



City of Slidell, Louisiana
Planning Commission
Agenda

August 18, 2025 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 July 21, 2025
4. **Public Hearing**
 - a. **DEXCP 2025-0001** –386 Robert Blvd - A request for a Design Exception from Residential Design Standards, and from Appendix B Part 3 Section 3.201.B. regarding orientation of structure and placement of primary access.
5. **Other Business**
 - a. **S25-11 (SUBD2025-0008):** A request for a Final Plat to subdivide one parcel with 27.872 acres located at 150 Northshore Blvd, identified as Parcel H-1-A-1, into three parcels, Parcel 3 (remnants of H-1-A-1), Parcel 1, and Parcel 4.
 - b. **S25-18 (SUBD2025-0006):** A request for a Final Plat to subdivide one parcel with 34.174 acres bordered by Bill Garret Road, Town Center Parkway, and Shortcut Blvd, into two parcels, Parcel 5-A (31.375 ac) and Parcel 5-B (2.788 ac)
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be September 15, 2025.



City of Slidell, Louisiana
Planning Commission
Minutes

July 21, 2025 @ 7:00 p.m.

Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:02 p.m.

Commissioners Present

Richard Reardon, Chair
Chad Duffaut, Jr.
Gayle Green
Sandy Hicks
Eric Shives

Commissioners Not Present

Landon Washington, Vice Chair
Michael Newton

Staff Present

Erica Smith, Planning Secretary
Evelyn Campo, Desire Line

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Shives to approve minutes of June 16, 2025 as written; Commissioner Green seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Consent Agenda**

- a. **DEXCP 2025-0001** –386 Robert Blvd - A request for a Design Exception from Commercial Design Standards, and from Appendix B Part 3 Section 3.201.B. regarding orientation of structure and placement of primary access.

Introduced by Chair Reardon. Commissioner Green made a motion to approve the Consent Calendar, seconded by Commissioner Duffaut. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the Consent Calendar.

5. **Public Hearing**

- a. **Case No. S2025-0001**- A request for resubdivision of a 0.762 Acre Parcel into Tract 1 and Tract 2, Square 2, Salmen Addition No. 1, in Section 44, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish Louisiana.

Introduced by Chair Reardon. Mr. Daniel Hamauei, applicant was present to answer questions by the Commission. Commissioner Duffaut made a motion to approve **S2025-0001** and forward to City Council with a favorable recommendation. Commissioner Green seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved. **S2025-0001**.

- b. **Case No. S2025-0002** A request for resubdivision of Lots C6 through C11 in Phase 1, Lots C12 through C16 and C18, Phase 2, into Lots C6-1 and C8-1, Northshore Business Park, Sec. 14, Township 9 South, Range 14 East, City of Slidell

Introduced by Chair Reardon. Mr. Dustin Bennett, business owner, was present to answer questions by the Commission. Commissioner Hicks made a motion to approve **S2025-0002** and forward to City Council with a favorable recommendation. Commissioner Green seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **S2025-0002**.

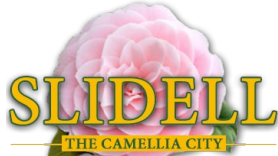
5. **Other Business**

There was no other business.

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

7. **Adjournment.** Meeting adjourned at 7:15 p.m. on motion by Commissioner Green, seconded by Commissioner Hicks, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.

For Approval



Planning Department

Staff Report

Case No. DEXCP 2025-0001

Design Exception for Required Building Layout for Residential
Construction at **386 Robert Blvd**

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

Location: 386 Robert Blvd (**Figure 1**)

Owner: First Pentecostal Church

Applicant: ECO Builders Inc

Zoning: C-2 Neighborhood Commercial

Request: Design Exception from Sec. 3.2 Residential Design Standards

OTPC Meeting: 7/12/2023

PC Meeting: 7/17/2023

CURRENT CONDITIONS

1. The property at 386 Robert Blvd is zoned C-2 Neighborhood Commercial. (**Figure 2**). After a fire destroyed the Parsonage Residence associated with the Church in December 2024, plans were submitted for its reconstruction identifying primary entrance facing the center of the property. Applying the Residential Design Standards to this commercially zoned property creates the need to have primary entrances and windows facing the front of the property (Robert Blvd).
2. Owner and applicant are requesting an exception from Section 3.2 Residential Design Standards ([Sec. 3.2, Residential Design Standards](#)), specifically, Sections 3.201(a) and 3.201(b), treating the reconstruction as commercial construction.
3. Section 3.201(a) specifically outlines "All new single- and multi-family developments with 16 units or less meet the standards of this section unless it is part of a mixed-use development in which case it shall be subject to section 3.3, commercial and mixed-use design standards."
4. Additionally, Section 3.201(b) outlines "*Building entrances*. All single- or two-family residences and single building residential developments shall be designed such that a primary entrance and windows face a public street".
5. Construction plans for the rebuilding of this residence have been reviewed by the Planning Director ("Director"). (**Figure 3**) The design of the previous Parsonage was with the primary entrance and parking facing the center of the property.

FINDINGS

6. As permitted in Section 3.6 of the City's Design Standards, ([Sec. 3.601, Purpose](#)) "unique designs that do not conform to the strict requirements set forth in the standard design guidelines, but achieve a higher standard of design, or are necessary to achieve the function of the building" may be reviewed by the Planning Director for functionality of the project.

RECOMMENDATION

7. The Planning Director, after reviewing the proposed construction plans, finds the request complete and has found the proposed design is a unique and functionally dependent design.
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FIGURES

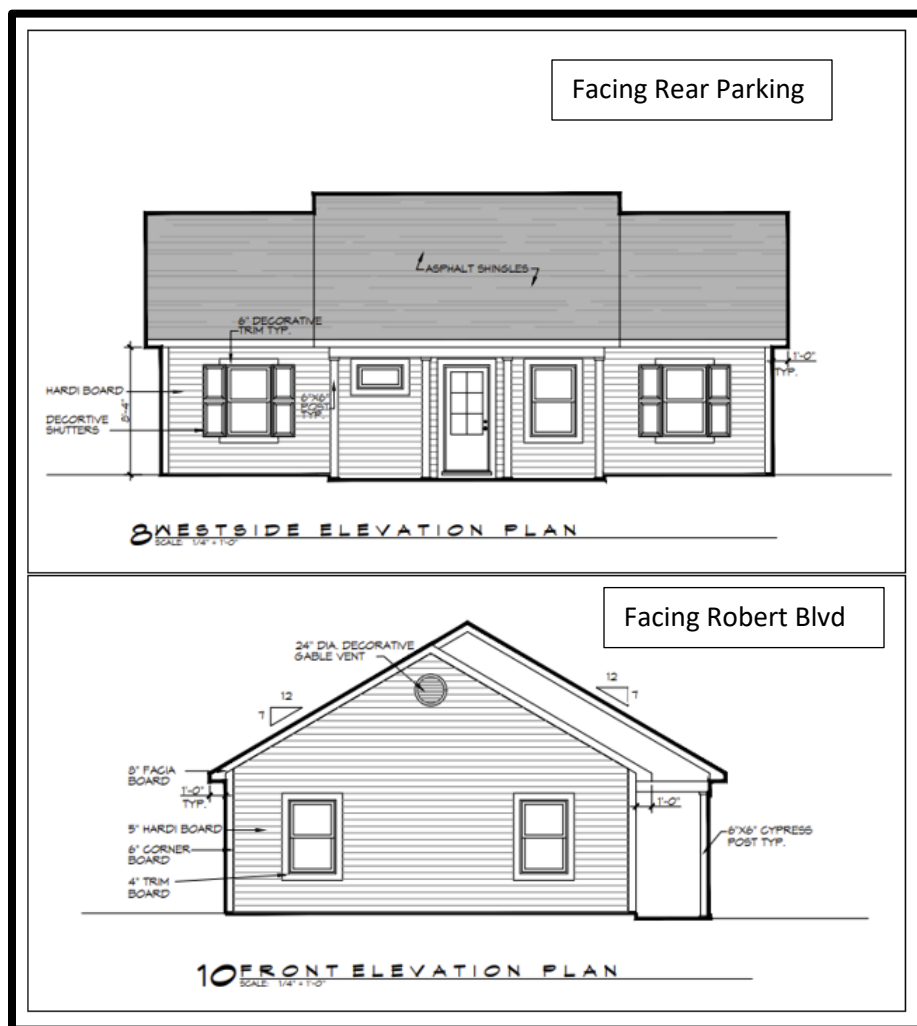
Figure 1. Location Aerial

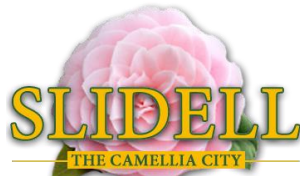


Figure 2. Previous Construction View (WWLTV 12/20/2024)



Figure 3. Proposed Construction Site Plan and Elevations





Planning Department

Staff Report

Case No. S2025-0008

Subdivision of One Parcel into 3 Parcels

at 150 Northshore Blvd

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

Location: 150 Northshore Blvd (**Figure 1**)

Owner(s): Sizeler Northshore General Partnership

Applicant: Robert A Kutcher, Attorney

Zoning: C-6 Regional Shopping Center

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

Request: A resubdivision of Parcel H-1-A-1 into Parcels 1, 3, and 4 (pond)

Planning Commission: August 18, 2025

STAFF RECOMMENDATION

APPROVAL UPON MODIFICATION

FINDINGS

1. The petitioned property is developed land with existing structures along the eastern right-of-way line of Northshore Blvd (**Figure 3**). It is zoned C-6.
2. Subject property is currently zoned C-6. (**Figure 1**)
3. The C-6 zoning district does not permit dwelling units.
4. The C-6 zoning district automatically confers cross access and cross parking for parcels in the same complex.
4. There is public water and sewer available to all parcels (**Figure 4**).
5. Existing Parcel H-1-A-1 includes portions of the existing Northshore Square shopping mall. The resubdivision is to create a stand-alone parcel that includes the structure once used by JC Penney. The resubdivision is also creating a parcel containing the required drainage pond located along the eastern right-of-way line of Northshore Blvd. (**Figure 5**)
6. The resubdivision will create additional property boundary lines along structural boundaries as were previously approved for Parcel 2 (Mervyn's), Parcel MB (Maison Blanche), and Parcel D (Dillard's)
7. The property is not located in a special flood hazard area, in flood zone X. The land has an elevation of approximately 15 feet. Creating new parcels within the subject property into smaller parcels would not impact future development of the property.
8. The Planning Department recommends approval upon resolution of parcel access to Northshore Blvd.

FIGURES

Figure 1. Location Aerial and Zoning

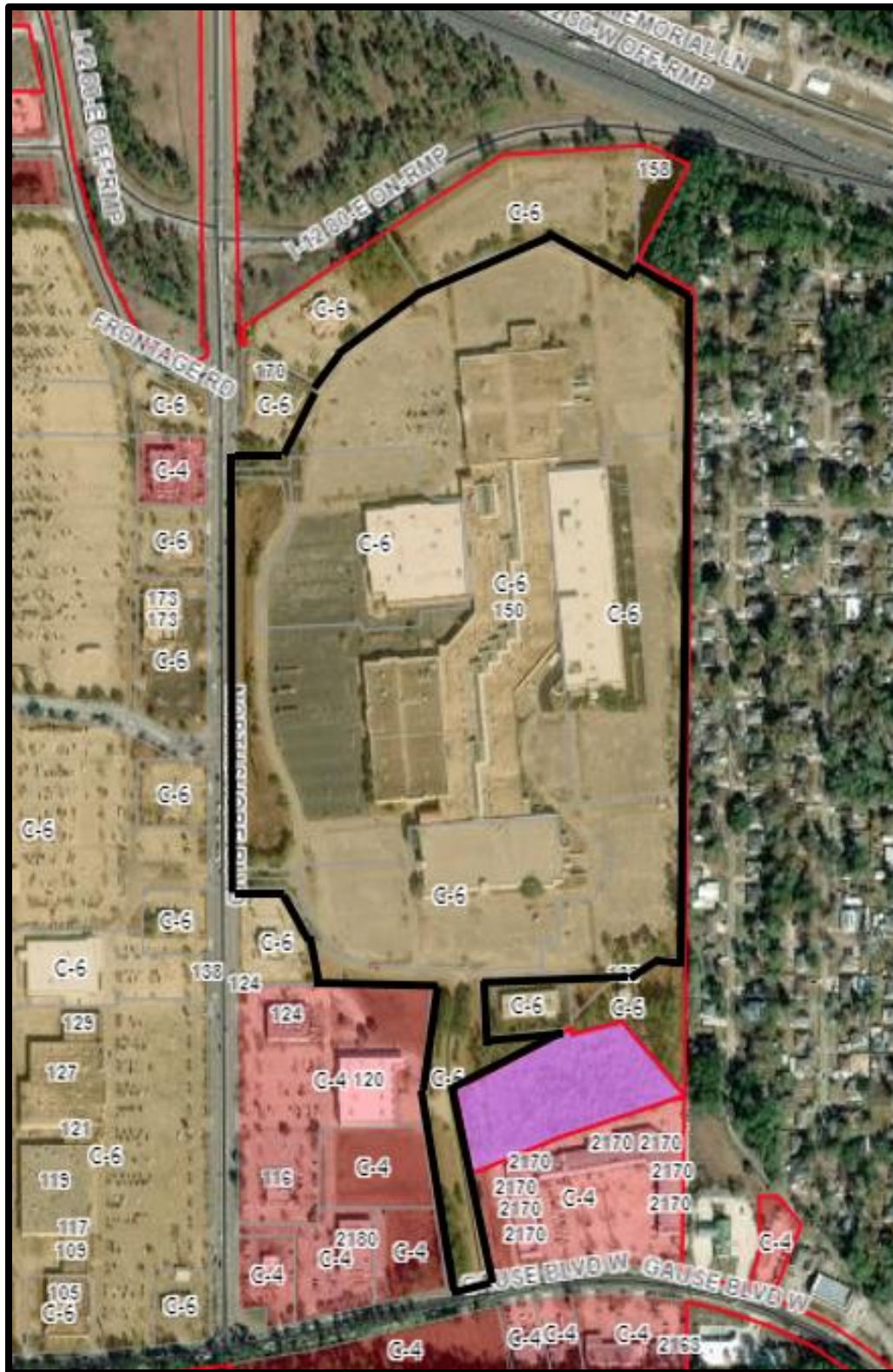


Figure 2. Future Land Use Map (Comp Plan 2040)

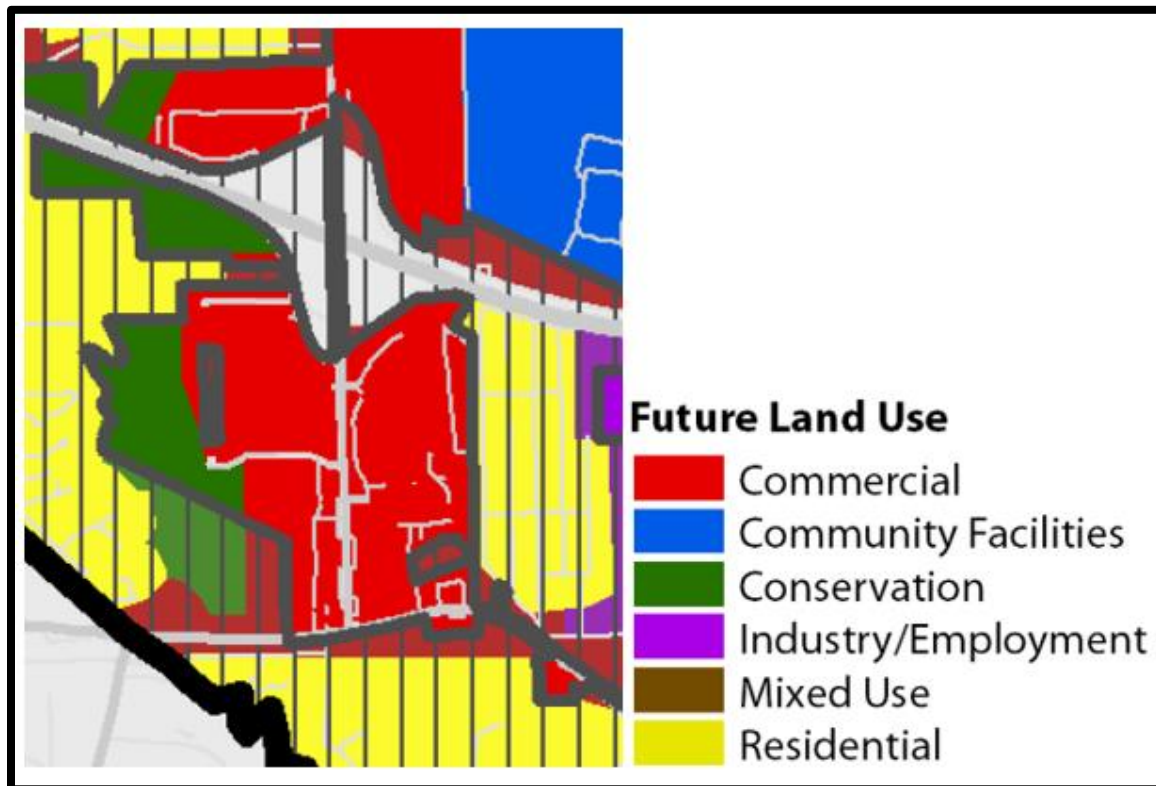


Figure 3. Street View



Figure 4. City Utilities

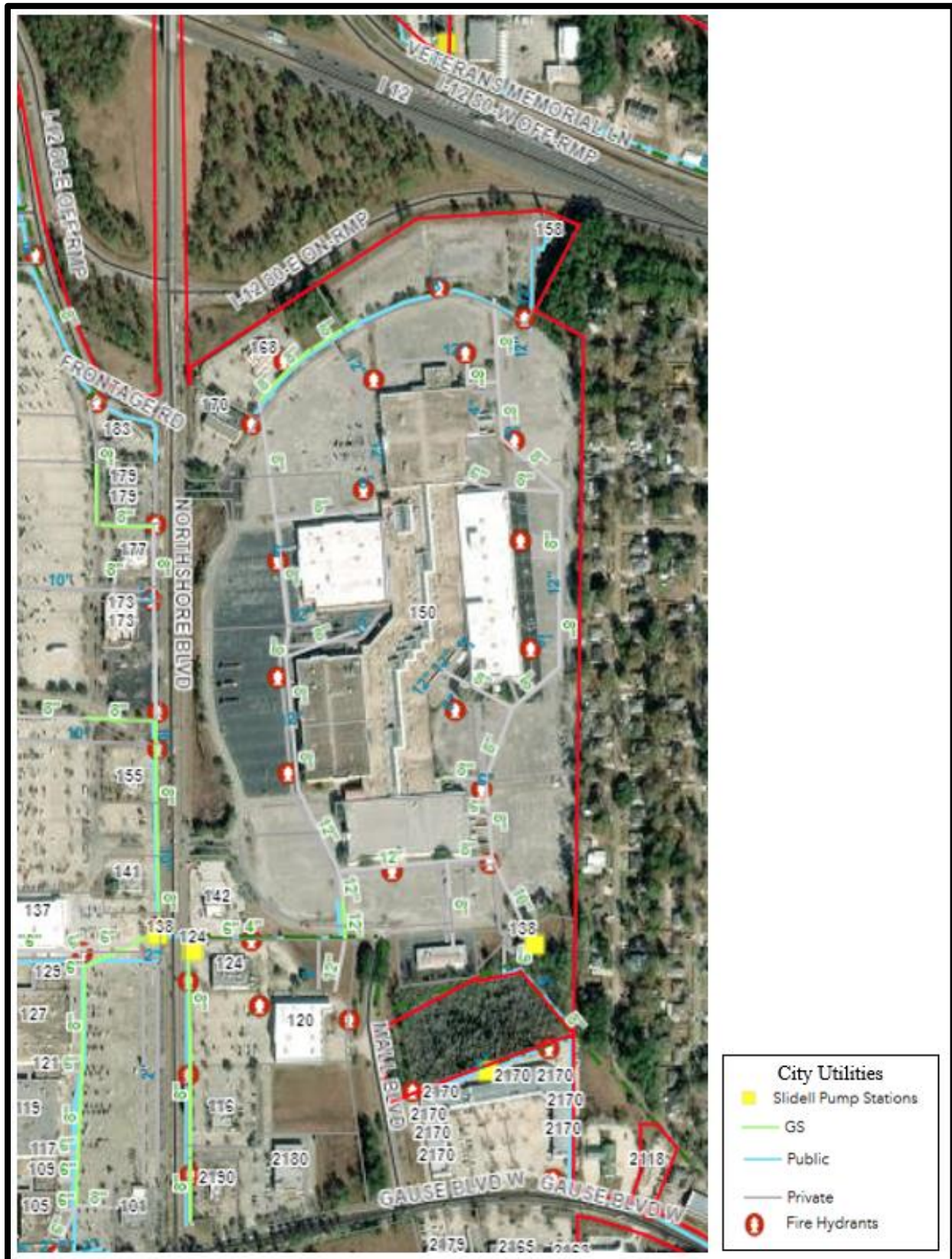
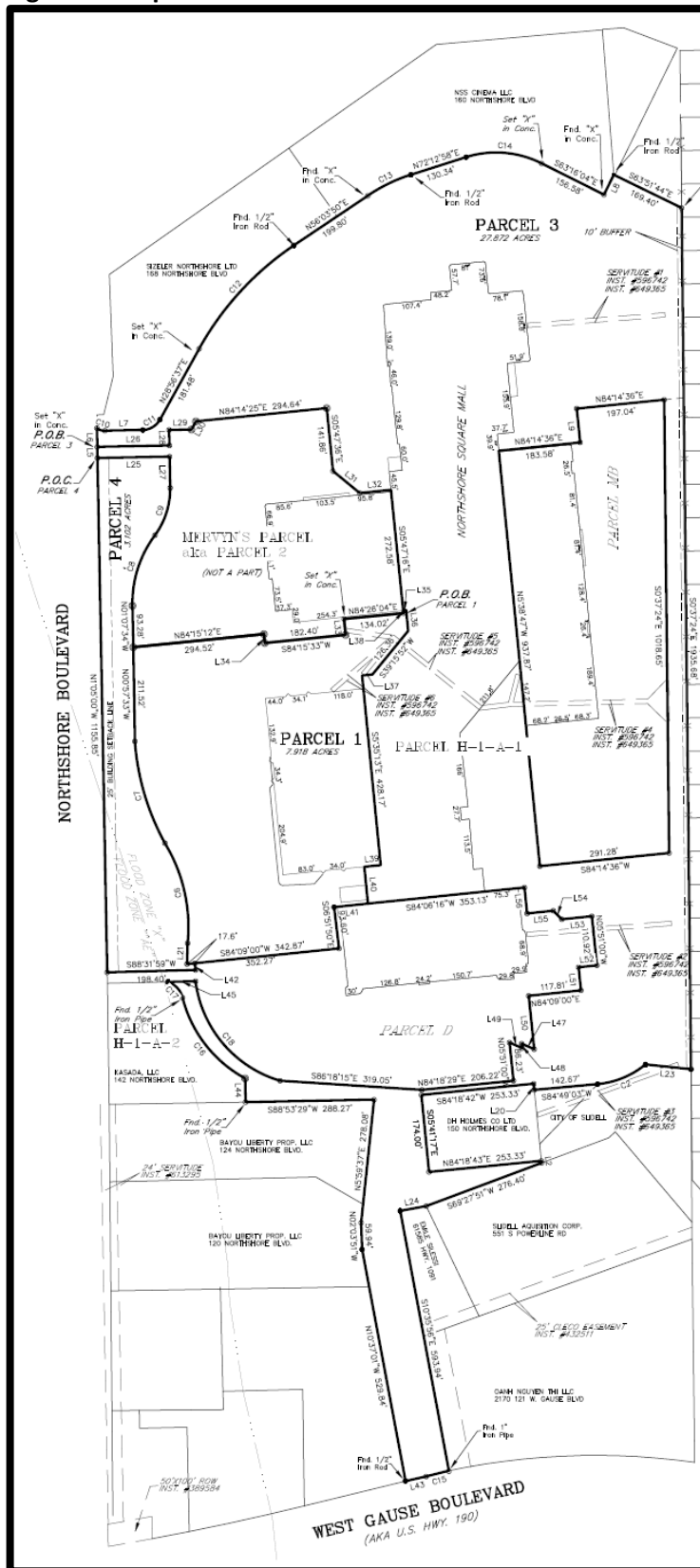
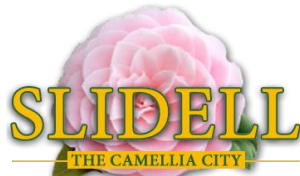


Figure 5. Proposed Subdivision





Planning Department

Staff Report

Case No. SUBD2025-0006

Subdivision of One Parcel into Two Parcels

390 Town Center Parkway

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

Location: 390 Town Center Parkway (**Figure 1**)

Owner(s): Fremaux Town Center SPE, LLC

Applicant: Townsend Underhill

Zoning: C-4 Highway Commercial/C-4 Height Overlay

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

Request: A resubdivision of Parcel 5 into Parcels 5-A and 5-B

Planning Commission: August 18, 2025

STAFF RECOMMENDATION

APPROVAL

FINDINGS

1. The petitioned property is developed land and is part of the Fremaux Town Center shopping center (**Figure 3**). It is zoned C-4.
2. Subject property is currently zoned C-4. (**Figure 1**)
3. There is public water and sewer available to all parcels (**Figure 4**).
4. The property currently has several crossing lines indicating flood zones (FIRM Panel 225205 0420 E), which include:
 - Flood Zone B
 - Flood Zone AE EL 9
 - Flood Zone AE EL 10
 - Flood Zone C

Areas designated AE are within a special flood hazard area. The land has an elevation of approximately 15 feet. Creating new parcels within the subject property into smaller parcels would not impact future development of the property. (**Figure 5**)
5. The applicant proposes to subdivide Parcel 5 of the original Fremaux Town Center Subdivision creating a new parcel, Parcel 5-B, containing 2.799 acres, and designating the remanent as Parcel 5-A containing 31.375 acres. (**Figure 6**)
4. The Planning Department recommends approval.

FIGURES

Figure 1. Location Aerial and Zoning



Figure 2. Future Land Use Map (Comp Plan 2040)

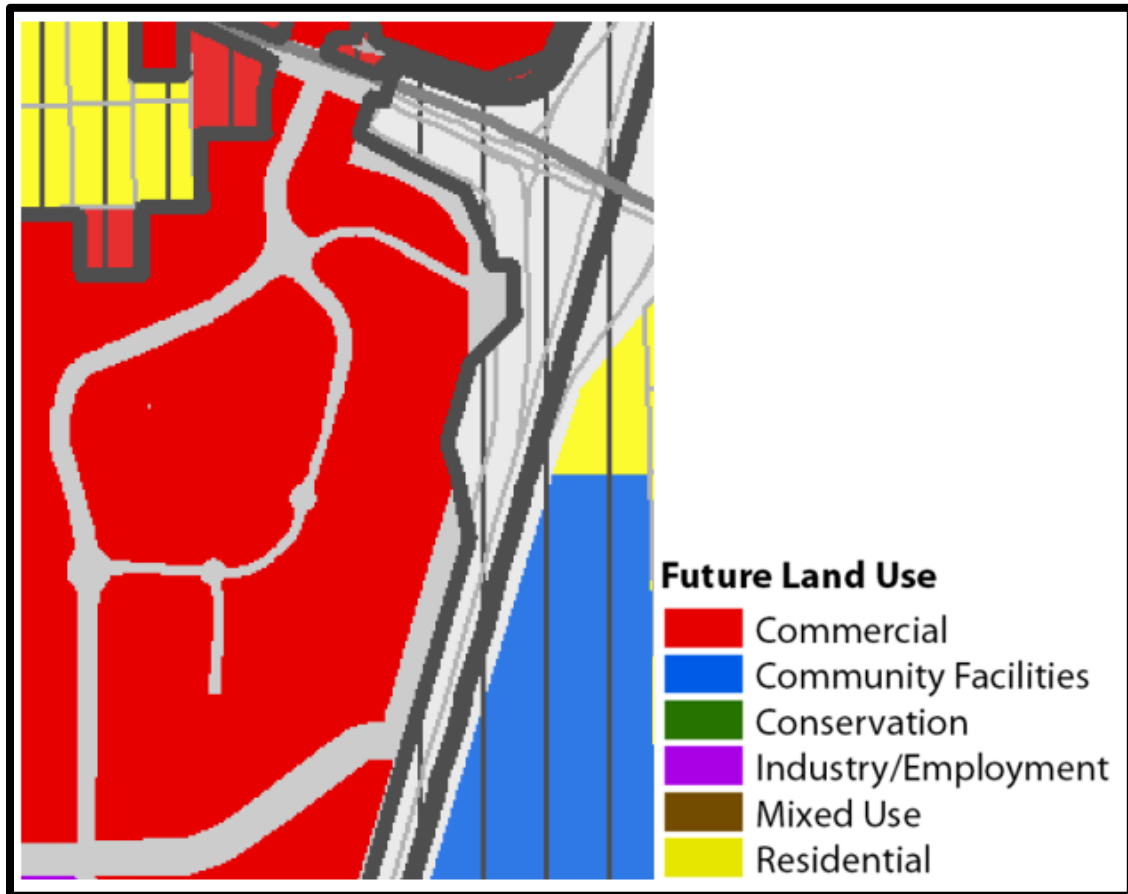


Figure 3. Street View



Figure 4. Utilities



Figure 5. FEMA Flood Map Panel 225205 0420 E)



Figure 6. Proposed Subdivision

