

City of Slidell, Louisiana  
**Zoning Commission**  
Agenda

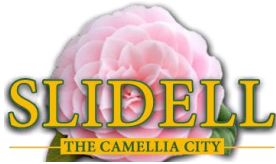
May 15, 2023 immediately after Planning Commission at 7:00pm  
City of Slidell Council Chambers, 2045 2<sup>nd</sup> Street Slidell, LA  
Agenda packet available at [myslidell.com/planning/boards/pz](https://myslidell.com/planning/boards/pz)  
For questions or to provide public comment before the meeting,  
email [PZ@cityofslidell.org](mailto:PZ@cityofslidell.org) or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME  
for the  
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from April 17, 2023
3. **Consent Calendar.** This item will be scheduled for a public hearing on June 12, 2023.
  - a. **Z23-05:** A request to establish the zoning classification of property petitioned for annexation (A23-02), 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; as C-4 Highway Commercial
4. **Public Hearing**
  - a. **Z23-03:** A request to establish the zoning classification of property located at 3158 Rama Drive, Slidell; identified as a parcel located in Section 14, Township 9 South, Range 14 East, containing 2.325 acres of land, more or less, as OL-Open Land; by 3158 Rama Drive, LLC.
5. **Other Business**
  - a. Code Amendment Update by Desire-Line
6. **General and Public Comments**
7. **Adjournment**

*The next Zoning Commission meeting will be June 12, 2023.*



City of Slidell, Louisiana  
**Zoning Commission**  
Minutes

April 17, 2023 immediately after Planning Commission at 7:00pm  
Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Vice Chairperson Reardon at 7:12 p.m.

<b>Commissioners Present</b>	<b>Commissioners Not Present</b>	<b>Staff Present</b>
Richard Reardon, Vice Chair	Mary Lou Hilts, Chair	Alexandra Carter, Desire Line
Lance Grant		Anatolii Sysoiev, Planner
Gayle Green		Erica Smith, Planning Secretary
Michael Newton		
Eric Shives		
Landon Washington		
2. **Minutes.** Motion by Commissioner Green to approve minutes of March 20, 2023 as written; Commissioner Washington seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.
3. **Consent Calendar**
  - a. **Z23-03:** A request to establish the zoning classification of property located at 3158 Rama Drive, Slidell; identified as a parcel located in Section 14, Township 9 South, Range 14 East, containing 2.325 acres of land, more or less, as OL-Open Land; by 3158 Rama Drive, LLC  
Commissioner Grant made a motion to approve the Consent Calendar, with a second by Commissioner Green. Motion passed by a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN. This item will be on Public Hearing on May 15, 2023.
4. **Public Hearing**
  - a. There were none
5. **Other Business**
  - a. There was none
6. **General and Public Comments.** There were none.
7. **Adjournment.** The meeting adjourned at 7:16 p.m. on motion by Vice Chairperson Reardon, seconded by Commissioner Green, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

**Location:** 3158 Rama Drive (Figure 1)  
**Owner(s):** 3158 Rama Dr, LLC  
**Authorized Agent:** Andrew Coleman  
**Zoning:** A-6 Single-Family Urban  
**Future Land Use:** Community Facilities  
**Request:** Rezone to O-L Open Land  
**Zoning Commission**  
**Consent Agenda:** April 17, 2023  
**Public Hearing:** May 15, 2023  
**City Council**  
**Consent Agenda:** May 23, 2023  
**Public Hearing:** June 27, 2023

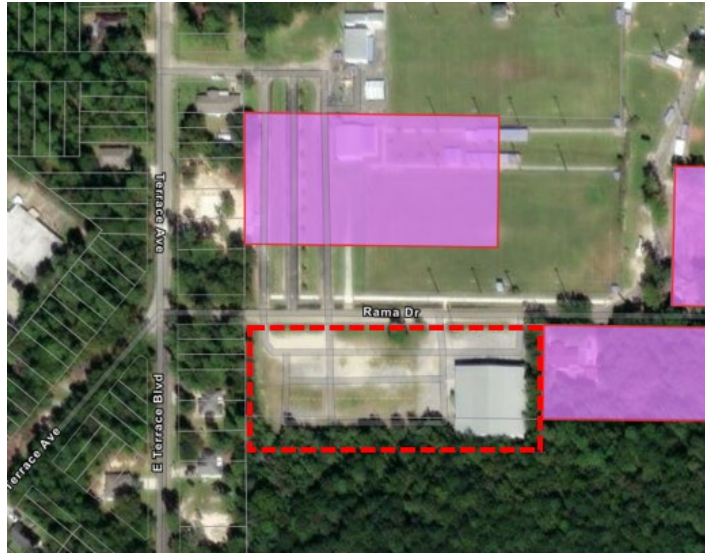


Figure 1. Location map

**RECOMMENDATIONS**

**Planning Department**  
*Approval*

**Zoning Commission**  
*To be determined*

**FINDINGS**

1. The subject property is developed with a commercial building previously used for Slidell Youth Basketball Leagues, and pervious parking (Figure 2).
2. The subject property has been in the City of Slidell since 1979 and zoned A-6. (Ord. 1155).
3. The subject property is located approximately 140 feet east of the intersection of Terrace Ave, Terrace Ave East, and Rama Drive (Figure 1).



Figure 2. Subject property (Google Maps May 2022)

4. Zoning and use of property within about 300 feet of the subject property is as follows (Figure 3):

- To the north, A-6, part of the Slidell Youth Football and Baseball Association properties;
- To the east, A-8, single-family dwellings;
- To the south, C-4, undeveloped areas of Fremaux Town Center; and
- To the west, Parish lands zoned A-3 (single-family).

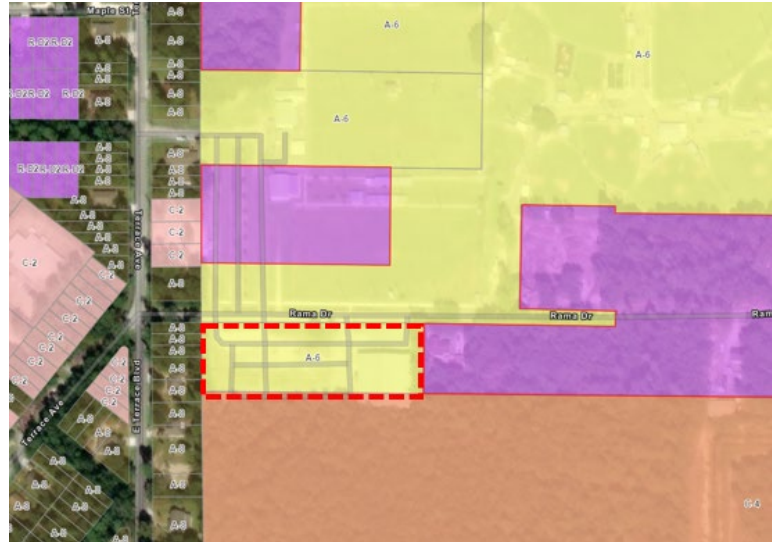


Figure 3. City Zoning

5. The A-6 zoning district (current) allows the following uses: single-family residential, community recreation, and various civic uses. No commercial uses are allowed.

6. The O-L zoning district (proposed) allows the following uses: recreation center, tennis courts (hard-surfaced), all-purpose/basketball courts (hard surfaced), parking lot (hard-surfaced), pavilions, swimming pools (above ground).

7. Comparing the uses allowed in A-6 to those allowed in O-L, potential impacts from vehicular traffic, noise, odors, and lighting is similar for A-6 allowed uses and O-L allowed uses.

8. The property is rectangular in shape with 485.2 ft Rama Drive (north and south side) and 208.7 ft deep (east and west sides). The property has an area of approximately 101,261.2 sq ft, or 2.325 acres (Figure 4).

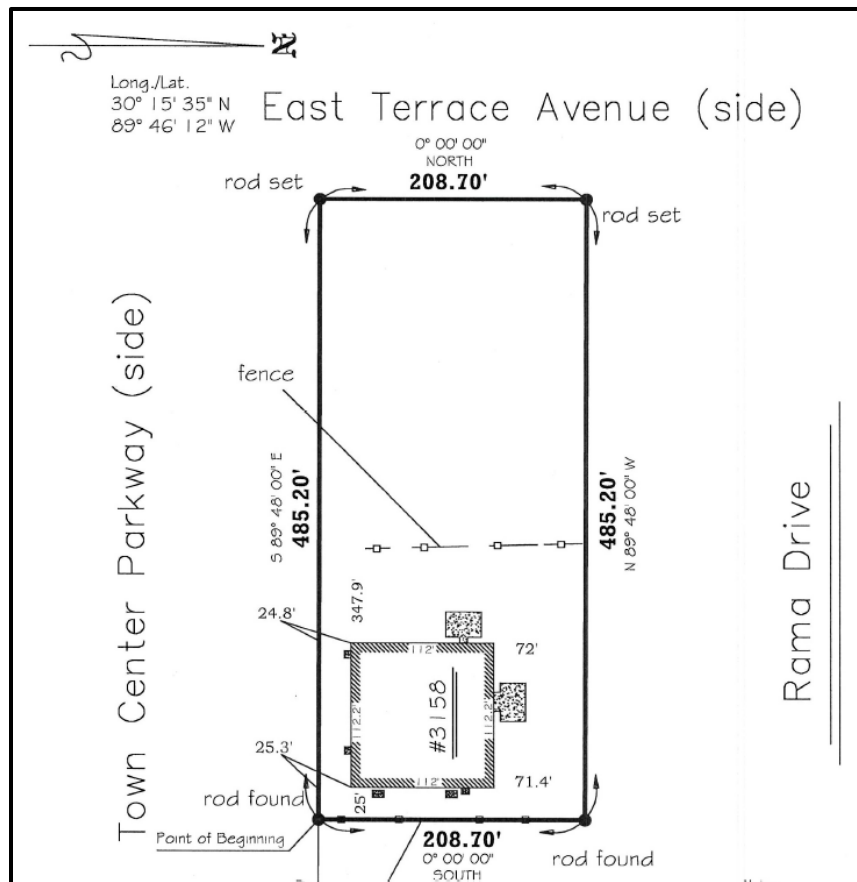


Figure 4. Property Survey

9. The O-L zoning district currently requires a minimum site area of 3 acres. The subject property does not meet the minimum setback and lot area requirements of the proposed O-L district. If this rezoning request is approved, it would make the lot nonconforming for area until the code revisions underway are completed and adopted by City Council.
10. The current not-for-profit use of Community Recreation on the property will be similar to the proposed use of except the proposed use will be operated by a for-profit organization. This section of Rama Drive and Terrace Ave is primarily developed with community recreational fields and parking for the Slidell Youth Football Leagues/Slidell Youth Baseball, houses, storage lots, and undeveloped land.
11. Rama Drive is approximately 25 ft wide with two travels lanes, has a 20-mph speed limit.
12. The property is located in a special flood hazard area, in flood zone AE11. The land has an elevation of approximately 10 feet. The proposed zoning would be more suited to the permitted uses within the O-L zoning in this floodplain.

## **RECOMMENDATION**

13. The Planning Department recommends approving the rezoning request for the following reasons:
  - Recreational uses allowed in O-L would have a minimum impact on the existing development on this section of Rama Drive.
  - Uses allowed in the O-L district serve as a transition to the nature of C-4 use to the south and the existing single-family nature of the A-8 uses to the west.
  - The 40+ acres of adjacent community recreation uses are currently under study for a combination of annexations and zoning changes to create a recreational district using the O-L classification to create a more harmonious relationship between future and current land uses and the applicable zoning.