



City of Slidell, Louisiana
Zoning Commission
Agenda

March 18, 2024 immediately after Planning Commission 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
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from January 15, 2024
3. **Consent Calendar.** This item will be scheduled for a public hearing on April 15, 2024.
 - a. **Z24-03:** A request to amend the zoning map for property located at 1973 Bayou Lane; identified as a certain lot of ground in Section 1 of the Town of Slidell containing 0.426 acres; from A-8 High Density Urban to C-2W Waterfront Mixed Use.
4. **Public Hearing**
 - a. **Z24-02:** A request to establish the zoning classification of C-4 Highway Commercial of property containing 1.2 acres petitioned for annexation (A24-02), located at 1530 Shortcut Hwy along the north right-of-way line, identified as a certain parcel (Parcel A), in Section 11, Township 9 South, Range 14 East, by Solid Investments, LLC.
 - b. **T24-02:** A request to amend Appendix A, Part 2, Section 2.18 – C-4 highway Commercial, of the City of Slidell Code of Ordinances; correcting omissions and clarifying regulations related to the height overlay regulations and related matters.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be April 15, 2024.



City of Slidell, Louisiana
Zoning Commission
Minutes

February 19, 2024 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:27 p.m.

Commissioners Present

Richard Reardon, Chair
Landon Washington, Vice Chair
Sandy Hicks
Michael Newton
Eric Shives

Commissioners Not Present

Gayle Green

Staff Present

Danny McElmurray, Planning Director
Erica Smith, Planning Secretary
Evelyn Campo, Desire Line

2. **Minutes.** Motion by Commissioner Hicks to approve minutes of January 22, 2024 as written; Vice Chair Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. **Z24-02:** A request to establish the zoning classification of C-4 Highway Commercial of property containing 1.2 acres petitioned for annexation (A24-02), located at 1530 Shortcut Hwy along the north right-of-way line, identified as a certain parcel (Parcel A), in Section 11, Township 9 South, Range 14 East, by Solid Investments, LLC
- b. **T24-02:** A request to amend Appendix A, Part 2, Section 2.18 – C-4 highway Commercial, of the City of Slidell Code of Ordinances; correcting omissions and clarifying regulations related to the height overlay regulations and related matters.
- c. **T24-03:** A request to amend Appendix B, Part 3, Section 3.205 of the City of Slidell Code of Ordinances, relating to setbacks and screening requirements for residential generators and HVAC units, and related matters.

Commissioner Hicks made a motion to approve the Consent Calendar, with a second by Vice Chair Washington. Motion passed by a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN. These items will be on Public Hearing on March 18, 2024.

4. **Public Hearing**

- a. **Z24-01:** A request to establish the zoning classification as C-4 Highway Commercial of property containing 1.004 acres petitioned for annexation (A24-01), located on the west right-of-way line of East I-10 Service Road (previous Robert Street), identified as Lot 2A, Square 9, Lindberg Glen Subdivision, by BMA, LLC.

Introduced by Chair Reardon. Director McElmurray briefly addressed the Commission, explaining that this is the Zoning for the Annexation that was approved during the Planning Commission meeting. No one from the public wished to speak. Commissioner Shives made a motion to approve and forward to City Council. This was seconded by Vice Chair Washington. **A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved Z24-01 for consideration by City Council.**

- b. **T23-02:** A request by Administration to update Tree Preservation, Landscape, and Public Tree Management regulations to reflect best practices and industry standards, to improve application development and review, and streamline code interpretation and administration.

Introduced by Chair Reardon. Director McElmurray addressed the Commission, highlighting some changes that were made from the original draft. Evelyn Campo of Desire Line gave a slideshow presentation and was available to answer questions by the Commission. Commissioner Shives made a motion to approve and forward to City Council. Commissioner Newton seconded. **A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved T23-02 for consideration by City Council.**

- c. **T23-03:** A request by the Administration to update Multi-Family Housing Regulations with a comprehensive update that improves code navigation, enforcement, interpretation, and administration.

Introduced by Chair Reardon. Director McElmurray addressed the Commission, and went over changes made since the original draft, as well as answered questions by the Commission. Commissioner Shives made a motion to approve and forward to City Council. Commissioner Newton seconded. **A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved T23-03 for consideration by City Council.**

5. **Other Business**

Director McElmurray informed the Commission that Principal Engineering of Mandeville, LA has been chosen as the consultant for the Stormwater Management Plan. The plan will be conducted over the next year. Representatives from Principal Engineering may be attending future meetings to give updates on the progress of the plan. Public meetings will also be held, in which the Commission will be asked to attend.

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

7. **Adjournment.** Meeting adjourned at 9:17 p.m. on a motion by Vice Chair Washington, seconded by Commissioner Hicks, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.

Case Nos. A24-02 / Z24-02

Annexation and Establishment of Zoning Classification of C-4 Highway Commercial for 1530 Shortcut Hwy

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

Location: 1530 Shortcut Hwy (Figure 1)

Petitioner(s): Solid Investments, LLC,
through Donald Ducote and Anthony
Cartaginense, Non-resident property
owners

Zoning: Parish NC-1 – Professional Offices

Future Land Use: Commercial

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

Parish Concurrence: Not needed

Planning & Zoning Commissions

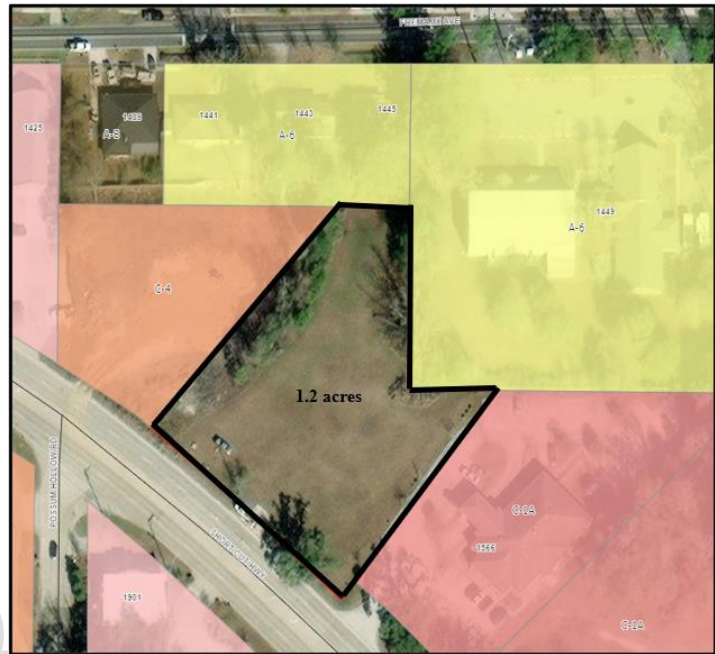
Consent Agenda: February 19, 2024

Public Hearing: March 18, 2024

City Council (tentative)

Consent Agenda: March 26, 2024

Public Hearing: April 9, 2024



5. City water is available at the southeast corner of the subject property. The city sewer is located within a utility servitude located at the front of the subject property (**Figure 4**). Applicants understand any development of the property will be required to connect to City water and sewer.
6. The property is currently in an X flood zone. The approximate ground elevation at the site is 11.6 feet. Development of this property should not have a negative impact on the City's community ratings if developed meeting the City's ordinances.

FINDINGS

7. The subject property is zoned by the Parish as NC-1 Professional Offices (**Figure 5**). The applicants propose to establish City zoning as C-4 Highway Commercial.
8. The subject property is located on a major roadway (US Highway) – Shortcut Highway (US-190 Business).
9. Nearby properties on Shortcut Hwy are zoned Parish NC-1 and NC-4 Neighborhood Institutional, and City C-4, C-2 Neighborhood Commercial, and C-1A Fremaux Ave/Shortcut Hwy District (Figures 1 and 4).
10. C-4 allows similar uses as NC-1; it does allow more intense uses.
11. C-4 is appropriate for this location because of its location on a major commercial arterial corridor, proximity to other properties with the same or similar commercial zoning, and anticipated commercial corridor zoning map adjustments currently in progress as part of the Unified Development Code updates to the Municipal Code and zoning regulations.
12. The Planning Department finds the annexation is reasonable for the following reasons:
 - Allows for better configuration of municipal boundaries by absorption of isolated parish parcel.
 - Improves safety protocols and provisions for residents and visitors.
 - Continues to solidify the urbanized character of the corridor.
 - Supported by the City's Comprehensive Plan Future Land Use Map, see **Figure 6**.

RECOMMENDATION

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

FIGURES

Figure 1 – Location and City Zoning



Figure 2 – Street View (March 2023)



Figure 3 – Survey (Wetlands)

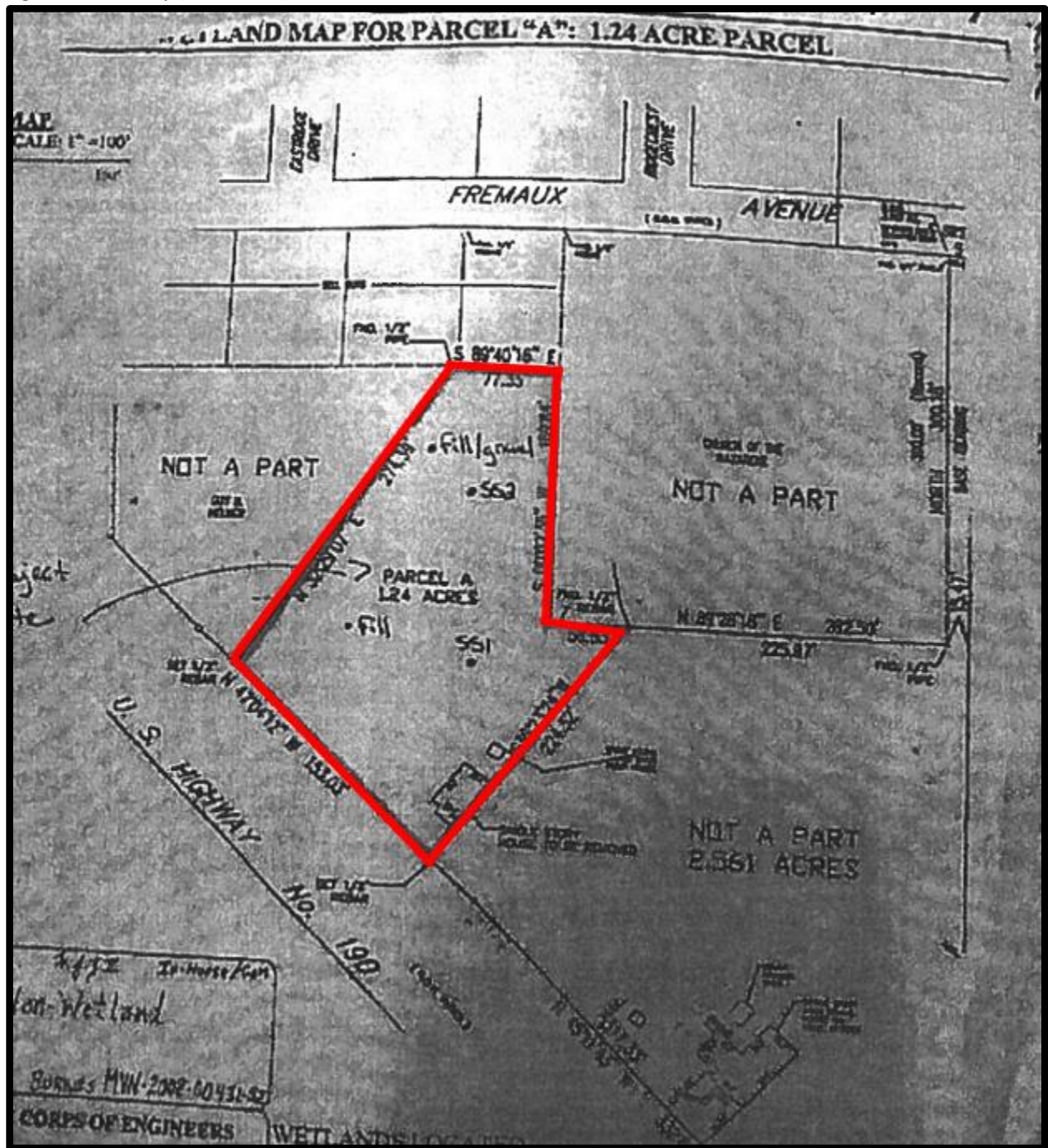


Figure 4 – City Utilities

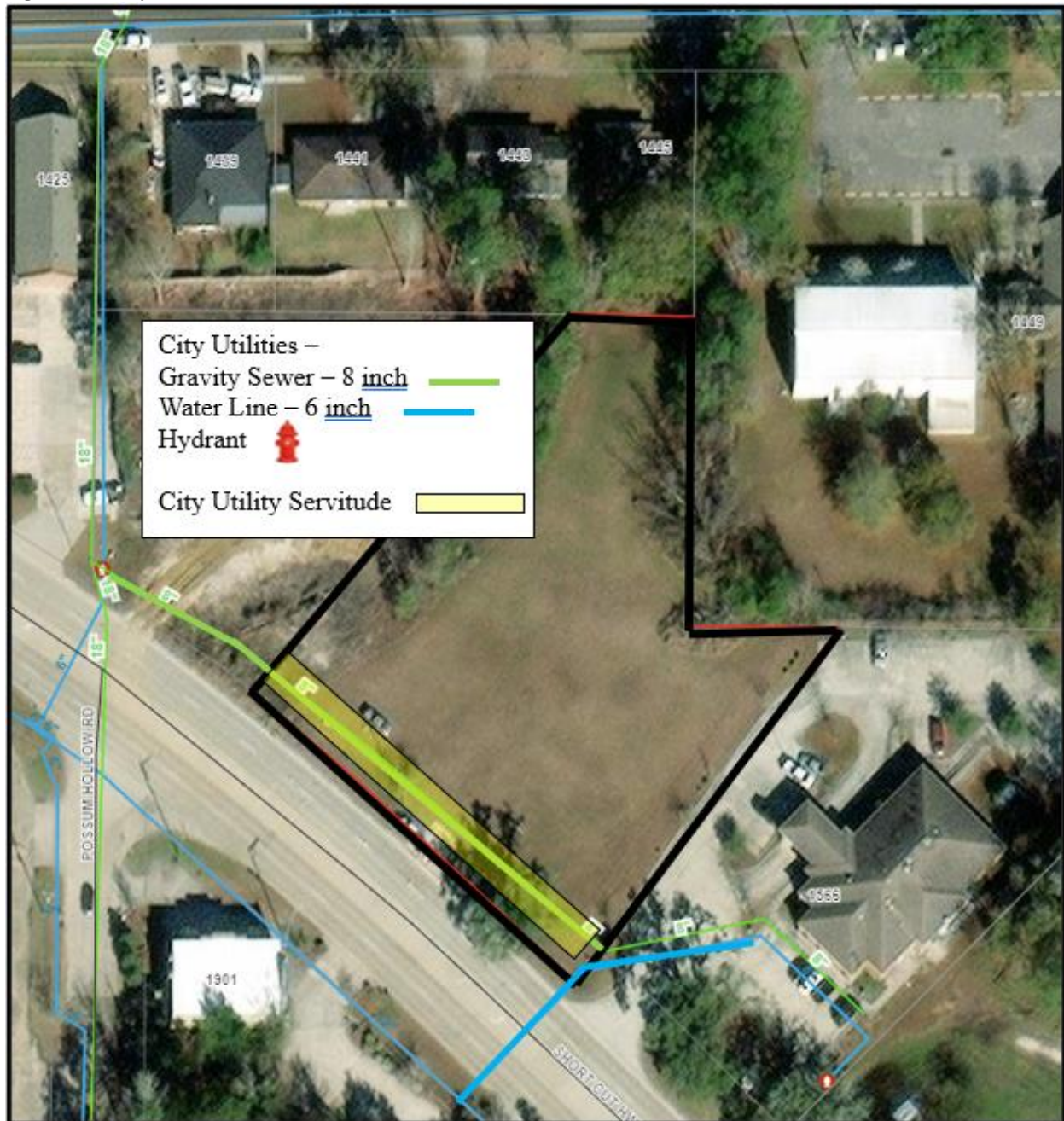
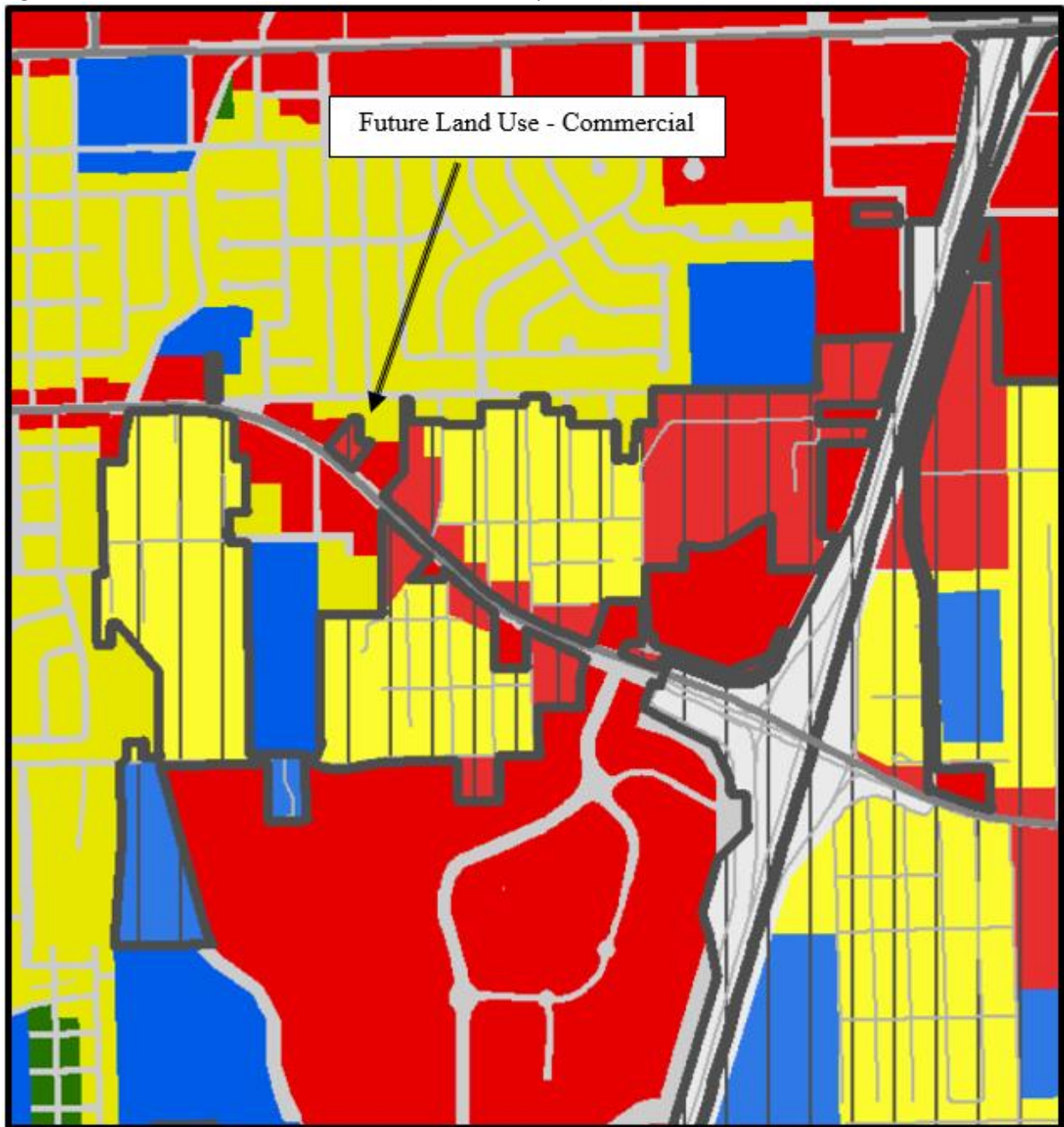


Figure 5 – St Tammany Parish Zoning



Figure 6 – Future Land Use – Commercial (2040 Comp Plan)



1 Introduced _____ by Councilperson
2 _____, seconded by Councilperson
3 _____, (by request of Administration)
4

5 Item No. ____ - ____ - ____
6

7 **ORDINANCE NO. _____**
8

9 An ordinance amending the City of Slidell Code of Ordinances, Appendix A -
10 Zoning, Part 2, Schedule of District Regulations Adopted, Section 2. Section 2.18.
11 - C-4 Highway Commercial, Subsection 2.1803 Height regulations, and Section
12 2.18A. - C-6 regional shopping center district, Subsection 2.18A03, to update the
13 map showing the *Height Overlay Districts*.
14

15 WHEREAS, the City of Slidell established Height Overlay Districts to permit a
16 maximum structure height of 75 feet in applicable commercial corridors and areas along
17 Interstates 10 and 12; and

18 WHEREAS, there is a need to provide uniformity in the Height Overlay District and
19 clarity in the ongoing development process for the City's commercial areas to eliminate
20 unnecessary difficulties for local businesses wishing to locate or redevelop a site in the
21 city and for city departments managing new development; and

22 WHEREAS, the annexation and rezoning of parcels into the C-4 Highway
23 Commercial and C-6 zoning districts in these corridors did not consistently and explicitly
24 include these parcels into the surrounding Height Overlay Districts; and

25 WHEREAS, certain parcels were incorporated into the surrounding Height Overlay
26 Districts without having an applicable commercial zoning classification; and

27 WHEREAS, the application of additional height to a project may require additional
28 setbacks and buffering to minimize potential negative impacts to adjacent residential
29 areas; and

30 WHEREAS, the following parcels identified by their St. Tammany Parish Tax
31 Assessment number are to be removed from the Height Overlay Districts Map, including:
32 91483, 92946, 103610, 137975, 137976; and,

1 WHEREAS, the following parcels identified by their St. Tammany Parish Tax
2 Assessment number are to be added to the Height Overlay Districts Map, including:
3 81350, 82114, 84751, 84791, 84956, 84968, 85672, 86082, 86091, 86099, 86151, 91500,
4 91504, 91537, 91901, 91982, 91983, 92132, 92147, 92278, 92574, 92880, 97983,
5 121996, 123581, 123678, 125461, 134409, 134424, 139725, 142114; and

6 NOW, THEREFORE, BE IT ORDAINED by the City of Slidell City Council that it
7 hereby amends the City of Slidell Code of Ordinances, Appendix A - Zoning, Part 2,
8 Schedule of District Regulations Adopted, Section 2. Section 2.18. - C-4 Highway
9 Commercial, Subsection 2.1803 Height regulations, and Section 2.18A. - C-6 regional
10 shopping center district, Subsection 2.18A03, to amend the Height Overlay Districts, in
11 accordance with the following:

12 * * *

13 **Section 2.18. - C-4 highway commercial.**

14 * * *

15 2.1803

16 Height regulations [in the C-4 district are]:

17 * * *

18 (B) *Height overlay districts.* Height overlay districts are hereby created to permit
19 a maximum structure height of 75 feet. Such districts are delineated and
20 shown on the map attached hereto and made a part hereof.

21 (1) If property in the height overlay districts abuts a residential district or
22 use, the planning department may require additional setback of one
23 foot of setback for every foot in height of the building.

24 (2) Additional buffering in accordance with Section 2.25 may also be
25 required by the planning department to minimize potential negative
26 impacts to adjacent residential areas.

27 * * *

1 **Section 2.18A. - C-6 regional shopping center district.**

* * *

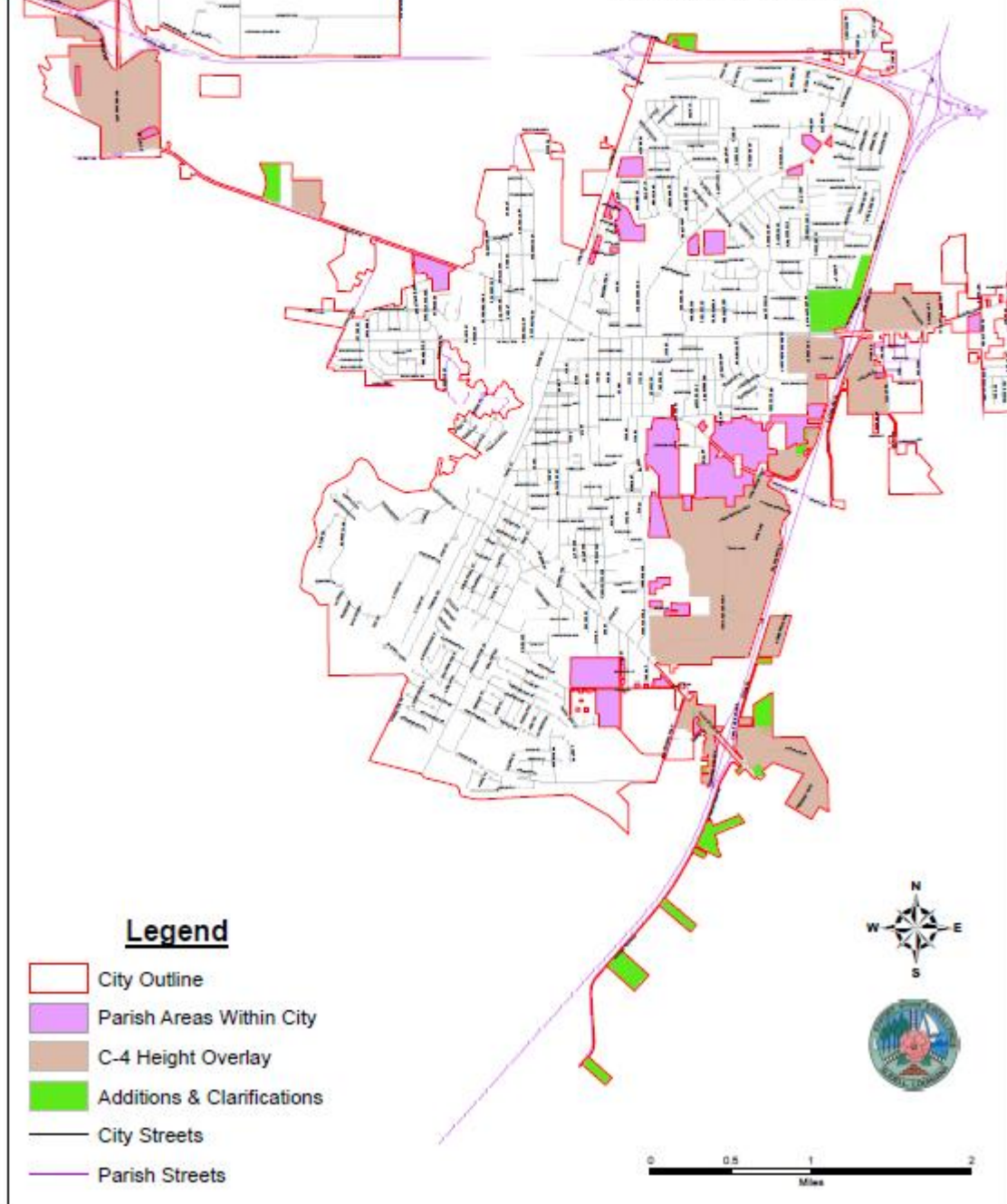
3	2.18A03
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4 Height regulations in the C-6 district are: No building or structure shall exceed 60 feet in
5 height except as included by ordinance in a Height Overlay District as provided for in
6 Section 2.1803.

* * *

City of Slidell Height Overlay Districts

Disclaimer:
Map provided by the GIS division of the City of Slidell Engineering Department. This map does not necessarily reflect the most current changes and was created for general planning purposes only. Any reliance on the information contained herein is at the user's own risk. The City of Slidell assumes no responsibility for any use of the information contained herein or any loss resulting therefrom.
Map Projection: NAD 1983 State Plane Louisiana South



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ADOPTED this __ day of _____, 2024.

Kenny Tamborella
President of the Council
Council District E

Greg Cromer
Mayor

Thomas P. Reeves
Council Administrator