Introduced December 10, 2024, by Councilwoman Haggerty, seconded by Councilman DiSanti, (by request of Administration)

Item No. 24-12-3563

ORDINANCE NO. 4212

An ordinance rezoning property located at 1100 South Pine Street and 455 Red Oak Drive from A-6 Single Family to C-4 Highway Commercial (Case Z24-08).

WHEREAS, the Slidell City Council received a petition from Margaret Carroll to rezone property owned and located at 1100 South Pine Street and 455 Red Oak Drive identified as Assessor Parcels 86896 and 91211 from A-6 Single Family to C-4 Highway Commercial; and

WHEREAS, these two properties has been located within the City of Slidell since before November 4, 1986; and

WHEREAS, the petitioner will be re-subdividing the two properties into one lot of record; and

WHEREAS, the Slidell Director of Planning duly advertised and the Zoning Commission held a public hearing on November 18, 2024 for Case Z24-08, with a recommendation to approve the request; and

NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does hereby rezone properties located at 1100 South Pine Street and 455 Red Oak Drive from A-6 Single Family to C-4 Highway Commercial.

ADOPTED this 14th day of January, 2025.

Megan Haggerty
President of the Council
Councilwoman, District C

Greg Cromer
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED 1/15/25 @ 8:50 am
to the Mayor
RECEIVED 1/23/25
11:40 am *from the Mayor*

Planning Department

Staff Report

Case No. Z24-08

Zoning Map Amendment from A-6 to C-4

for property located at

1100 S Pine St and 455 Red Oak St

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

Location: 1100 S Pine St and 455 Red Oak Dr (**Figure 1**)

Owner/Applicant: Margaret Carroll, Agent – Shawn Carroll

Zoning: A-6 Single-Family Urban

Future Land Use: Commercial (**Figure 2**)

Request: Rezone to C-4 Highway Commercial

Zoning Commission
Consent Agenda: October 21, 2024
Public Hearing: November 18, 2024

City Council (tentative)
Consent Agenda: December 10, 2024
Public Hearing: January 14, 2025

RECOMMENDATIONS

Planning Department	Zoning Commission
Approval	Approval

FINDINGS

1. The subject property is developed with a single-family dwelling and a commercial building (**Figure 3**).
2. The subject property has been in the City of Slidell since prior to November 4, 1986.
3. The subject property is located off Gause Blvd West, approximately 725 feet west of Carnation Street (**Figure 1**).
4. Zoning and use of property within about 300 feet of the subject property is as follows (**Figure 1**):
   - To the north, C-4 along Gause with A-8 immediately behind;
   - To the east, C-2 developed with commercial buildings;
   - To the south, A-6 Single-Family Urban developed with single- and two-family dwellings; and
   - To the west, A-6 Single-Family Urban developed with single- and two-family dwellings.
5. The A-6 zoning district (current) allows the following uses: single- and two-family residential, and various civic uses. No commercial uses are allowed.
6. The C-4 zoning district (proposed) allows the following uses: single -family residential; various civic uses; and maximum number of commercial uses such as retail, health care, restaurants, bar rooms.
7. Comparing the uses allowed in C-4 to those allowed in A-6, potential impacts from vehicular traffic, noise, odors, and lighting is more intense for C-4 allowed uses than A-6 allowed uses.

8. The property is rectangular in shape made up of several parcels of land. A resubdivision will be required to meet the City's Code of Ordinances for Commercial properties. It has an area of approximately 31,625 sq ft (0.73 acres) **(Figure 4)**. The property's dimensions are approximately:
   - S. Pine Street (west) = 128 feet
   - Red Oak St (north) = 232 feet
   - Eastern Interior property line = 130 feet
   - Southern Interior property line = 232 feet
9. The C-4 zoning district does not require minimum lot sizes except when used for residential uses, then the A-8 area and setback requirements are followed. Since this property is currently occupied by residential and commercial uses, the property will be subdivided into two (2) lots – one for the residential use, the other for the commercial. Table 1 below shows a comparison of the applicable code sections for A-6 (current), C-4 (proposed) and A-8 (applicable for residential uses).
10. The minimum setbacks required by the proposed C-4 district are nearly identical to those required by the current A-8 district (Table 1).
11. This property indirectly faces Gause Blvd West which is currently fronted by C-4 zoning.
12. The property is in a special flood hazard area, with a current flood zone of AE10, with an approximate ground elevation of 9.5 feet. **(Figure 5)**

REASONING FOR APPROVAL

- Commercial uses allowed in C-4 would have a minimum impact on the existing development on this section of Gause Blvd West.
- Red Oak Drive is a short street less than 300' long, with only the subject properties accessed via Red Oak.
- Uses allowed in the C-4 district, including residential, serve as a transition to the nature of C-4 highway commercial to the north and the single-family nature of the A-6 to the south.
- Properties across Gause Blvd West from this property are a mix of lots zoned C-4 and A-8.

Table 1: Comparison of A-6 and C-4 Minimum Setbacks, Height, and Lot Sizes

	Current A-6	Requested C-4 (Residential)	Requested C-4 (Commercial)	Current Property Conditions*
Front yard setback (min)	25 ft or Average Building Lines	25 ft	25 ft	25 ft
Side yard setbacks (min)	5 ft any one side min	5 ft any one side min	0 ft / 3 ft when one provided	L = 5 ft R = 74 ft
Rear yard setback (min)	25 ft or 20% lot Depth	25 ft or 20% lot Depth	0 ft / 3 ft when one provided	25 ft
Height (max)	35 ft	45 ft	45 ft	Unknown
Lot area (min)	8,400 s.f. / family	6,000 s.f.	None	31,625 s.f.
Lot width (min)	70 ft	50 ft**	None	130 ft
** Dimension approximate.*				

FIGURES

Figure 1. Location Aerial and City Zoning Map

Figure 2. Future Land Use Map.

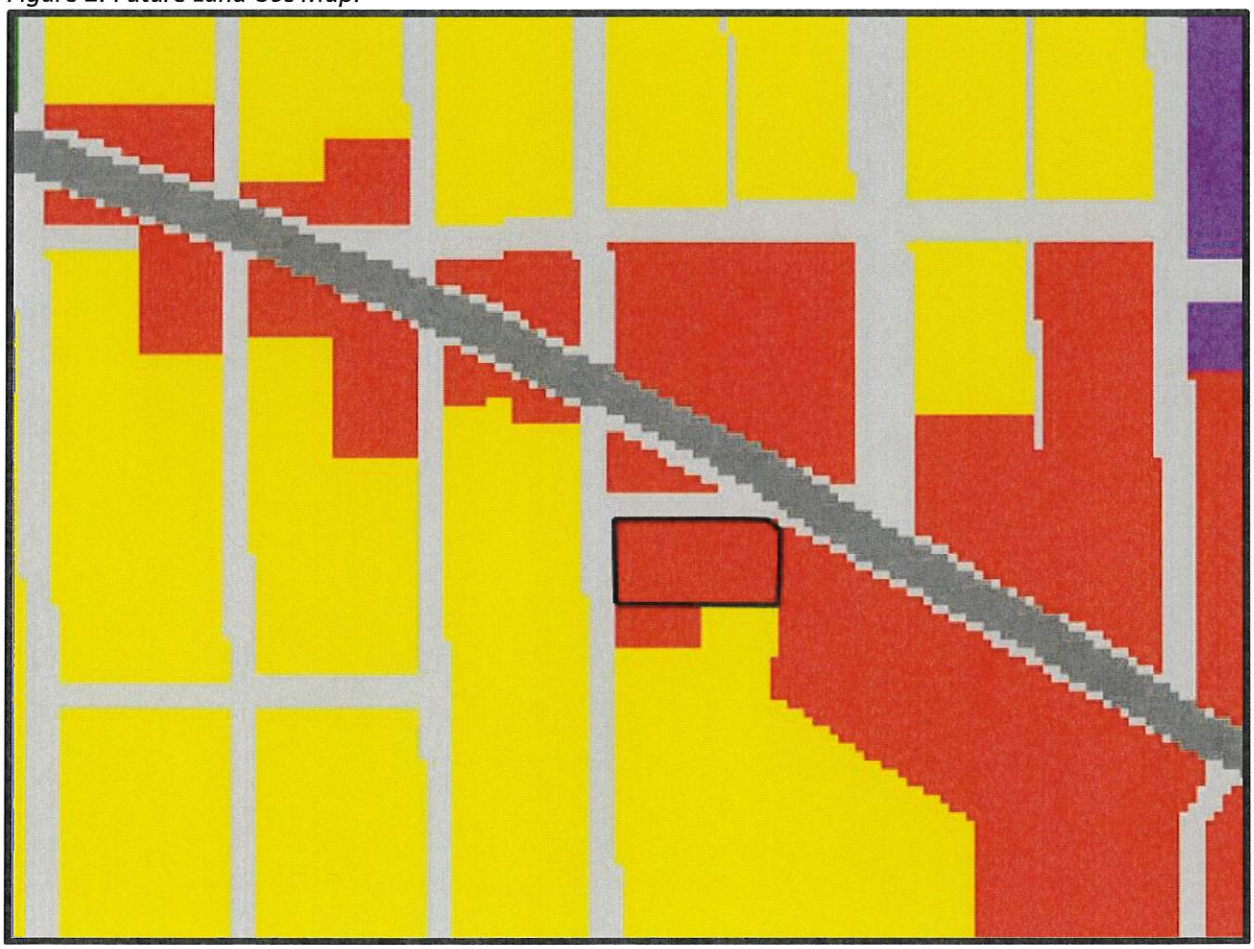

Figure 3. Subject Properties

Figure 1. Property Assessment Map

Figure 5. Flood Map (FEMA Panel 220204 0010 C – 4/21/1999l)