

City of Slidell, Louisiana
Planning Commission
Agenda

June 12, 2023 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 May 15, 2023
4. **Subdivision:**
 - a. **S23-06:** A request for a Final Plat to subdivide three (3) lots with 0.36 acres; at 505 Gause Blvd West (Hwy 190W); identified as Lots 15 and 16, and a part of Lot 4, Square 9, Northside Subdivision, in Section 3, Township 9 South, Range 14 East; into one (1) lot (Lot 14-A); requested by Allan A. Beaucoudray.
5. **Public Hearing**
 - a. **V23-02:** A request for a design exception (Sec. 3.6 of Appendix B of the City's Code of Ordinances) for New Residential Construction of nine (9) duplexes, identified as Lots 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, and 6I, at 201, 203, 205, 207, 209, 211, 213, 215 and 217 Hoover Drive, requested by Greg Gordon and Macaluso Builders LLC.
 - b. **A23-02:** A request to annex property located on the western right-of-way line of Tyler Drive, approx. 900 ft south of Gause Blvd E, 125 ft north of Natchez Dr; identified as Lot 1-A of Sq 15, Robbert Park Subdivision; into the City of Slidell; requested by Howard N Methvin, Jr.
6. **Other Business**
 - a.
7. **General and Public Comments**
 - a.
8. **Adjournment**

The next Planning Commission meeting will be July 17, 2023.



City of Slidell, Louisiana
Planning Commission
Minutes

May 15, 2023 @ 7:00 p.m.

Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Vice Chairperson Reardon at 7:01 p.m.

Commissioners Present

Richard Reardon, Vice Chair
Lance Grant
Michael Newton
Eric Shives
Landon Washington

Commissioners Not Present

Mary Lou Hilts, Chair
Gayle Green

Staff Present

Danny McElmurray, Planning Director
Theresa Alexander, Planner
Erica Smith, Planning Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Shives to approve minutes of April 17, 2023 as written; Commissioner Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Consent Calendar:** These items will be scheduled for a public hearing on June 12, 2023.

- a. **V23-02:** A request for a design exception (Sec. 3.6 of Appendix B of the City's Code of Ordinances) for New Residential Construction of nine (9) duplexes, identified as Lots 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, and 6I, at 201, 203, 205, 207, 209, 211, 213, 215 and 217 Hoover Drive.
- b. **A23-02:** A request to annex property located on the western right-of-way line of Tyler Drive, approx. 900 ft. south of Gause Blvd E, 125 ft. north of Natchez Dr; identified as Lot 1-A of Sq. 15, Robert Park Subdivision; into the City of Slidell

Commissioner Grant made a motion to approve the consent calendar. Commissioner Newton seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the Consent Calendar. These items will be scheduled for public hearing on June 12, 2023

5. **Public Hearing**

None.

6. **Other Business.**

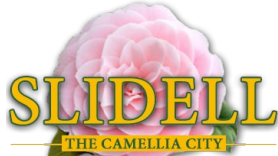
- a. The meeting was reopened at 7:45p.m. by request of Director McElmurray, who presented the Commission with an Application for Subdivision at 1901 Bayou Lane and a portion of Fremaux right of way. The 3.05-acre stretch of land is being sold to Duffel Ramirez of Palmetto's Restaurant by the City and requiring a resubdivision so all of the land is one parcel. Director McElmurray discussed and answered questions by the Commission. Commissioner Grant made a motion to approve the resubdivision. Commissioner Newton seconded. A vote of 4 YAYS, 1 NAY and 0 ABSTAIN approved the resubdivision.

Commissioner Grant, seconded by Commissioner Washington and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN, adjourned the meeting again at 7:58 P.M. on a motion.

7. **General and Public Comments**

Director McElmurray informed the Commission that Chairperson Hilts intends to resign from the Commission for health reasons.

8. **Adjournment.** Meeting adjourned at 7:14 p.m. on motion by Commissioner Shives, seconded by Commissioner Grant, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

Case No. S23-06

Subdivision of

Lots 15 & 16 and Part of Lot 14, Sq 9, Northside Subdivision

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

Location: Gause Blvd W, Southwest corner at S Pine St (Figure 1)

Owner/Applicant: Allan A Beaucoudray

Zoning: C-4 Highway Commercial

Future Land Use: Commercial

Request: Resubdivision of Lots 15 & 16, and Part of Lot 14, Sq 9, Northside Subd, INTO Lot 14-A

Planning Commission: June 12, 2023

Staff Recommendation

Approval

Findings

1. The petitioned property is vacant land adjacent to 525 Gause Blvd West, Camellia Café, along the southwest corner of Gause and S Pine St (Figure 2). It is zoned C-4.
2. The applicant proposes to combine the 2.5 lots into one lot (Lot 14-A) (Figure 3).
3. The subject property is currently zoned C-4. The applicant owns the adjacent property to the west operating as Camellia Café, which is also zoned C-4 (Figure 4).
4. The C-4 zoning district does not require minimum lot sizes unless the property is used for a dwelling. If this property were used for a dwelling, it would meet the minimum lot area and width (Table 1).
5. Public access to the proposed Lot 14-A is along Gause Blvd West and S Ninth St (Figures 1 and 4)
6. There is public water available to the parcels along the north side of Gause Blvd West and along S Pine St (10" water main) There is also public sewer available along S Pine St (5" gravity sewer) (Figure 5).



Figure 1. Location map



Figure 2. Property Current Conditions (Feb 2023)



Figure 3. Proposed subdivision

7. The property is in a special flood hazard area, in flood zone AE11. The land has an elevation of approximately 9 feet. Combining the subject property into one larger lot would make development of the property easier given the necessary elevation and grade changes to meet base flood elevation (11 ft, plus 2 ft freeboard¹).
8. The Planning Department recommends approval.



Figure 4. Zoning map

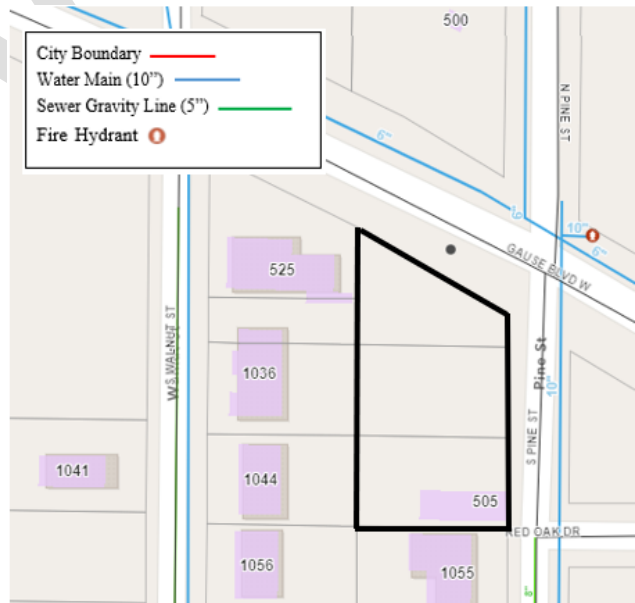
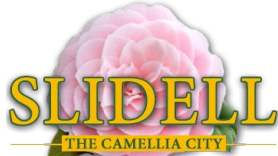


Figure 5. City Utilities

¹ Chapter 15, Floods, Sec. 15-26

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
Part of Lot 14		Old Spanish Trail	100	3,522.26
Lot 15		S Pine St	100	6,000
Lot 16		S Pine St	100	6,000
Lot 14-A		Old Spanish Trail	100	15,522.26
C-4	<i>Commercial Use</i>	<i>N/A</i>	<i>None</i>	<i>None</i>
	<i>Residential Use</i>	<i>N/A</i>	<i>50 min.</i>	<i>6,000 min</i>



Planning Department

Staff Report

Case No. V23-02

Design Exception for Lot Area at

201, 203, 205, 207, 209, 211, 213, 215 & 217 Hoover Dr

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

Location: Lots 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, Lindberg Glen Annex, Sq 3, Hoover Drive (Figure 1 and 3)

Owners: Lots 6A – 6E – Greg Gordon; Lots 6G – 6I – Macaluso Builders LLC

Applicant: Macs Construction of Slidell

Zoning: C-2 Neighborhood Commercial

Request: Design Exception from Sec. 2.1604 Area Regulations for C-2 District (ref. 2.1104)

PC Meeting: 6/12/2023

Current Conditions

1. The subject property is vacant land along the west side of Hoover Dr, north of Lawes St consisting of nine (9) lots of record (Figure 2 and 3). It is zoned C-2.
2. Owners plan to develop these properties into duplexes, one for each lot. (Figure 4)
3. Property within the C-2 zoning proposed to develop as residential uses must comply with the area requirements of A-8 district.
4. The A-8 district requires each lot to contain a minimum of 6,000 sq ft for each family and when more than one family occupies the same building, an additional 1,500 sq ft for each family is required (Table 1; Figure 4).
5. Each lot, 6A through 6I, contains the same area equaling 11,200 sq ft; proposed construction meets all other area requirements. (Figure 4)
6. The City is drafting revisions to its zoning code which includes modifying area requirements for residential districts. The proposed code will reduce the A-8 High Density Urban area requirements to compare to other jurisdictions more closely by reducing the minimum area requirements for A-8 to 10,000 sq ft.



Figure 1. Location map



Figure 2. Subject property, street view (April 2023)

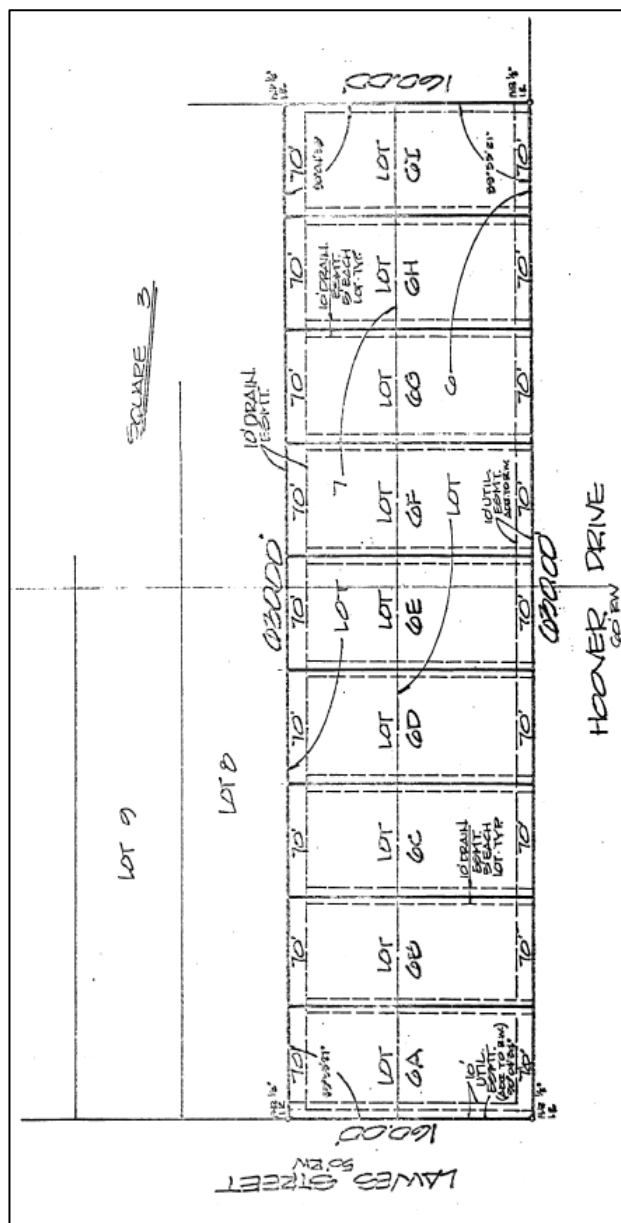


Figure 3. Property survey (2002)

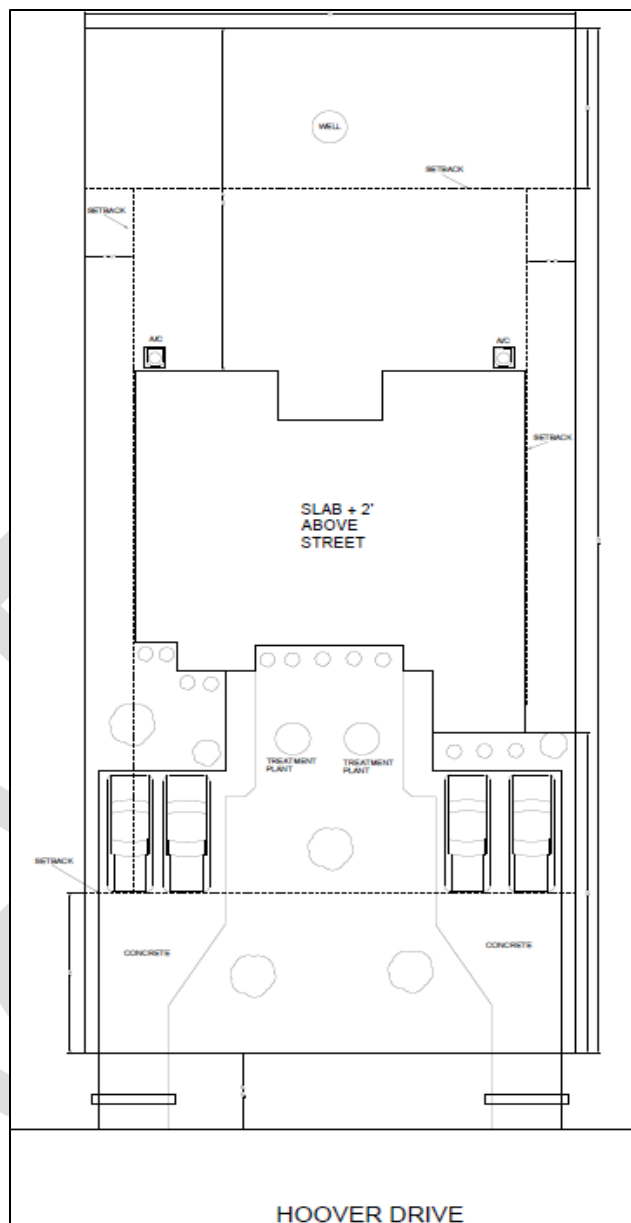


Figure 4. Sample site plan (Lot 6I)

Table 1. Comparison of Area Requirements – Current to Proposed		
Category	Current (Sec. 2.1104)	Proposed
Minimum Area	15,000 sq ft (2 living units)	10,000 sq ft (2 living units)

Descriptive Information Provided by the Applicant:

“Minimum area for duplexes is excessive and does not support affordable housing within the City of Slidell. The Planning Department supports the reduction of area for such residential use and will be modifying the Ordinance requirements effective late 2023, early 2024.

Location: Vacant Land containing 0.69 acres, 125 ft North of Natchez Dr on the West ROW Line of Tyler Dr (Figure 1)

Petitioner(s): Non-Resident Owner Howard N Methvin Jr, represented by Edward Fleming

Zoning: Parish NC-4 Neighborhood Institutional

Future Land Use: Commercial

Requests: Annex and establish City zoning classification as C-4 Highway Commercial/C-4 Height Overlay

Parish Concurrence: Not needed

Planning & Zoning Commissions

Consent Agenda: May 15, 2023

Public Hearing: June 12, 2023

City Council (tentative)

Consent Agenda: June 13, 2023

Public Hearing: July 18, 2023

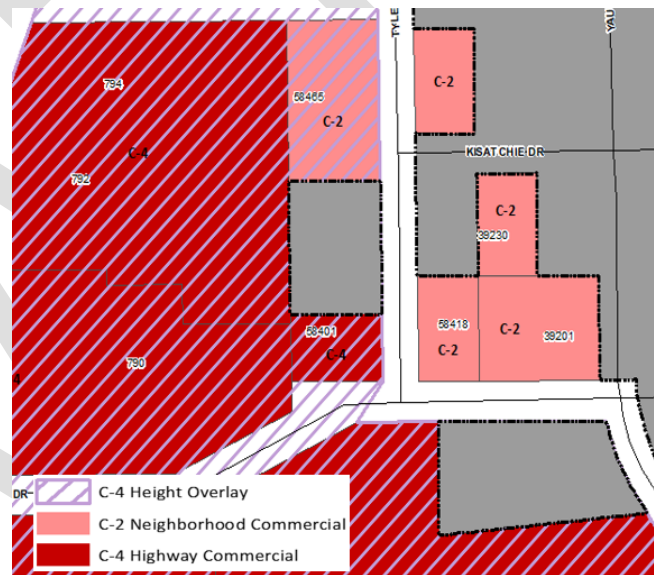
Recommendations

Planning Department
Approval

Planning & Zoning Commissions
To be determined

Findings

1. The petitioned property contains 0.69 acres and is vacant land (Figures 2 and 3).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated April 24, 2023);
 - No resident property owners; and
 - The petitioned property has an assessed value for 2022 of \$1,500 for Lot 1; Assessed value for 2022 of \$1,500 for Lot 2. (Certificate of Ownership and Assessed Valuation dated April 24, 2023).
3. The petitioned property was purchased by Petitioner in September 2022 (Inst. No. 2347284) and subdivided the two lots into Lot 1-A, recorded by St Tammany Parish as Map 6180F. (Figure 3)
4. The petitioned property is 100% surrounded by the City's corporate limits. (Figure 1).
5. The subject property is zoned by the Parish as NC-2 Neighborhood Institutional (Figure 4). The applicant proposes to establish City zoning as C-4 Highway Commercial.
6. NC-4 Neighborhood Institutional includes permitted uses allowed within the C-4 Highway Commercial; C-4, however, does allow more intense uses.



7. For the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is more than 90% surrounded by the City. The Parish does not need to concur in the annexation. Courtesy notice was given to the Parish on May 8, 2023.
8. The subject property is located on a major connector road – Tyler Dr.
9. Other nearby properties on Tyler Dr are zoned Parish NC-4, NC-2 Indoor Retail & Service and City C-4 and C-2 Neighborhood Commercial (Figures 1 & 4).



Figure 2. Street view from May 2023

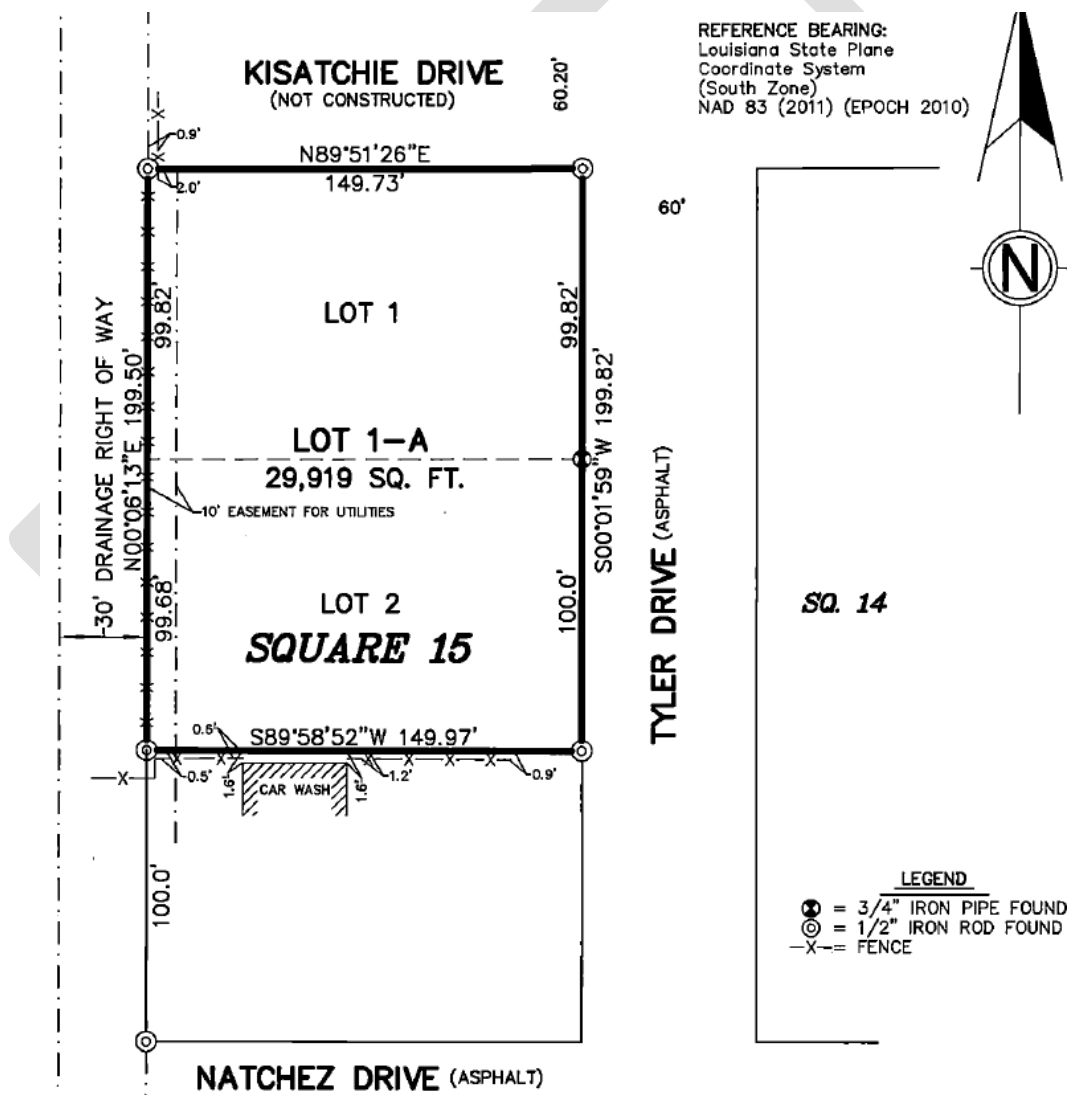


Figure 3. Resubdivision survey (2022)

10. C-4 is appropriate for this location because of its location on a major commercial corridor and proximity to other properties with the same or similar commercial zoning.

11. City water is immediately across Tyler Dr. City sewer is immediately adjacent to the property (Figure 5). Applicants understand any development of the property will be required to connect to City water and sewer.

12. The property has a 0.2% chance of flooding, is outside of the BFE and has an approximate ground elevation of 13.1 feet.

13. The Planning Department finds the annexation is reasonable for the following reasons:

- Configuration of municipal boundaries to fill in gaps, follow natural boundaries.
- Character of the area as commercial extended.
- Supported by the City's Comprehensive Plan by enclosing City boundaries.



Figure 4. Parish Zoning

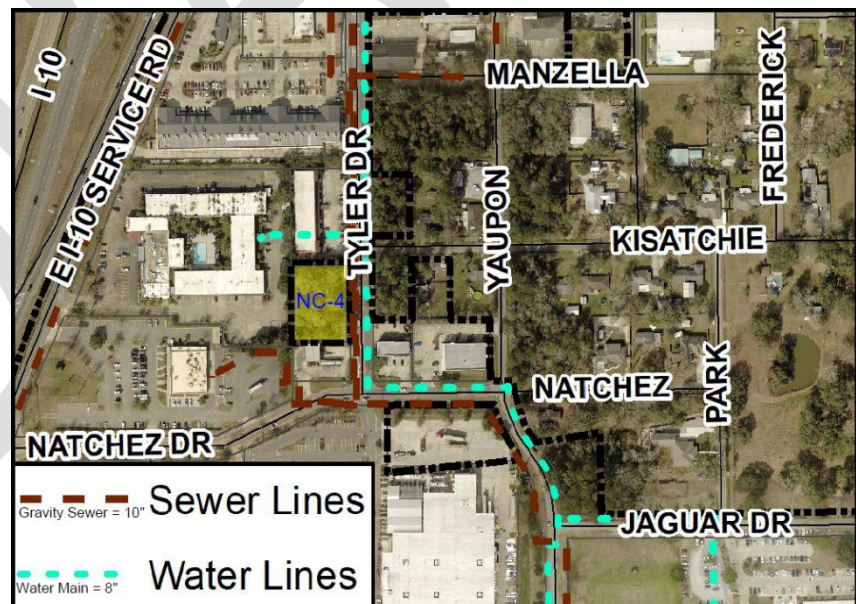


Figure 5. City water and sewer

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