

ORDINANCE NO. 1635

An ordinance amending Ordinance No. 795, a Zoning Ordinance.

BE IT ORDAINED by the Slidell City Council, in legal session convened,
Ordinance No. 795, a Zoning Ordinance, is amended as follows:

Delete: Section 2.8

ADD: Section 2.8 - Reserved

Delete: Section 2.15

ADD: Section 2.15 - Planned Development

ADD: Subsection 2.1501 - Purposes - Planned Development review

procedures are hereby established for the following purposes:

- a. To promote flexibility in design and permit diversification in the location of structures;
- b. To promote the efficient use of land and energy and facilitate a more economical arrangement of buildings, circulation systems, land uses, and utilities;
- c. To preserve to the greatest extent possible, the existing landscape features and amenities and to utilize such features in a harmonious fashion;
- d. To provide for more usable and suitably located recreation facilities and other public and common facilities than would otherwise be provided under conventional land development procedures;
- e. To combine and coordinate architectural styles, building forms and building relationships within the planned development;
- f. To provide the developer with reasonable assurance of ultimate approval before the expenditure of complete design monies while providing the City with assurances that the project will retain the character envisioned at the time of concurrence.
- g. To encourage phased projects which emphasize a uniform design concept.

ADD: Subsection 2.1502 - General Provisions - The Planned Development application is a two step process. The first step, the Conceptual Development Plan is intended to allow approval of a Planned Development zoning change or annexation based on a preliminary design concept. Before issuance of a building permit a Detailed Development Plan, the second step in the process must also be approved.

1 Phased projects after approval of a Conceptual Development Plan, may submit
2 Detailed Development Plans for approval on individual projects located within
3 the development.
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7 ADD: Subsection 2.1503 - Conceptual Development Plan Review
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9 1. Application - All applications shall be made on forms provided by the
10 Planning Director. The person filing the application must be an owner of the
11 land to be included in the planned development. If the planned development is
12 to include land in more than one ownership, the application must be submitted
13 jointly by all of the owners of the properties to be included.
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16 The application must be accompanied by ten (10) copies of a conceptual
17 development plan and a narrative.
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19 2. Conceptual Development Plan - A conceptual development plan shall
20 include the following information:
21

22 a. The existing site conditions including: contours at intervals
23 sufficient to indicate topographic conditions, water courses, flood plains and
24 any unique natural features.
25

26 b. The boundary of the proposed planned development as well as any interior
27 boundaries related to proposed development phases or land divisions;
28

29 c. The general location of existing and proposed structures including
30 building types and gross density per acre and an indication of approximate building
31 envelopes;
32

33 d. The general location and size of all areas to be conveyed, dedicated,
34 or reserved as common open spaces, public parks, recreational areas, school sites,
35 and similar public and semi-public uses;
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37 e. The existing and proposed general circulation system including
38 bikeways, off-street parking areas, service areas, loading areas, and major points
39 of access to public rights-of-way. Notations of proposed ownership (public or
40 private) shall be included;
41

42 f. The existing and proposed general pedestrian circulation system,
43 including its interrelationship with the vehicular circulation system, indicating
44 proposed treatments of points of conflicts;
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46 g. The existing and proposed utility systems including sanitary sewer,
47 storm sewer, drainageways, and water;
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49 h. Sufficient information on land areas adjacent to the proposed planned
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1 development to indicate their relationships with the proposed development including
2 land uses, densities, circulation systems, public facilities, and unique natural
3 features of the landscape;
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7 i. Identification of heavily wooded areas and other significant
8 natural areas.
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11 j. No plan shall exceed dimensions of 24 inches by 36 inches. Where
12 necessary, an overall plan with subsequent detail sheets may be submitted.
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14
15 k. Any additional information which may be required by the Planning
16 Director or the City Council.
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19 3. Narrative - A written statement shall include the following information:
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21 a. A statement of planning objectives to be achieved by the planned
22 development through the particular approach to land development as proposed by
23 the developer and shall address the proposed developments compatibility with
24 the surrounding area, relative to its land use, proposed density, and character.
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27 This statement shall indicate a description of the character of the proposed
28 development and the rationale behind the assumptions and choices made;
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33 b. A statement of the developer's intentions, with regard to the future
34 selling or leasing, of all or portions of the planned development such as land
35 uses, dwelling units, etc.;
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39 c. Quantitative data for the following: Total number and type of
40 dwelling units, parcel size, and proposed lot coverage of buildings and structures
41 where known, gross densities per acre, total amount of open space (including a
42 separate figure for usable open space), total amount of nonresidential construction,
43 and economic feasibility studies or market analysis when deemed necessary by the
44 City Council.
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51 d. A detailed statement of the developer's intentions concerning the
52 timing, responsibilities, and assurances for all improvements; and for improvements
53 other than public improvements such as, but not limited to: irrigation, private
54 roads and drives, landscape, and maintenance.
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59 e. A statement describing project phasing where proposed. Such phases
60 shall be:
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62
63 1. Substantially and functionally self-contained and self-sustaining
64 with regard to access, parking, utilities, open spaces, and similar physical features,
65 capable of substantial occupancy, operation, and maintenance upon completion of
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1 construction and development; and

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3 2. Arranged so as to preclude conflicts between higher density and
4 lower density development; and

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7 3. Properly related to other services of the community as a whole and
8 to those facilities and services yet to be provided; and

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11 4. Provided with such temporary or transitional features, buffers, or
12 protective areas as may be required to prevent damage or detriment to any completed
13 phases and to adjoining properties not in the planned development;

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17 ADD: Subsection 2.1504 - Acceptance of Application - Upon receipt
18 of an application, the Planning Director shall review it for compliance with the
19 above requirements for submittal Section 2.1014 within five (5) working days.
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21 Additional information may be required by the Planning Director to properly
22 evaluate the proposed planned development. If an application is found to be
23 incomplete, the Planning Director shall notify the applicant of the reasons therefore
24 and he shall advise the applicant of the requirements for an acceptable application.

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31 ADD: Subsection 2.1505 - Planning Director Responsibilities - After
32 acceptance of application the Planning Director shall accomplish the following:

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35 a. Staff Review - Upon acceptance of a complete application, the Planning
36 Director shall schedule a staff meeting or meetings to be held within fifteen (15)
37 calendar days for purposes of conducting a review of the proposed planned development.
38 The plan and narrative shall be distributed to staff and other agencies which
39 may be affected by the planned development.

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45 2. The Planning Director shall place the application on the agenda on
46 the next regularly scheduled Planning and Zoning Commission meeting in the New
47 Petition section of the agenda.

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51 3. The Planning Director shall prepare a staff review report to be made
52 available to the applicant and the Planning and Zoning Commission for the meeting.

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55 ADD: Subsection 2.1506 - New Petition Review of Conceptual Development
56 Plan - The applicant shall appear before the Planning and Zoning Commission for
57 review of the Conceptual Development Plan Application. The New Petition phase
58 of the application process is to provide the applicant with the opportunity to
59 make changes to the plan prior to the Public Hearing. The applicant shall have
60 ten (10) days from the New Petition review to file an application amendment with
61 the Planning Director. The Planning and Zoning Commission will call for a Public
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1 Hearing to be scheduled for the next regular Planning and Zoning Commission meeting.

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3 ADD: Subsection 2.1507 - Public Hearing Notification - Notification
4 for the Planning and Zoning Public Hearing shall be in conformance with city and
5 state laws. Additionally, the Public Notice should include a paragraph briefly
6 describing the intended use and other pertinent information.
7

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10 ADD: Subsection 2.1508 - Public Hearing - The Planning and Zoning
11 Commission shall hold a Public Hearing on the Planned Zone Conceptual Development
12 Plan. The Planning and Zoning Commission shall report its findings to the City
13 Council within forty (40) days of the Public Hearing. Its findings must include
14 either:
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21 1. A favorable recommendation.
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23 2. A conditional recommendation which specifies recommended changes.
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25 3. An unfavorable recommendation which identifies the reasons for the
26 unfavorable review.
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29 ADD: Subsection 2.1509 - City Council Public Hearing - The City
30 Council shall hold a Public Hearing on the Conceptual Development Plan application
31 within sixty (60) days after receiving the Planning and Zoning Commission report.
32 The Council shall act on the application within forty (40) days after the Public
33 Hearing. City Council action shall either be:
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39 1. Approval of the Planned Zone application based on the applicants
40 Conceptual Development Plan.
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42 2. A conditional approval of the Planned Zone application which specifies
43 amendments which must be filed by the applicant within forty (40) days after
44 the action.
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47 3. Rejection of the Conceptual Development Plan.
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51 ADD: Subsection 2.1511 - Effective Period of Conceptual Development
52 Plan Approved - The applicant shall have eighteen (18) months to submit the Detailed
53 Development Plan. Failure to submit Detailed Development Plans based on the
54 Conceptual Development Plan within eighteen (18) months, without an extension
55 request by the applicant, shall result in automatic nullification.
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61 ADD: Subsection 2.1511 - Conceptual Development Plan Application Fee -
62 \$25.00 per Acre.
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65 ADD: Subsection 2.1512 - Detailed Development Plan Required
66 Where a conceptual development plan is approved, final approval of a
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1 Detailed Development Plan is required prior to any building permit processing.

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3 ADD: Subsection 2.1513 - Detailed Development Plan

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5 The rezoning of a parcel to a Planned Zone takes place in the Review of
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7 the Conceptual Development Plan. Approval of the Detailed Development Plan shall
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9 be accomplished by the City Council. Application for a Detailed Development Plan
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11 shall be made on forms provided by the Planning Director. The application must
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13 be submitted jointly by all of the owners of the properties to be included. The
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15 application must include three (3) copies of the Detailed Development Plan and a
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17 narrative.

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19 ADD: Subsection 2.1514 - Detailed Development Plan Application

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21 A Detailed Development Plan may be submitted for one or more phases
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23 of a project as identified in the Conceptual Development Plan. Should an applicant
24
25 not choose to submit a Detailed Development Plan for the entire Planned Development,
26
27 he will be required to pay a separate Detailed Development Plan Application Fee
28
29 for each separate phase reviewed. A Detailed Development Plan shall show the
30
31 following information in addition to that specified under Subsection 2.1503-2.

32
33 a. The location and floor area of all existing and proposed structures,
34
35 and other improvements including maximum heights, building types, and gross density
36
37 per acre (for residential developments).

38
39 b. Typical elevations of buildings and structures sufficient to indicate
40
41 the architectural intent and character of the proposed development (which may be
42
43 submitted on additional sheets).

44
45 c. A landscape plan drawn to scale showing the location, existing trees
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47 and vegetation proposed to be removed and to be retained on the site, the location
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49 and design of landscaped areas, the varieties and sizes of trees and plant materials
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51 to be planted on the site, other landscape features including walls and fences, and
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53 irrigation systems required to maintain plant materials.

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55 d. Detailed utilities plan which indicates how the sanitary sewer, storm
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57 sewer, drainage, and water systems will function.

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59 e. Street, driveway, parking area, service area, loading area, pedestrian
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61 way, and bikeway improvements and their dimensions.

62
63 f. The area and dimensions of all areas to be conveyed, dedicated or
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65 reserved as common open spaces, public parks, recreational areas, school sites,
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67 and similar public and semi-public areas.
68

1 g. The exterior lighting plan, which may be shown on the site plan,
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3 indicating the location, size, height, typical design material, color, and method
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5 and direction of illumination.
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7 ADD: Subsection 2.1515 - Detailed Development Plan Narrative
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9 A written statement shall include the following information in addition
10
11 to that required in Subsection 2.1503-3.
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13 a. Proposals for setbacks or building envelopes, lot areas where land
14
15 division is anticipated, the number of parking spaces to be provided (in ratio to
16
17 gross floor area or number of units).
18

19 b. A detailed statement outlining the schedule, responsibilities, and
20
21 assurances for all public improvements; and for improvements other than public
22
23 improvements such as, but not limited to, irrigation, private roads and drives,
24
25 landscape and maintenance.
26

27 c. A statement addressing the compatibility of the proposed development
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29 to adjacent land uses relating to such items as architectural character, building
30
31 type, height of proposed structures.
32

33 ADD: Subsection 2.1516 - Preliminary Plat
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35 If the Planned Development is to be partitioned or subdivided a preliminary
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37 plat should also be submitted at this time. Review of the plat will follow the
38
39 City's Subdivision Regulations.
40

41 ADD: Subsection 2.1517 - Acceptance of Application
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43 Upon receipt of the application the Planning Director shall review it
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45 for compliance with the above requirements for submittal within five (5) working
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47 days.
48

49 Additional information may be required by the Planning Director or the
50
51 City Council to properly evaluate the proposed planned development.
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53 If the application is found to be incomplete, the Planning Director
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55 shall notify the applicant of the reasons therefore and shall advise the applicant
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57 of the requirements for an acceptable application.
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59 ADD: Subsection 2.1518 - Submittal of Detailed Development Plan to
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61 Planning and Zoning Commission
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63 Upon receipt of an acceptable Detailed Development Plan Application the
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65 Planning Director shall place the proposed Detailed Development Plan on the Public
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67 Hearing agenda of the next regularly scheduled Planning and Zoning Commission
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1 meeting.

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3 ADD: Subsection 2.1519 - Public Hearing Notification

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5 Subsection 2.1507 applies.

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7 ADD: Subsection 2.1520 - Public Hearing

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9 The Planning and Zoning Commission should hold a public hearing on the
10
11 Detailed Development Plan. Before taking action on the Plan, the Planning Commission
12
13 shall determine substantial compliance between the Conceptual Development Plan and
14
15 the Detailed Development Plan. The Detailed Development Plan shall be deemed in
16
17 substantial compliance with the Conceptual Development Plan provided any
18
19 modifications by the developer does not involve a change in one or more of the
20
21 following factors. The Planning and Zoning Commission shall not approve a
22
23 Detailed Development Plan that violates one or more of these factors:

- 24
25 1. Land Use;
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27 2. Increase in dwelling unit density;
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29 3. Ratio of number of different types of dwelling units;
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31 4. Type of commercial or industrial structures;
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33 5. Type and location of accessways and parking areas when off-site
34
35 traffic would be affected;
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37 6. Increase in the floor area proposed for nonresidential use by more
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39 than ten (10) percent where previously specified;
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41 7. Reduction of more than ten (10) percent of the area reserved for
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43 common open space and/or open space where previously specified;
44
45 8. Increase in the total ground area proposed to be covered by structures
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47 by more than five (5) percent where previously specified;
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49 9. Reduction of specific setback requirements by more than twenty-five
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51 (25) percent where previously specified;
52
53 10. Reduction of project amenities provided such as recreational facilities,
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55 screening, and/or landscaping provisions by more than ten (10) percent where
56
57 previously specified; and
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59 11. Any other modification to specific requirements established at the
60
61 time of conceptual development plan approval.

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63 ADD: Subsection 2.1521 - Planning and Zoning Commission - The Planning
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65 and Zoning Commission shall have forty (40) days after a public hearing to act on
66
67 the Detailed Development Plan. It may:
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1 1. Find that the Detailed Development-Plan is not in substantial
2
3 compliance with the Conceptual Development Plan. If such a finding is made, the
4
5 applicant must refile the Detailed Development Plan. The applicable fee shall be
6
7 waived if the Detailed Development Plan is resubmitted within ninety (90) days
8
9 of this finding.

10
11 2. Find that the Detailed Development Plan is in substantial compliance
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13 with the Conceptual Development Plan. If the Detailed Development Plan is in
14
15 substanital compliance, the Planning and Zoning Commission shall forward said
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17 plan to the City Council for final action and shall include one of the following
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19 recommendations:

- 20
21 a. A favorable recommendation.
22
23 b. A conditional recommendation which specifies recommended action.
24
25 c. An unfavorable recommendation.

26
27 ADD: Subsection 2.1522 - City Council Public Hearing - The City
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29 Council shall hold Public Hearing on the Detailed Development Plan within forty
30
31 (40) days after receiving the Planning and Zoning Commission report. The Council
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33 shall act on the plan within sixty (60) days after the Public Hearing. City Council
34
35 action may either be:

- 36
37 1. Approval of the Detailed Development Plan.
38
39 2. A conditional approval of the Detailed Development Plan which specifies
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41 amendments which must be filed by the applicant within forty (40) days after the
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43 action.
44
45 3. Rejection of the Detailed Development Plan.

46
47 ADD: Subsection 2.1523 Noncompliance with the Approved Detailed
48
49 Development Plan

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51 If the Planning Director determines that the development substantially
52
53 differs from the approved plans, he shall notify the developer and the Building
54
55 Official. Thereafter, the Building Official shall withhold building permits for
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57 further construction and/or revoke those permits previously issued until
58
59 compliance is achieved.

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61 ADD: Subsection 2.1524 - Planned Development Nullification

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63 The Applicant may at any time prior to the construction phase request
64
65 nullification of the Planned Development. The zoning amendment process identified
66
67 in Section 8.1 should be used to determine the zoning for the property.
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1 ADD: Subsection 2.1525 - Fees for Detailed Development

2 \$25.00 per acre or part thereof.

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5 ADD: Subsection 2.1526 - Submittal of Detailed Development Plan In
6
7 Lieu of Conceptual Development Plan

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9 To expedite the application process, the applicant may submit, at his
10 own risk, a Detailed Development Plan for review. The Detailed Development Plan
11 shall follow the application requirements for submittal of a Detailed Development
12 Plan as outlined in Subsections 2.1514 - 2.1517. A review of the Detailed Development
13 Plan shall follow the processes outlined in Subsections 2.1503 - 2.1509.

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19 ADD: Subsection 2.1527 - Fee for Submittal of a Detailed Development
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21 Plan in Lieu of a Conceptual Development Plan

22 \$25.00 per acre.

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27 ADOPTED this 14th day of June, 1983.

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30 **DELIVERED** 6-16-83

31 1:30 p.m. to the Mayor

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33 **RECEIVED** 6-27-83

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35 1:50 p.m. from the Mayor

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41 *Gerri G. Ingrao*
42 Gerri G. Ingrao
43 Clerk of the Council
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Lionel J. Washington
Lionel J. Washington
Councilman, District A
President of the Council
M.W. Hart
M.W. "Webb" Hart
Mayor