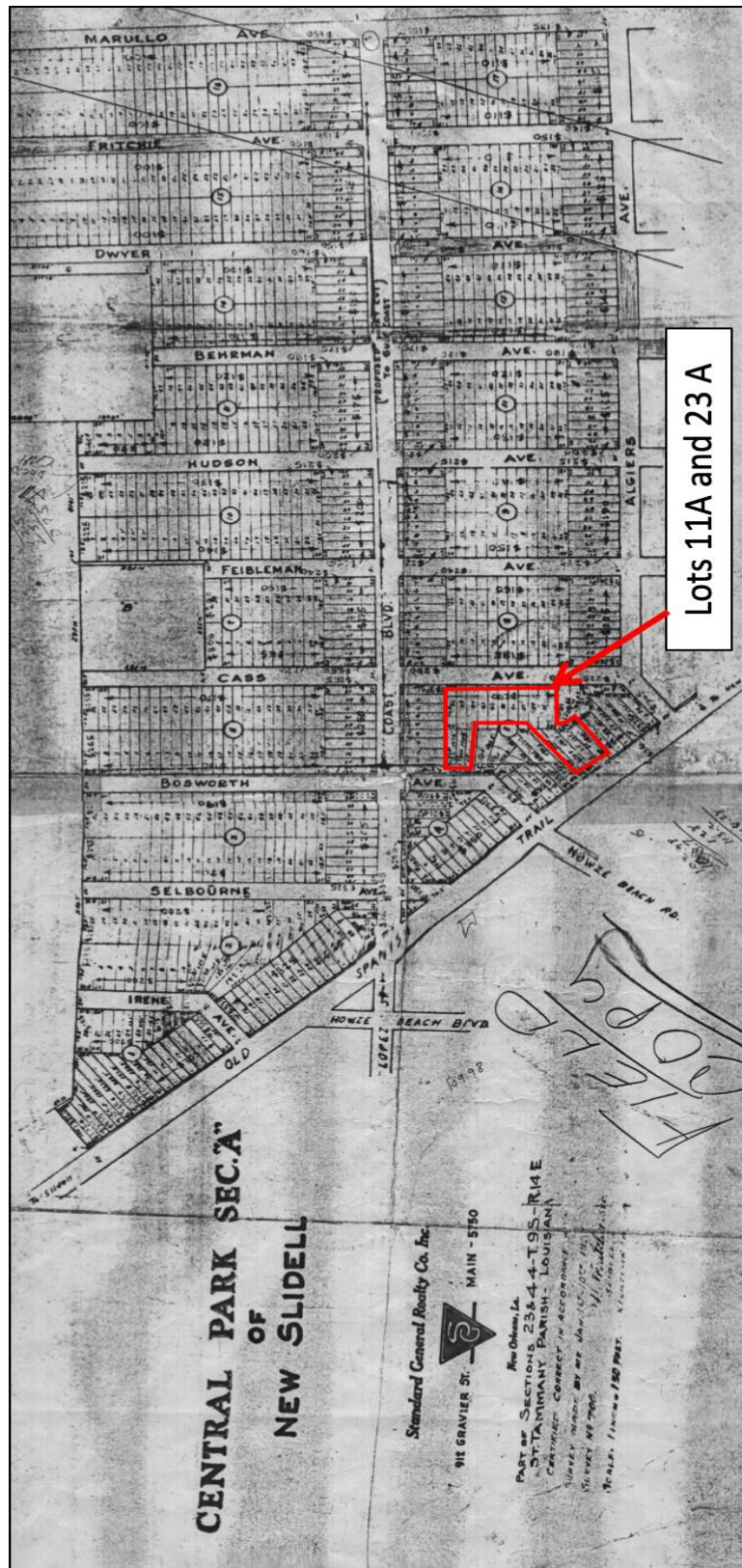
Utility	Lot 11A	Lot 23A
Water	• Approximately 200-foot extension of a 4-inch water line necessary along north shoulder of Old Spanish Trail along Bosworth Street right-of-way; OR • Approximately 280-foot extension of a 10-inch water line necessary along south shoulder of Old Spanish Trail then north along Bosworth Street right-of-way.	• 4-inch water line along north shoulder of Old Spanish Trail abutting the lot. • Approximately 90-foot extension of 10-inch water line along the south shoulder of Old Spanish Trail right-of-way.
Sewer	15-inch gravity sewer line bisecting Lot 11A.	15-inch gravity sewer line bisecting Lot 11A then running along public right-of-way on the east side of lot 23A.
Access	Street frontage provided on Bosworth Street.	Street frontage provided on Old Spanish Trail (Hwy 433).

2. *Conclusions.*

- A. Lots 11-13, 40-46, 23-26 and 36-39 in Central Park Subdivision were subdivided for residential development in 1929 having approximately 25 feet in lot width.
 - B. Lots having approximately 25 feet in lot width are substandard or unable to meet the requirements of the City of Slidell Code of Ordinance to reasonably accommodate future development.
 - 1) Single-family residential lots in the City of Slidell require at least 70 feet in lot width and a minimum lot area of 8,400 square feet.
 - 2) Lots having 25-feet in width severely limit a developer's ability to meet parking, driveways, and building code requirements for commercial development.
 - C. The proposed request to resubdivide existing lots would result in:
 - 1) Resolving 18 existing substandard lots, including lots 11-13, 40-46, 23-26, and 36-39, Sq 5, Central Park Subdivision.
 - 2) Create two conforming, buildable lots of record able to meet parking, driveways, setbacks, and landscaping requirements of the Code for commercial development in the City of Slidell.
 - D. Proposed lots 11A and 23A are provided reasonable access to connect to the City's sewer, water, and public streets systems. Note that water lines for Lot 11A would require an extension between 200 (4-inch line) to 280 feet (10-inch line) along the Bosworth Street right-of-way, depending on the future land use water requirements.
3. *Recommendation.* The resubdivision of existing lots 11-13, 40-46, 23-26, and 36-39, Square 5, Central Park Subdivision to Lots 11A and 23A, Square 5, Central Park Subdivision be approved.

Figure 1: Re-subdivision Location and Utilities





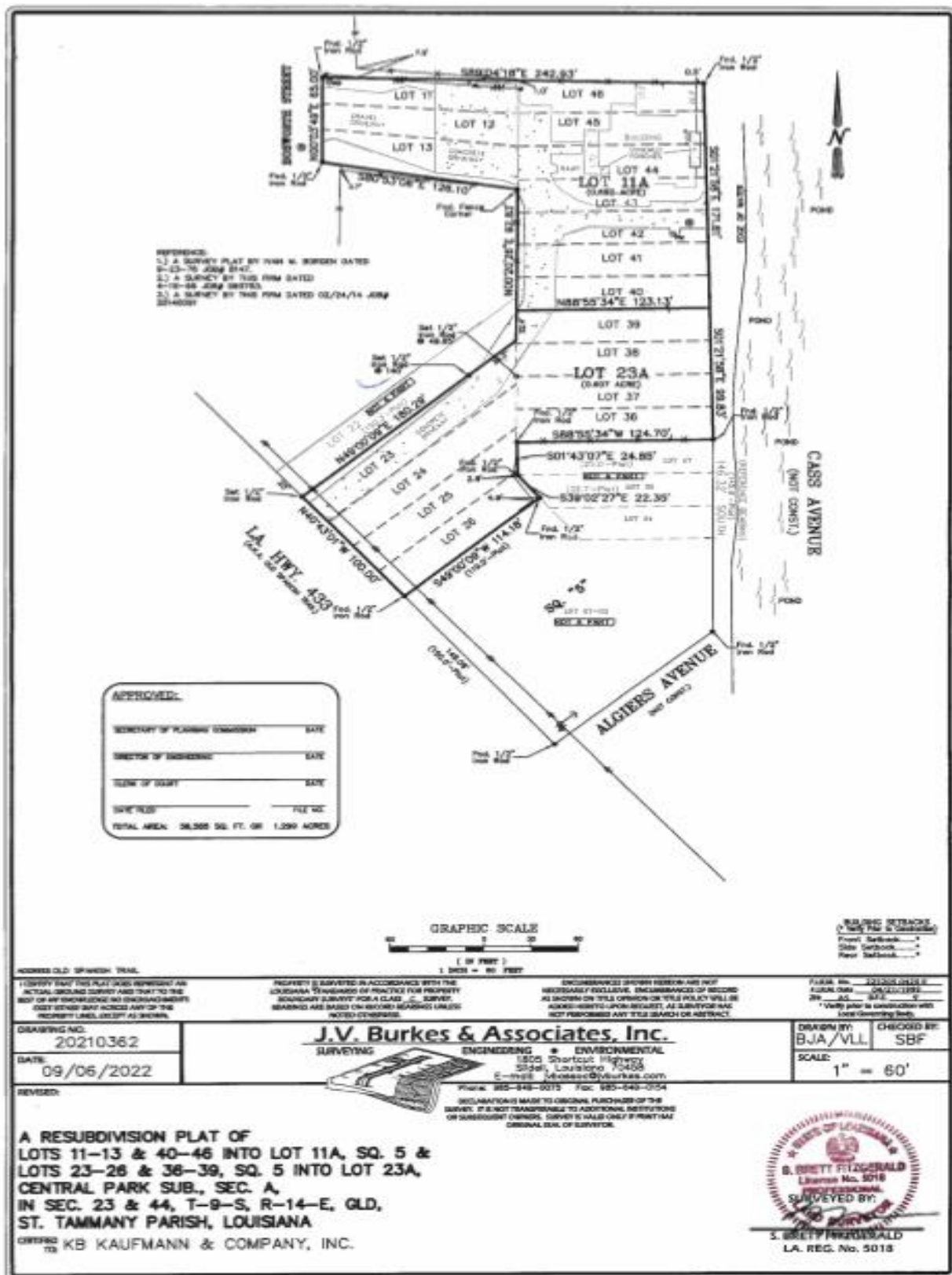


Figure 3: Proposed Plat for 11A and 23A, Sq. 5, Central Park



Staff Report

Case No. A22-06 & Z22-08

Annexation and Establishment of City Zoning Classification of
Properties along Gause Blvd, extending to Coral Dr and Amber St

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

Location: Lots 1, 2, 3, 4, and 8A, Square 17, Pearl Acres Subdivision
(Figure 1 and surveys in attached application).

Petitioner: Nunnally Pollard Development.

Zoning: St. Tammany Parish, HC-2 Highway Commercial.

Future Land Use: Commercial.

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

Parish Concurrence: Not required.

Timeline:

Organization	Consent/Introduction	Public Hearing
Planning and Zoning Commission	10-17-2022	11-14-22
St. Tammany Parish Council	N/A	N/A
The City of Slidell Council	12-06-2022	1-10-2023

Recommendations/Concurrence:

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

1. Findings.

A. *Location.* Lots 1, 2, 3, and 8A, Square 17, Pearl Acres Subdivision (**Figure 1**). The property is east of the intersection of Gause Blvd East and Amber Dr. and is bounded by:

- 1) North: Coral Ave.
- 2) East: Multi-family complex and commercial business.
- 3) South: Gause Blvd East.
- 4) West:
 - a) Southern half: French Branch (natural waterway).
 - b) Northern half: Amber St.

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

- 1) Lots 1, 2, and 3, Square 17, Pearl Acres Subdivision.
 - a) Owner: Nunnally Pollard Development.
 - b) Zero (0) registered voters (Certificates of Registrar of Voters dated September 15, 2022).
 - c) An assessed value = \$3,708. The property owner, who represents \$3,708 (100%) of the assessed value of the property, signed the Annexation Petition (Assessors Certificate of Ownership dated September 13, 2022).
- 2) Lot 8A, Square 17, Pearl Acres Subdivision.
 - a) Owner: Theriot Holdings, LLC.
 - b) Zero (0) registered voters (Certificates of Registrar of Voters dated September 15, 2022).
 - c) An assessed value = \$4,000. The property owner, who represents \$4,000 (100%) of the assessed value of the property, signed the Annexation Petition (Assessors Certificate of Ownership dated September 13, 2022).
- C. *Eligibility for Annexation.* The petitioned property is contiguous with the City's corporate limit along its southern and southwestern property line making it approximately 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 property as commercial.
- E. *Zoning (Figure 2).*
 - 1) *St. Tammany Parish zoning.* The property is currently zoned HC-2 Highway Commercial. Adjacent properties that will remain in St. Tammany Parish are currently zoned:
 - a) North (north of Coral Ave): HC-1 Highway Commercial.
 - b) East: HC-2 Highway Commercial.
 - c) South (across Gause Blvd East): HC-3 Highway Commercial.
 - d) Northwest (across Amber St.): A-3 Suburban.
 - 2) *City of Slidell zoning.*
 - a) Southwest (across French Branch): C-4 Highway Commercial.
 - 3) *Zoning comparison.* Compatible. **Figure 3** compares St. Tammany Parish HC-2 Highway Commercial permitted and conditional uses with City of Slidell C-4 Highway Commercial.
- F. *Sales Tax Enhancement Plan.* As rezoning to City of Slidell C-4 Highway commercial from St. Tammany Parish HC-2 Highway commercial will not be an intensification of use, the City and Parish should split sales tax 50/50.
- G. *Access and Utilities (Figure 1).*
 - 1) *Access.* The subject property has frontage on Gause Blvd East, Amber St., and Coral Ave. All of which are public rights-of-way.
 - 2) *Water.* There is an eight-inch water line located at the property's western boundary line in the Gause Blvd East right-of-way.

- 3) *Fire Service*. There is a fire hydrant located near the property's western boundary line in the Gause Blvd East right-of-way.
- 4) *Sewer*. There is an eight-inch gravity sewer line located at the property's western boundary line in the Gause Blvd East right-of-way.
- 5) *Storm Water Drainage*. Storm water flows into Gause Blvd East drainage system.

H. *Flood Zone*.

- 1) *Effective FIRM*: A1 Zone with BFE of twelve (12) feet.
- 2) *ABFE*: Not applicable.
- 3) *Design Flood Elevation (DFE)*: Fourteen (14) feet (BFE of twelve (12) feet+ two (2) feet of freeboard).
- 4) *Ground Height*. Varies. Nine point six (9.6) feet msl near southern property line to ten point four (10.4) feet in the northern part of the property.

I. *Wetlands*. Upon review of the U. S Department of Wildlife and Fisheries National Wetlands Inventory Map (**Figure 4**) French Branch, which abuts the southwest part for the property, is classified as R2UBH.

- R = Riverine
- 2 = Lower Perennial.
- UB = Unconsolidated Bottom
- H = Permanently Flooded.

Development on land outside the defined waterway can occur, but care will need to be taken during construction and development to ensure wetlands are not adversely impacted by runoff or erosion.

2. Conclusions.

- A. The property identified as Lots 1, 2, 3 and 8A, Square 17, Pearl Acres Subdivision are eligible for annexation (**Figure 1**).
- B. Both the proposed annexation and rezoning of the property to C-4 Highway Commercial are consistent with the Slidell 2040 Comprehensive Plan.
- C. Zoning the property C-4 Highway Commercial would not be an intensification of zoning from St. Tammany Parish HC -2 Highway Commercial.
- D. Access to the property from a public right-of-way is available from Gause Blvd East, Amber St. and Coral Ave.
- E. The property can be supported by utilities. If developed, owner will have to extend sewer and water lines east along Gause Blvd right-of-way in line with the property's eastern boundary.
- F. Any development on the property will be required to comply with the City's Floodplain regulations to include construction of the lowest habitable floor above the City's DFE of fourteen (14) feet.
- G. The adjacent wetlands must be protected from adverse impacts from development (i.e., runoff and erosion).

3. Recommendation.

- A. The City of Slidell annex the subject property which includes Lots 1, 2, 3, and 8A, Square 17, Pearl Acres Subdivision (**Figure 1**).
- B. The annexed property be zoned City of Slidell C-4 Highway Commercial.

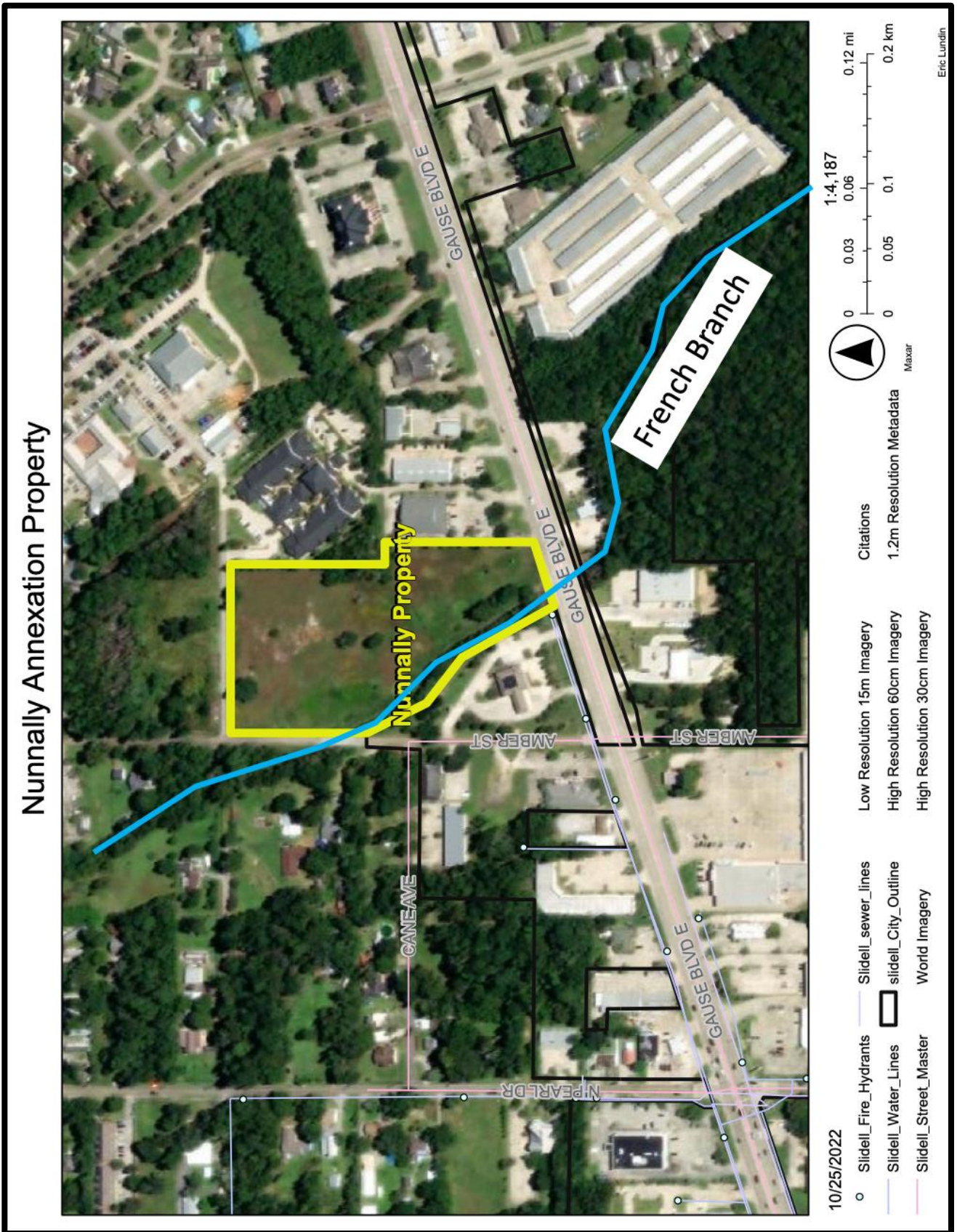


Figure 1: Nunnally Annexation Property Location Map

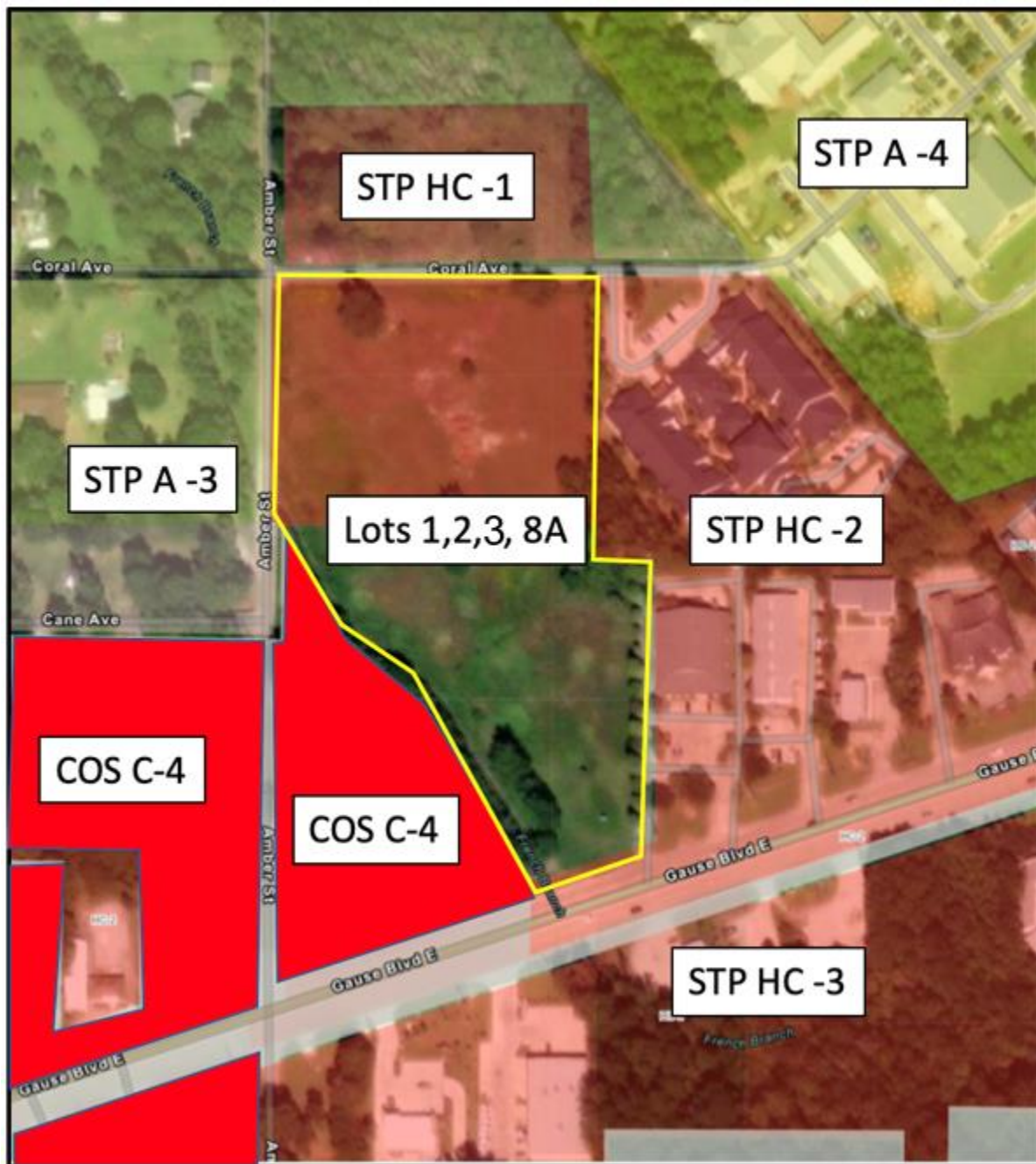


Figure 2: St Tammany Parish and City of Slidell Zoning

Parish Permitted Uses	Parish HC-2	City C-4
Printing Establishments	Green	Red
Indoor Research & Testing	Green	Red
Specialty Food Processing	Green	Red
Parking Lots	Green	Yellow
Portable Storage Containers	Green	Yellow
Display of Pre-Assembled Equipment	Green	Yellow
Veterinary Clinics	Green	Green
Warehouse Centers	Green	Green
Liquor Stores	Green	Green
Commercial Kennels	Green	Green
Outdoor Storage Yards	Green	Green
Automotive Repairs	Green	Green
Automotive Sales	Green	Green
Health Establishments	Green	Green
Home Building Supply Show Rooms	Green	Green
Publishing Establishments	Green	Green
Drug Stores	Green	Green
Dry Cleaning	Green	Green
Laundries	Green	Green
Auditoriums	Green	Green
Car Wash	Green	Green
Banks	Green	Green
Drive-In Restaurants	Green	Green
Athletic/ Cardio Studios	Green	Green
Restaurants	Green	Green
Grocery Stores	Green	Green
Farmer's Market	Green	Green
Automotive Parts Stores	Green	Green
Business Schools	Green	Green
Catering Establishments	Green	Green
Department Stores	Green	Green
Funeral Homes	Green	Green
Parcel Post Delivery Stations	Green	Green
Clinics	Green	Green
Gas Stations	Green	Green
Offices	Green	Green
Parks	Green	Green
Fine Arts Buildings	Green	Green
Clubs, Lodges, etc.	Green	Green
Lodging	Green	Green
Dental Laboratories	Yellow	Green
Army Surplus Sales	Yellow	Green
Pizza Parlors	Yellow	Green
Photographic Studios	Yellow	Green
Dry Goods Stores	Yellow	Green
Shoe Stores	Yellow	Green
Parish Conditional Uses	Parish HC-2	City C-4
Seasonal Seafood Peddlers	Yellow	Red
Seasonal Produce Stands	Yellow	Red
Wholesale Merchandise Broker	Yellow	Green
Snowball Stands	Yellow	Green
Christmas Tree Sales	Yellow	Green
Convenience Stores (With Gas)	Yellow	Green
Single-Family Dwelling	Yellow	Green
Notes		
Permitted Use	Green	Green
Conditional or no exact match	Yellow	Yellow
Prohibited	Red	Red

Figure 3: Comparison of St. Tammany Parish and City of Slidell Zoning

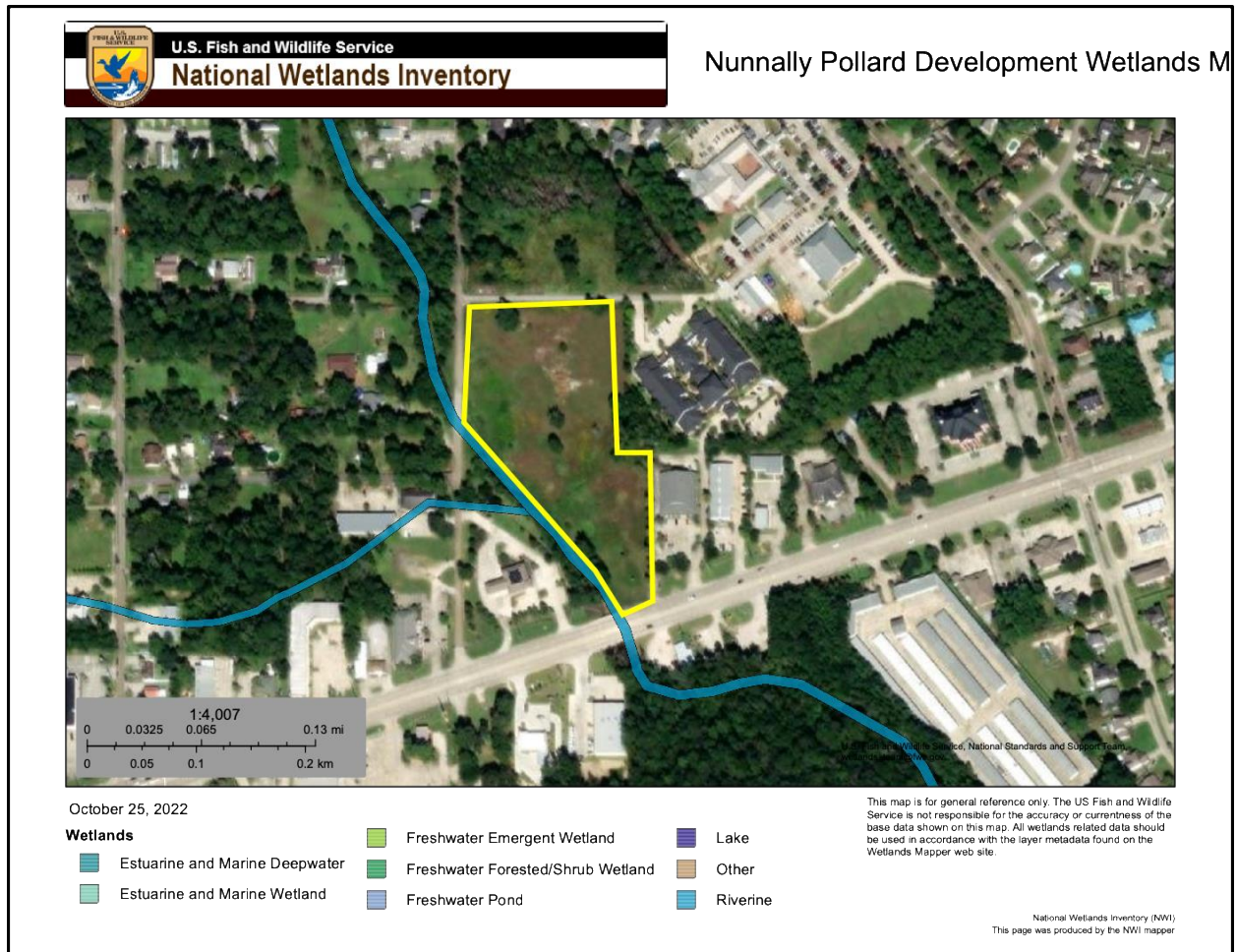
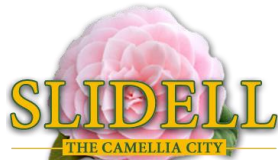


Figure 4: US Wildlife and Fisheries Wetlands Delineation Map



Planning Department

STAFF REPORT

Case No. A22-07 & Z22-09

Annexation and Establishment of City Zoning Classification of
Property located along the south side of Gause Blvd West (Hwy 190) between
intersections of Northshore Blvd and Mall Blvd

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

Location: The subject property is 2.027 acres located in Section 37, T8S, R14 and further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022, which is included in the attached annexation application (**Figure 1 & 5**).

Petitioner: Bayou Liberty Property, LLC

Zoning: St. Tammany Parish, HC-2 Highway Commercial

Future Land Use: Commercial

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

Parish Concurrence: Not required

Timeline:

Organization	Consent/Introduction	Public Hearing
Planning and Zoning Commission	10-17-2022	11-14-22
St. Tammany Parish Council	N/A	N/A
The City of Slidell Council	12-06-2022	1-10-2023

Recommendations/Concurrence:

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

1. Findings.

- A. *Location.* The subject property is 2.027 acres located in Section 37, T8S, R14 and further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022. The property is located on the south side of US Hwy 190 (Gause Blvd West) between intersections with Northshore Blvd and Mall Blvd (**Figure 1 and 5**).
- B. *Existing conditions.* The petitioned property has:
- 1) Zero (0) registered voters (Certificate of Registrar of Voters dated September 29, 2022).

- 2) An assessed value of \$37,419. The property owner, who represents \$37,419 (100%) of the assessed value of the property, signed the Annexation Petition (Assessors Certificate of Ownership dated September 29, 2022).
- C. *Eligibility for Annexation.* The petitioned property is contiguous with the City's corporate limit along its northern and eastern property line making it approximately 80% 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 property as commercial.
- E. *Zoning (**Figure 2**).*
 - 1) *St. Tammany Parish zoning.* The property is currently zoned HC-2 Highway Commercial. Adjacent property that will remain in St. Tammany Parish is currently zoned:
 - a) South boundary: A-2 Suburban.
 - b) West boundary: A-2 Suburban.
 - 2) *City of Slidell zoning.*
 - a) East Boundary: City of Slidell C-4 Highway Commercial.
 - b) North across US Hwy 190 (Gause Blvd): City of Slidell C-4 Highway Commercial.
 - c) Mall Area north side of US Hwy 190 (Gause Blvd): C-6 Shopping Mall.
 - 3) *Zoning comparison.* Compatible. **Figure 3** compares St. Tammany Parish HC-2 Highway permitted and conditional uses with City of Slidell C-4 Highway Commercial.
- F. *Sales Tax Enhancement Plan.* As rezoning to City of Slidell C-4 Highway commercial from St. Tammany Parish HC-2 Highway commercial will not be an intensification of use, the City and Parish will split sales tax 50/50.
- G. *Access and Utilities (**Figure 1**).*
 - 1) *Access.* The subject property has frontage on US Hwy 190 (Gause Blvd. West).
 - 2) *Water.* The City of Slidell has an existing eight (8) inch water line located across US Hwy 190 (Gause Blvd. West) which must be extended approximately one hundred seventy-five (175) feet under US Hwy 190 (Gause Blvd. West) to support development of the site.
 - 3) *Fire Service.* There is currently no fire hydrant located within three hundred (300) feet of the property. If the property is developed, a fire hydrant must be installed. The extension of the eight (8) inch water line can support a fire hydrant.
 - 4) *Sewer.* The City of Slidell has an existing sewer main located across US Hwy 190 (Gause Blvd West) which must be extended approximately one hundred seventy-five (175) feet under US Hwy 190 (Gause Blvd West) to support development of the site.
 - 5) *Storm Water Drainage.* Storm water flows into drainage ditches along both US Hwy 190 (Gause Blvd West).

H. *Flood Zone.*

1) *Effective FIRM:*

- a) West portion: A2 Zone with a BFE of approximately twelve (12) feet above msl
- b) East Portion: Zone B

2) *ABFE:* Not applicable.

3) *Ground Height.* Approximately Twelve (12) feet above mean sea level (msl) as determined by LIDAR data.

I. *Wetlands.* Upon review of the U. S Department of Wildlife and Fisheries National Wetlands Inventory Map (**Figure 4**) there are no wetlands on or near the Sizeler property.

2. Conclusions.

- A. The subject property consisting of 2.027 acres located in Section 37, T8S, R14 and further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022 and is eligible for annexation (**Figure 5**).
- B. Both the proposed annexation and rezoning of the property to C-4 Highway Commercial are consistent with the Slidell 2040 Comprehensive Plan.
- C. Zoning the property C-4 Highway Commercial would not be an intensification of zoning from St. Tammany Parish HC -2 Highway Commercial.
- D. Access to the property from a public ROW is available from US Hwy 190 (Gause Blvd West).
- E. The property can be supported by utilities that must be installed by the developer of the property. Water and sewer service must be extended approximately one hundred seventy-five (175) feet under US Hwy 190 (Gause Blvd West) to the property and a fire hydrant must be installed.
- F. Development of the property will not have an adverse effect on the City's floodplain.
- G. Development of the property will not affect a delineated wetland.

3. Recommendation.

- A. The City of Slidell annex the subject property, which is 2.027 acres and located in Section 37, T8S, R14, further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022 (**Figure 5**).
- B. The annexed property be zoned City of Slidell C-4 Highway Commercial.

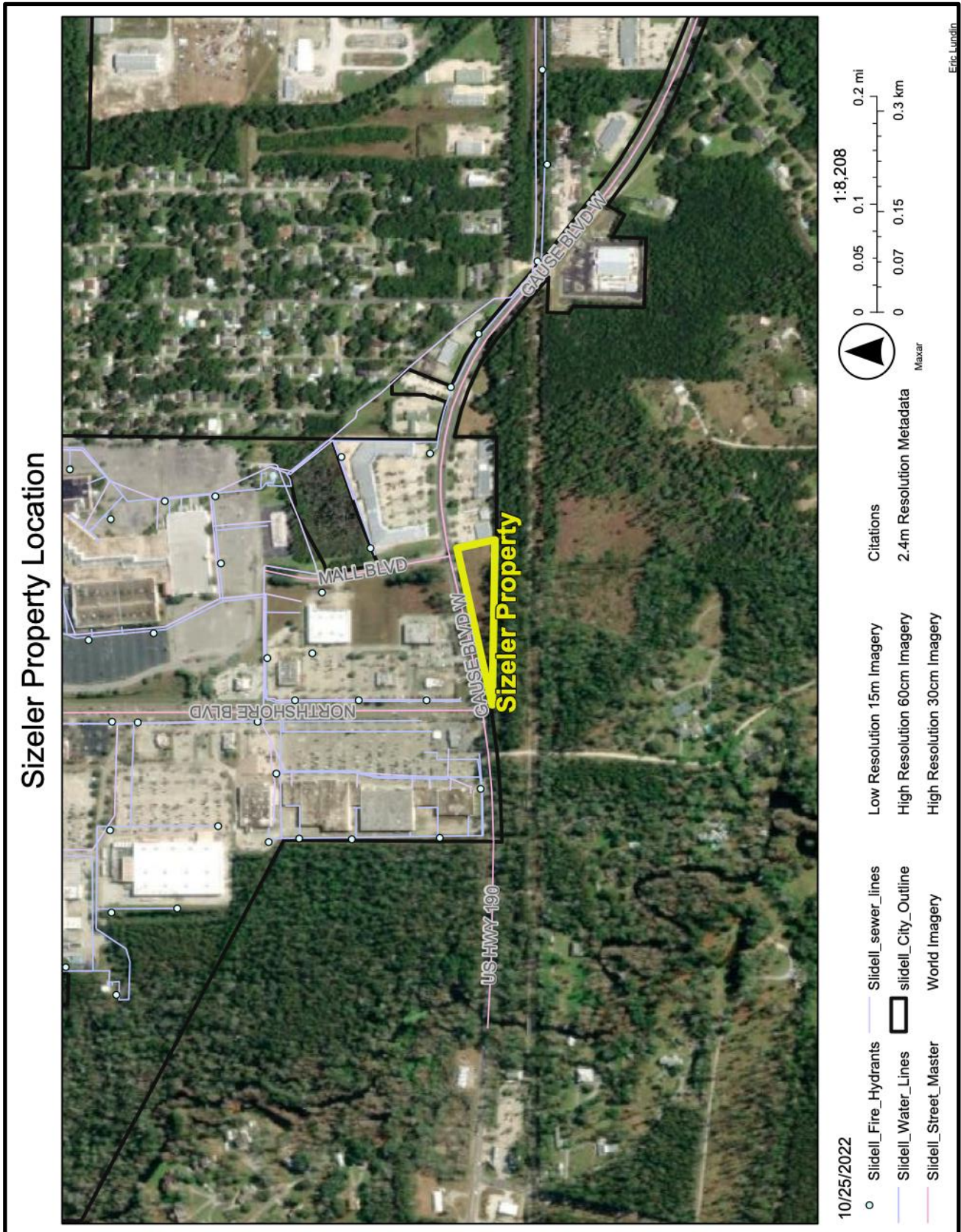


Figure 1: Sizeler Property

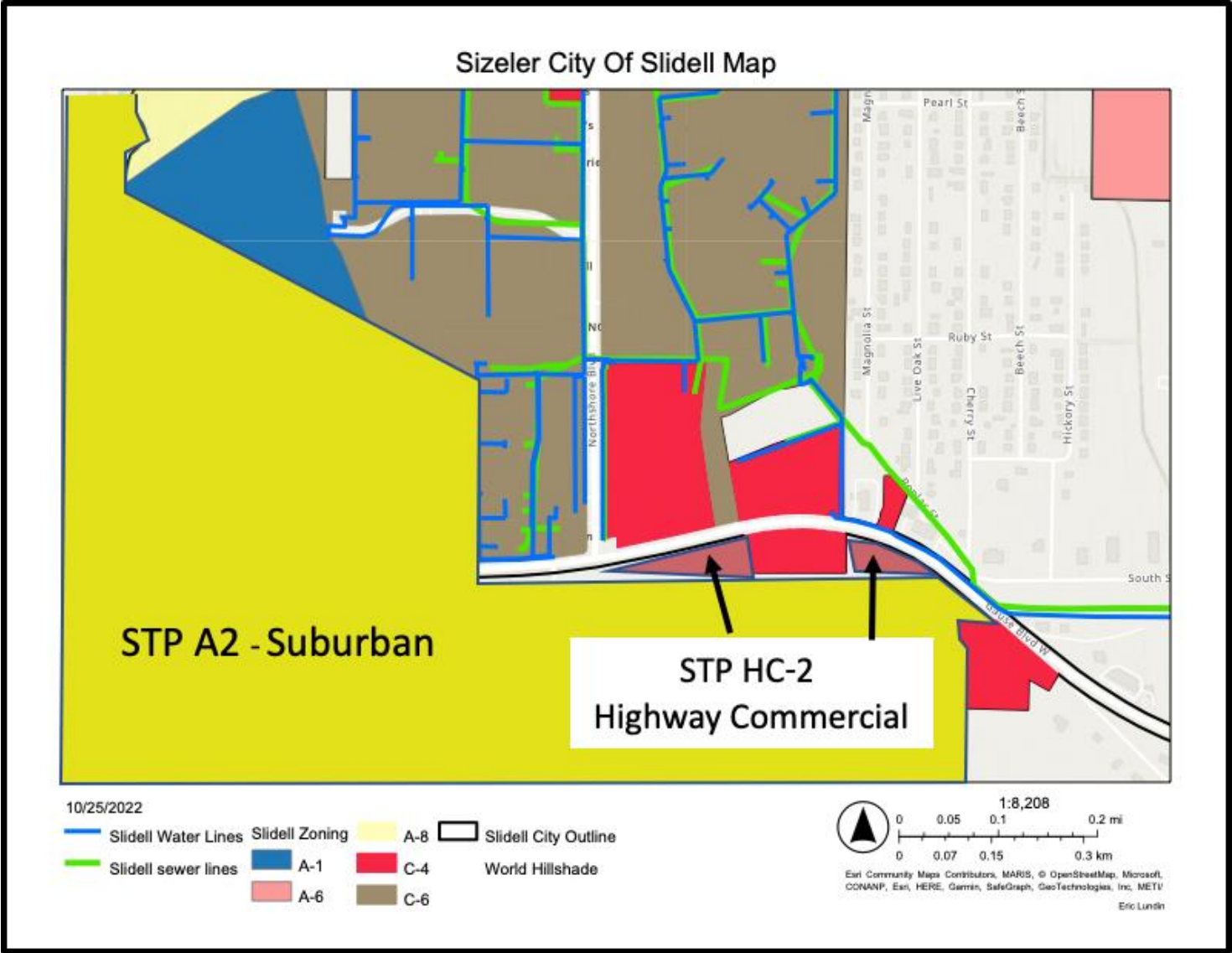


Figure 1: St Tammany Parish and City of Slidell Zoning

Parish Permitted Uses	Parish HC-2	City C-4
Printing Establishments	Green	Red
Indoor Research & Testing	Green	Red
Specialty Food Processing	Green	Red
Parking Lots	Green	Yellow
Portable Storage Containers	Green	Yellow
Display of Pre-Assembled Equipment	Green	Yellow
Veterinary Clinics	Green	Green
Warehouse Centers	Green	Green
Liquor Stores	Green	Green
Commercial Kennels	Green	Green
Outdoor Storage Yards	Green	Green
Automotive Repairs	Green	Green
Automotive Sales	Green	Green
Health Establishments	Green	Green
Home Building Supply Show Rooms	Green	Green
Publishing Establishments	Green	Green
Drug Stores	Green	Green
Dry Cleaning	Green	Green
Laundries	Green	Green
Auditoriums	Green	Green
Car Wash	Green	Green
Banks	Green	Green
Drive-In Restaurants	Green	Green
Athletic/ Cardio Studios	Green	Green
Restaurants	Green	Green
Grocery Stores	Green	Green
Farmer's Market	Green	Green
Automotive Parts Stores	Green	Green
Business Schools	Green	Green
Catering Establishments	Green	Green
Department Stores	Green	Green
Funeral Homes	Green	Green
Parcel Post Delivery Stations	Green	Green
Clinics	Green	Green
Gas Stations	Green	Green
Offices	Green	Green
Parks	Green	Green
Fine Arts Buildings	Green	Green
Clubs, Lodges, etc.	Green	Green
Lodging	Green	Green
Dental Laboratories	Yellow	Green
Army Surplus Sales	Yellow	Green
Pizza Parlors	Yellow	Green
Photographic Studios	Yellow	Green
Dry Goods Stores	Yellow	Green
Shoe Stores	Yellow	Green
Parish Conditional Uses	Parish HC-2	City C-4
Seasonal Seafood Peddlers	Yellow	Red
Seasonal Produce Stands	Yellow	Red
Wholesale Merchandise Broker	Yellow	Green
Snowball Stands	Yellow	Green
Christmas Tree Sales	Yellow	Green
Convenience Stores (With Gas)	Yellow	Green
Single-Family Dwelling	Yellow	Green
Notes		
Permitted Use	Green	
Conditional or no exact match	Yellow	
Prohibited	Red	

Figure 3: Comparison of St. Tammany Parish and City of Slidell Zoning

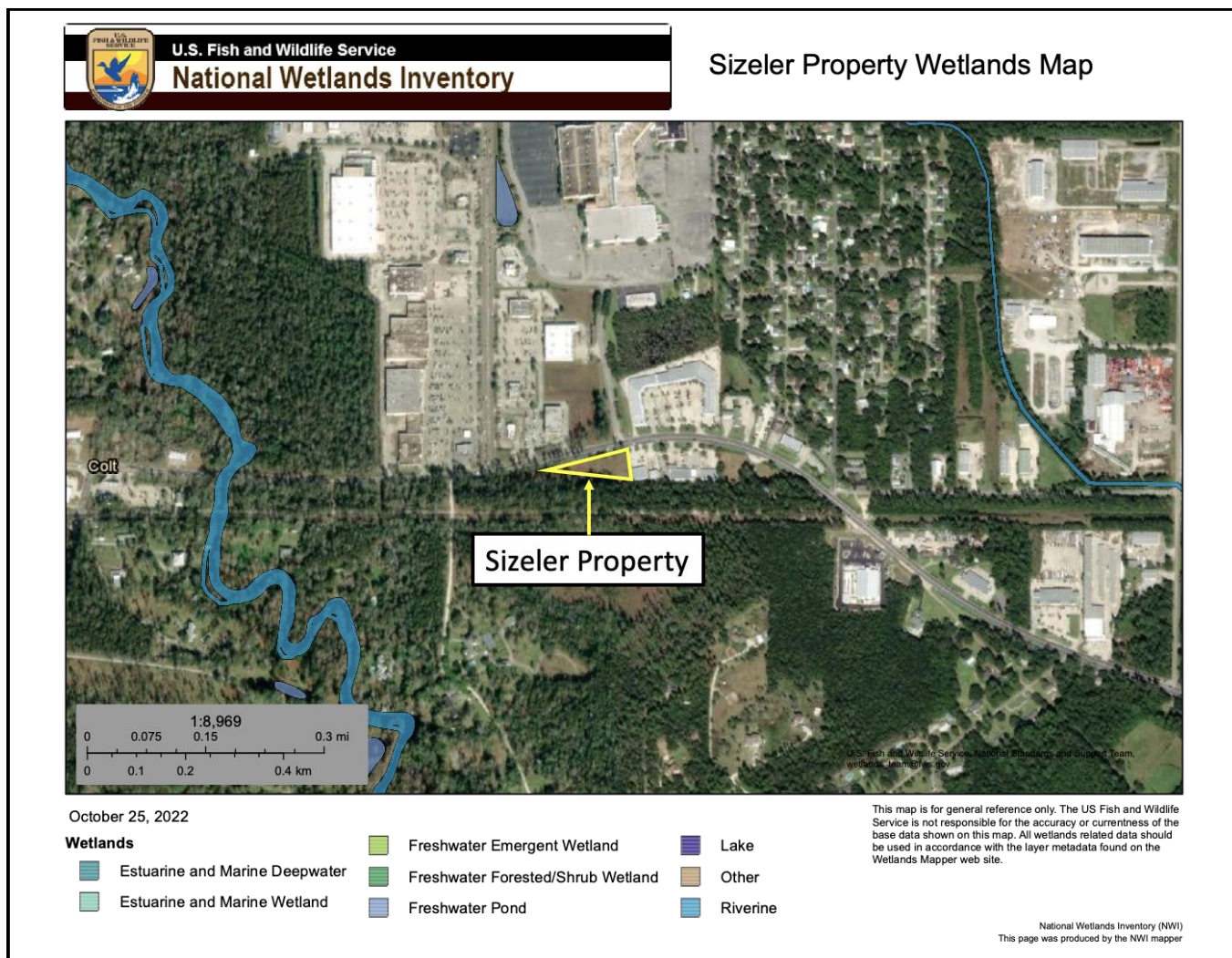


Figure 4: US Wildlife and Fisheries Wetlands Delineation Map

[illegible]