

1 Introduced October 23, 2001, by Councilman
2 Cerny, seconded by Councilman Cusimano
3 (both by request of Administration)

4 **Item No. 01-10-2253**

5 **ORDINANCE NO. 3035**
6

7 An ordinance of the Slidell City Council providing for the conditional use of
8 a 10-bed/24-hour medical facility in a C-2 Neighborhood Commercial Zone, as
9 petitioned by Redstone Investments.

10 WHEREAS, the City of Slidell has received a petition from Redstone
11 Investments to obtain a conditional use permit for a 10-bed/24-hour hospital to be
12 located in a C-2 Neighborhood Commercial Zone; and
13

14 WHEREAS, this property is more fully described as Lots 1, 2, and 3,
15 Doctor's Medical Plaza Subdivision; and
16

17 WHEREAS, the Slidell Planning and Zoning Commission has issued a
18 favorable recommendation with certain conditions.
19

20 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it
21 does hereby approve a conditional use permit in a C-2 Neighborhood Commercial
22 Zone for a 10-bed/24-hour medical facility as petitioned by Redstone Investments with
23 the following conditions:
24

25 (1) All recommendations of traffic study are implemented, including the
26 installation of any signal changes at Independence and Robert. These changes are to
27 be implemented at the owner's cost.
28

29 (2) All signage, landscaping, drainage, construction codes be met.
30

31 BE IT FURTHER ORDAINED that said conditional use permit shall be
32 applicable to Lots 1, 2, and 3, of Doctor's Medical Plaza Subdivision.
33
34
35
36
37
38

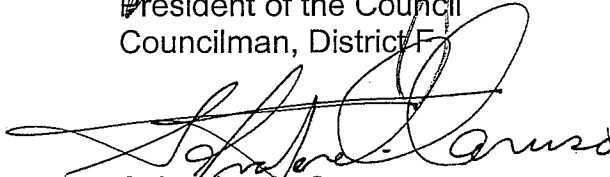
1 **ORDINANCE NO. 3035**
2 **ITEM NO. 01-10-2253**
3 **PAGE 2**

4 **ADOPTED** this 27th day of November, 2001.

5
6 *DELIVERED 11-28-01 1:00 pm*
7 *to the Mayor*
8
9 *RECEIVED 12-3-01 10:30 am*
10 *from the Mayor*



11 Jack Cerny
12 President of the Council
13 Councilman, District F



14 Salvatore A. Caruso
15 Mayor

16 

17 Davis Dautreuil *JD*
18 Council Administrator/Clerk of the Council
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

IT AS A01-08/Z01-09 (PINNACLE VENTURES) AS LISTED ABOVE.

- 4) CU01-01: A request by Redstone Investments to obtain a conditional use permit for the property located on Robert Road to allow a 10-bed 24 hour hospital in a C-2 Neighborhood Commercial zoning district.

ROLL CALL 6 YEAS 0 NAYS 1 ABSENT

FAVORABLE RECOMMENDATION WITH FOLLOWING CONDITIONS:

- All recommendations of traffic study are implemented including the installation of any signal changes at Independence and Robert. These changes are to be implemented at the owner's cost.
- All signage, landscaping, drainage, construction codes be met.

- 5) An amendment to Appendix A Zoning, Section 2.2214(I) Child Care Services to read as follows: "Child care services may be provided in a single family residence for no more than seven (7) children at any one time excluding those residing in the dwelling."

Underlined portion denotes change.

ROLL CALL 6 YEAS 0 NAYS 1 ABSENT

FAVORABLE RECOMMENDATION

RESUBDIVISION

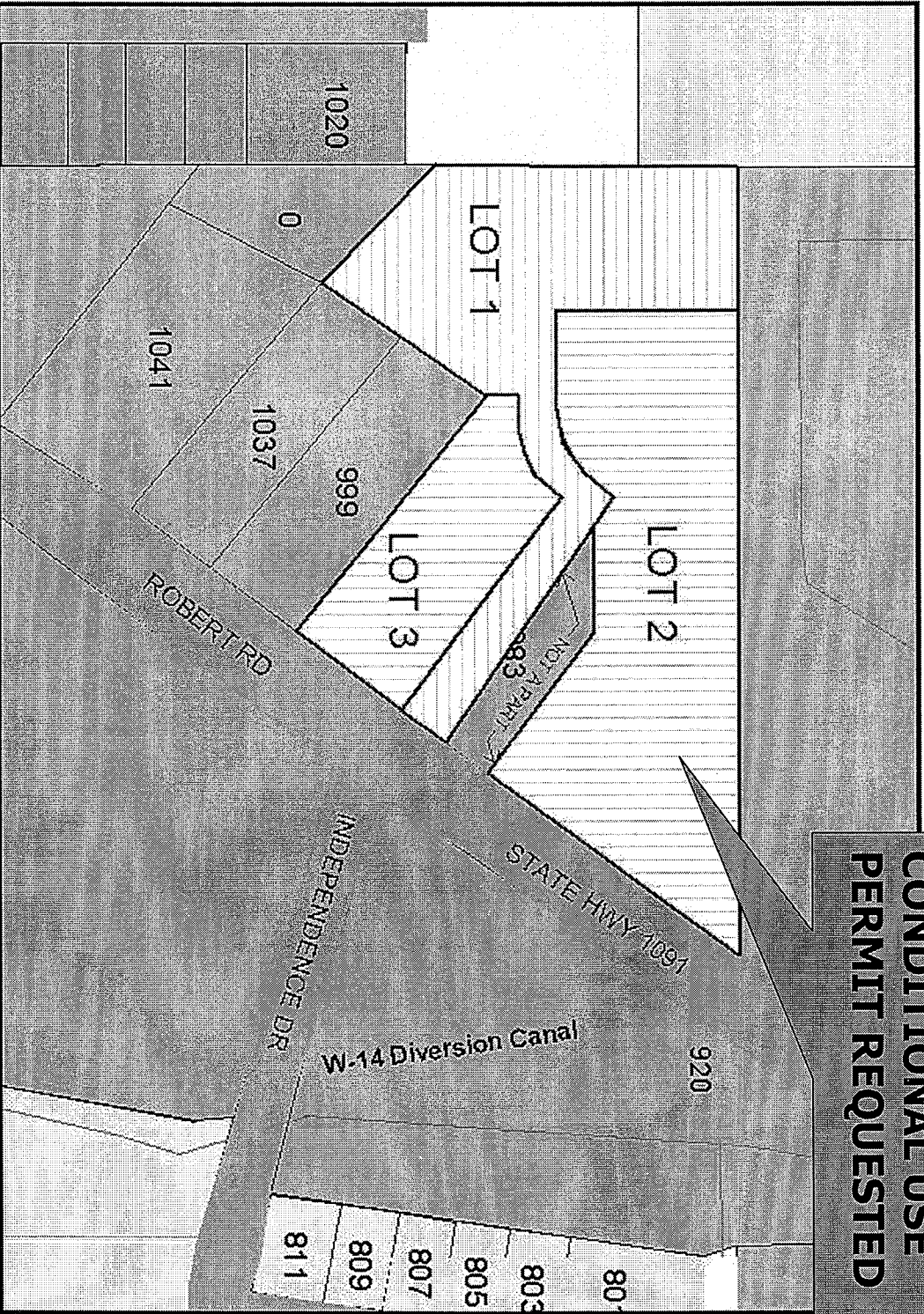
- 1) A request by Mr. Alvin Bordelon to resubdivide the North 34 feet of Lot 5, Sq. 2, Town of Slidell into Lot 5A. This property is located on First Street.

RESUBDIVISION APPROVED

Should you have any questions, please feel free to call our office at 646-4320. Thank you.

CU01-01

**CONDITIONAL USE
PERMIT REQUESTED**



- Water features**
- 0-1 Single Fam. Urban
 - 0-2 Traditional
 - 0-3 Single Fam. Res.
 - 0-4 Multi Fam. Urban
 - 0-5 High Density Urban
 - 0-6 Medium Density
 - 0-7 Freeway
 - 0-8 Freeway Corridor
 - 0-9 Neighborhood Commercial
 - 0-10 General Business District
 - 0-11 Highway Commercial
 - 0-12 Regional Shopping Center
 - 0-13 Light Industrial
 - 0-14 Planned Bldg Development
 - 0-15 Residential Redevelopment District
 - 0-16 Air Service District





SLIDELL CITY COUNCIL

**2055 SECOND STREET
SLIDELL, LA 70458
(504) 646-4307**

**P. O. BOX 828
SLIDELL, LA 70459-0828
FAX (504) 643-1854**

October 24, 2001

Daily Sentry News
P. O. Box 910
Slidell, LA 70459

RE: Publication of Introduced Ordinances

The following proposed ordinances were introduced at the October 23, 2001, meeting of the Slidell City Council. PLEASE PUBLISH THE FOLLOWING:

PUBLIC NOTICE

The following proposed ordinances were introduced at the October 23, 2001, meeting of the Slidell City Council. These proposed ordinances are printed by title only as required by Ordinance No. 1528. Complete copies of these ordinances are available in the Council Office in City Hall at 2055 Second Street, Slidell, Louisiana.

A. Proposed Ordinances:

- 1. Item No. 01-10-2250:** An ordinance annexing and zoning 5.36 acres of land located in Section 3, Township 9 South, Range 14 East, North End Subdivision, from Parish Suburban to City A-6 Single Family Residential, as petitioned by Pinnacle Ventures, (Cerny/Cusimano, both by request of Administration).
- 2. Item No. 01-10-2251:** An ordinance annexing and zoning 2.3485 acres of land located in Section 35, Township 8 South, Range 14 East, as petitioned by the Church of Latter-Day Saints, (Cerny/Williams, both by request of Administration).
- 3. Item No. 01-10-2252:** An ordinance amending Ordinance No. 2813, adopted May 26, 1998, reclassifying one Maintenance Technician position (Grade 3) to a Treatment Plant Operator (Grade 9), (Cerny/Cusimano, both by request of Administration).
- 4. Item No. 01-10-2253:** An ordinance of the Slidell City Council providing for the conditional use of a 10-bed/24-hour medical facility in a C-2 Neighborhood Commercial Zone, as petitioned by Redstone Investments, (Cerny/Cusimano, both by request of Administration).
- 5. Item No. 01-10-2254:** An ordinance amending the Code of Ordinances of the City of Slidell, Chapter 11 Criminal Code, to be in accord with the general penalty authorized by ordinance, (Cerny/Cusimano, both by request of Administration).

6. **Item No. 01-10-2255:** An ordinance amending the Code of Ordinances of the City of Slidell by adding a new Sec.11-125 Unauthorized Interception of Cable Television Services, (Cerny/Cusimano, both by request of Administration).
7. **Item No. 01-10-2256:** An ordinance amending the Code of Ordinances of the City of Slidell by adding a new Sec. 11-127 Unauthorized Use of Access Card as Theft; Definitions, (Cerny/Cusimano, both by request of Administration).
8. **Item No. 01-10-2257:** An ordinance amending the Code of Ordinances of the City of Slidell by adding a new Sec. 11-88 Child Desertion, (Cerny/Cusimano, both by request of Administration).
9. **Item No. 01-10-2258:** An ordinance amending the Code of Ordinances of the City of Slidell, Appendix A Zoning, Part 2, Section 2.2214 Home Occupation, by limiting the number of children allowed in child care being provided in a single-family residence, (Cerny/Cusimano, both by request of Administration).
10. **Item No. 01-10-2259:** An ordinance amending the Code of Ordinances of the City of Slidell, by adding a new Sec. 28-36 Groundwater Protection Ordinance, (Cerny/ Cusimano, both by request of Administration).
11. **Item No. 01-10-2260:** An ordinance amending Ordinance No. 3003, adopted May 8, 2001, revising the Revenue, Expense and Capital Budget for fiscal year 2001/2002, providing for supplemental appropriations, additional revenues, and matters in connection therewith, (Cerny/Cusimano, both by request of Administration).
12. **Item No. 01-10-2261:** An ordinance amending the Code of Ordinances of the City of Slidell, Appendix A Zoning, Part 2, Section 515.13 of the Sign Ordinance to allow for City sponsored signs/banners in the City right-of-way, (Cerny/Cusimano).

Note: A Public Hearing will be held on the above listed ordinances on Tuesday, November 27, 2001, in the Council Chambers.

CITY OF SLIDELL



Davis Dautreuil
Council Administrator/Clerk of the Council

PUBLISH DATE: Saturday, October 27, 2001



The City of Slidell

SALVATORE A. "SAM" CARUSO, *Mayor*

2055 Second Street • P.O. Box 828 • Slidell, Louisiana 70459

Telephone: (985) 646-4320

Fax: (985) 646-6117

ARTIN BRUNO, JR. FAICP
Director

PLANNING
DEPARTMENT

October 10, 2001

STAFF COMMENTS

CASE: CU01-01

PETITIONER: REDSTONE INVESTMENTS, L.L.C.

REQUEST: TO OBTAIN A CONDITIONAL USE PERMIT FOR THE
CONSTRUCTION OF A 10-BED, 24-HOUR MEDICAL FACILITY
IN A C-2 NEIGHBORHOOD COMMERCIAL ZONE

STAFF COMMENTS:

Staff recommends approval of conditional use provided the following conditions are met:

1. All recommendations of traffic study are implemented including the installation of any signal changes at Independence and Robert. These changes are to be implemented at the owner's cost.
2. All signage, landscaping, drainage, construction codes be met.

CITY OF SLIDELL
CONDITIONAL USE PETITION

DATE: 8/21/01

PLANNING DEPT.
AUG 30 2001

ADDRESS OF PROPERTY WHERE
USE IS TO BE LOCATED:

LOTS 1, 2 &
DOCTOR'S MEDICAL PLAZA

ZONING CLASSIFICATION C-2

(Attach a copy of the property deed)

DESCRIBE IN DETAIL THE TYPES OF ACTIVITIES PROPOSED FOR THE ABOVE STATED LOCATION.

- 10-BED INPATIENT HOSPITAL
- DIAGNOSTIC SERVICES

PROPERTY OWNER'S NAME, ADDRESS AND TELEPHONE NUMBER:

NAME: Redstone Investments, LLC.

ADDRESS: 1175 Old Spanish Trail
Slidell, Louisiana 70461

TELEPHONE NO.: (504) 641-6367

PROPERTY OWNER'S SIGNATURE:

Peter Hertzak, M.D., manager

DATE: 8/21/01

PETITIONER'S NAME, ADDRESS & TELEPHONE NUMBER IF DIFFERENT THAN
PROPERTY OWNER:

NAME: KYLE KRAMER o/a
ROZAS-WARD ARCHITECTS
1010 COMMON STREET, STE. 2750
ADDRESS: NEW ORLEANS, LA 70112

TELEPHONE NO.: 504.524.4375

FAX NO: 504.524.2493

PAGE 2

PETITIONER'S INTEREST IN THIS PETITION: AS THE PROFESSIONAL OF RECORD FOR THE PREVIOUSLY MENTIONED PROJECT ROZAS-WARD ARCHITECTS WILL REPRESENT THE OWNER IN ALL ASPECTS OF THIS PROJECT INCLUDING PERMITTING CONDITIONAL USE APPLICATION. IT IS IN OUR INTEREST TO PROVIDE THE OWNER WITH COMPLETE INFORMATION REGARDING PERMITTING.

How is the property presently being used? THE PROPERTY IS CURRENTLY OCCUPIED BY A SMALL DENTISTS OFFICE AND IS GENERALLY UNINHABITED. THE SITE IS PARTIALLY WOODED.

What impact will this conditional use have on surrounding properties? THE CONDITIONAL USE WILL NOT HAVE ANY IMPACT ON THE SURROUNDING AREAS. THE LOTS WILL REMAIN PARTIALLY WOODED AND THE LOT SIZES ALLOW FOR BUFFERS BETWEEN ADJACENT PROPERTY DEVELOPMENT.

This petition shall be accompanied by a current legal plat of survey which indicates the flood zone that the property is in and shows all existing structures, easements & rights-of-way.

If the new construction including additions and site improvements are being proposed for this site than the applicant must submit with this petition a site plan drawn to a scale of not less than 1" to 100'. This plan shall be dimensionalized and include the information listed on the attached checklist including all parking areas, storage areas, maintenance areas, loading areas, production areas and the zoning on all adjacent properties.

The applicant shall be responsible for the payment of all costs for legal advertisement as may be required by Section 5.1. Legal advertisement fees are based on the length of the legal description of property and must be paid in full at the time the application is filed.

CITY OF SLIDELL
CONDITIONAL USE PETITION

LIST BELOW THE NAMES AND ADDRESSES OF EVERY PERSON, FIRM, CORPORATION,
OR GOVERNMENTAL AGENCY HAVING INTEREST IN THE ATTACHED PETITION;

NAME: Redstone Investments, LLC
ADDRESS: 1175 Old Spanish Trail
Slidell, LA 70461
TELEPHONE NO: 504 641-6362

INTEREST IN PETITION: owner

NAME: ROZAS-WARD ARCHITECTS
ADDRESS: 1010 COMMON STREET, STE. 2750
NEW ORLEANS, LA 70112
TELEPHONE NO: 504.524.4373

INTEREST IN PETITION: ARCHITECT

NAME: _____
ADDRESS: _____
TELEPHONE NO: _____

INTEREST IN PETITION: _____

R O - Z A S · W A R D
a r c h i t e c t s

en Rozas
Principal Architect

urles Ward, Jr.
Principal Architect

Kyle M. Kramer
Associate Architect

August 30, 2001

City of Slidell
Planning Department
2055 2nd Street
Slidell, Louisiana 70459

**RE: Doctors Hospital of Slidell and Medical Office Building
Robert Boulevard at Independence**

Dear Sir;

We are requesting a special use permit for the above project. We are proposing to develop this site to include a 10-bed hospital with diagnostic capabilities.

Based on the current C-2 Zoning and its listing of a hospital under conditional uses of this zoning classification we request that this special use permit be granted.

If any further information is needed please contact our office as soon as possible.

Sincerely,



Kyle M. Kramer
Project Architect

**CITY OF SLIDELL ZONING COMMISSION
AGENDA
OCTOBER 15, 2001**

I. MEETING CALLED TO ORDER

**II. APPROVAL OF MINUTES FROM THE SEPTEMBER 17, 2001, MEETING.
(p. 1-2)**


III. TABLED ITEM

- 1) **An amendment to Appendix A, Zoning, Part 2, Section 515.08 of the Sign Ordinance to allow for city sponsored signs/banners in the City right-of-way.
(p. 3)**

IV. PUBLIC HEARINGS

- 1) **Z01-09: A request by Pinnacle Ventures to zone 5.36 acres of land bounded by Byrd, Eighth and Indiana Streets from Parish Suburban Agriculture to City A-6 Single Family Residential. (pp. 4-7)**
- 2) **Z01-10: A request by The Church of Jesus Christ of Latter-Day Saints to zone 2.35 acres of land located on Robert Road from Parish Industrial District to City C-2 Neighborhood Commercial. (pp. 8-10)**
- 3) **Z01-11: A request by Slidell Welding to zone Lots 3-8, Sq. 3, North End Subdivision from Parish Suburban Agriculture to City A-6 Single Family Residential. (pp. 11-14)**
- 4) **An amendment to Appendix A Zoning, Section 2.2214(I) Child Care Services to read as follows: "Child care services may be provided in a single family residence for no more that seven (7) children at any one time excluding those residing in the dwelling." (p. 15)**

Underlined portion denotes change.

- 
- 4) **CU01-01: A request by Redstone Investments to obtain a conditional use permit for the property located on Robert Road to allow a 10-bed 24 hour hospital in a C-2 Neighborhood Commercial zoning district. (pp. 16-20)**

V. OTHER BUSINESS

VI. ADJOURNMENT

Public Notice
September 21, 2001
Page 2

seconds East – 447.27 feet to a point; thence go South –323.27 feet to the POINT OF BEGINNING. Containing in all 2.3485 acres of land.

4) A01-10/Z01-11: A request by Mr. Michael Cramer, Slidell Welding Service to annex Lots 3-8, Sq. 3, North End Subdivision and zone from Parish Suburban Agriculture to City A-6 Single Family Residential.

5) CU01-01: A request by Redstone Investments to obtain a conditional use permit for a 10 bed/24 hour hospital to be located in a C-2 Neighborhood Commercial Zone. This property is more fully described as: Lots 1, 2 and 3, Doctor's Medical Plaza Subdivision.

For further information please contact the Slidell Planning Department at 646-4320.

PUBLISH THREE TIMES: Tuesday, September 25, 2001
Saturday, September 29, 2001
Tuesday, October 2, 2001

BILL TO: **CITY OF SLIDELL PLANNING DEPARTMENT**
P.O. BOX 828
SLIDELL, LA 70459