

1 Introduced May 14, 2024, by Councilman
2 Tamborella, seconded by Councilwoman
3 Haggerty, (by request of Administration)

4 **Item No. 24-05-3530**

5
6 **ORDINANCE NO. 4174**

7 An ordinance rezoning property located at 1973 Bayou Lane from A-8 High
8 Density Urban to C-2W Waterfront Mixed Use (Case Z24-03).

9
10 WHEREAS, the Slidell City Council received a petition from Roberts Landing,
11 LLC, by Duffel Ramierz, Sole Member, to rezone property they own at 1973 Bayou Lane,
12 identified as a parcel of land containing 0.426 acre, from A-8 High Density Urban to C-2W
13 Waterfront Mixed Use; and
14

15 WHEREAS, this property has been in the City of Slidell since before November
16 4, 1986; and
17

18 WHEREAS, the Slidell Director of Planning duly advertised and the Zoning
19 Commission held a public hearing on April 15, 2024 for Case Z24-03.
20

21 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
22 hereby rezone 1973 Bayou Lane, as described in the staff report, from A-8 High Density
23 Urban to C-2W Waterfront Mixed Use.
24


25
26 **ADOPTED** this 28th day of May, 2024.

27
28 

29 Kenny Tamborella
30 President of the Council
31 Councilman, District E-

32
33 

34 Greg Cromer
35 Mayor

36 
37 Thomas P. Reeves
38 Council Administrator
39

DELIVERED	5/30/24
11:30 am	to the Mayor
RECEIVED	6/1/24
9:50 am	from the Mayor



Planning Department

Staff Report

Case No. Z24-03

Zoning Map Amendment

from A-8 High Density Urban to C-2W Waterfront Mixed Use for property located at 1973 Bayou Lane

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Location: 1973 Bayou Lane
(Figure 1)

Owner/Applicant: Roberts Landing, LLC, by Duffel Ramirez, Sole Member

Zoning: A-8 High Density Urban/Olde Towne Preservation District

Future Land Use: Mixed Use

Request: Rezone to C-2W Waterfront Mixed Use/Olde Towne Preservation District

Zoning Commission

Consent Agenda: March 18, 2024

Public Hearing: April 15, 2024

City Council (tentative)

Consent Agenda: May 14, 2024

Public Hearing: May 28, 2024

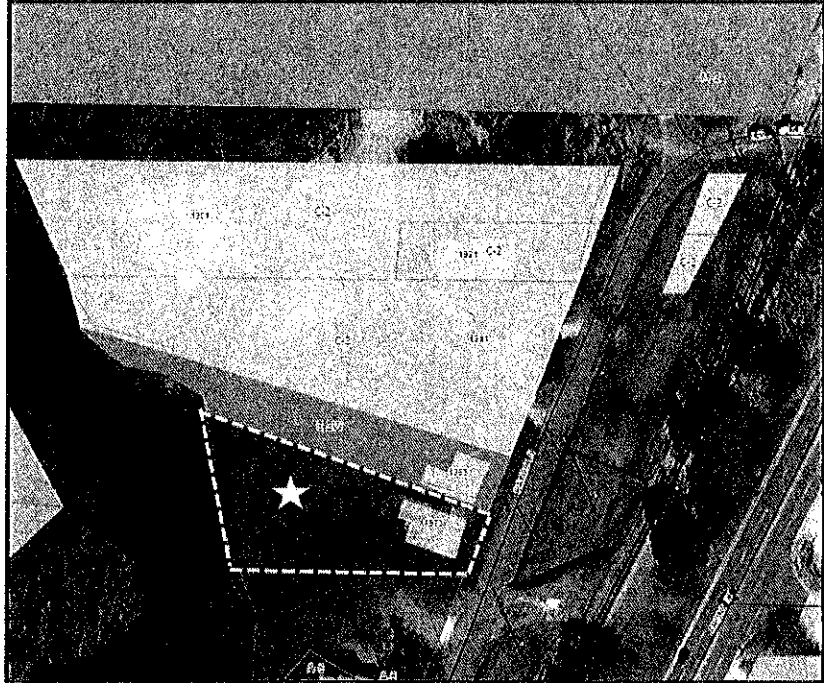


Figure 1. Location and Zoning map

RECOMMENDATIONS

Planning Department

Zoning Commission

Approval

Approval

CURRENT CONDITIONS

1. The subject property is developed with a single-family dwelling (Figure 2).
2. The structure on this property is listed on the State’s Cultural Resources Map for historic properties and identifies the construction as CIRCA 1900 (Survey ID 52-00387).
3. This property is part of the City’s outline as shown on the Fritchie Map of 1928, and further identified on the Sandborn Historic Maps from 1906.
4. The subject property is located approximately 400 feet south of the intersection of Bayou Lane and Fremaux Ave on the west side of the Railroad right-of-way and contains 0.4326 acre (Figure 3).

FINDINGS

5. The applicant recently purchased this property and has requested a rezoning to C-2W Waterfront Mixed Use to complement his other properties' zoning before proceeding with combining these properties into one lot of record, as part of his restaurant and banquet hall business plan.
6. The C-2W district was created by Ordinance 3968 in 2019 to create a commercial corridor with walkable mixed-uses of residential and light commercial, to include small shops, eating establishments, cultural arts, and recreational and waterfront amenities.
7. The subject property is currently zoned A-8 High Density Urban. Nearby properties on Bayou Lane are zoned C-2 Neighborhood Commercial, A-8, and M-2 Light Industrial (Figure 1).
8. C-2W is appropriate for this location because of its location and proximity to the waterfront, Heritage Park, and the Olde Towne area.
9. The Planning Department finds the rezoning request as reasonable for the following reasons:
 - Supported by the City's Comprehensive Plan Future Land Use Map, see **Figure 6**.
 - The rezoning further expands the character of the area as intended by the Council through its creation of the C-2W zoning.

RECOMMENDATION

10. The Planning Department recommends approving the rezoning request for the following reasons:
 - Commercial uses allowed in C-2W would have minimum impact on the existing development on this section of Bayou Lane.
 - Uses allowed in the C-2W district continue uses found in the immediate area as well as the adjacent Olde Towne district.
11. At its meeting on April 15, 2024, the Zoning Commission reviewed the request for rezoning providing the City Council a recommendation for approval.

FIGURES

Figure 1. Location and Zoning Map

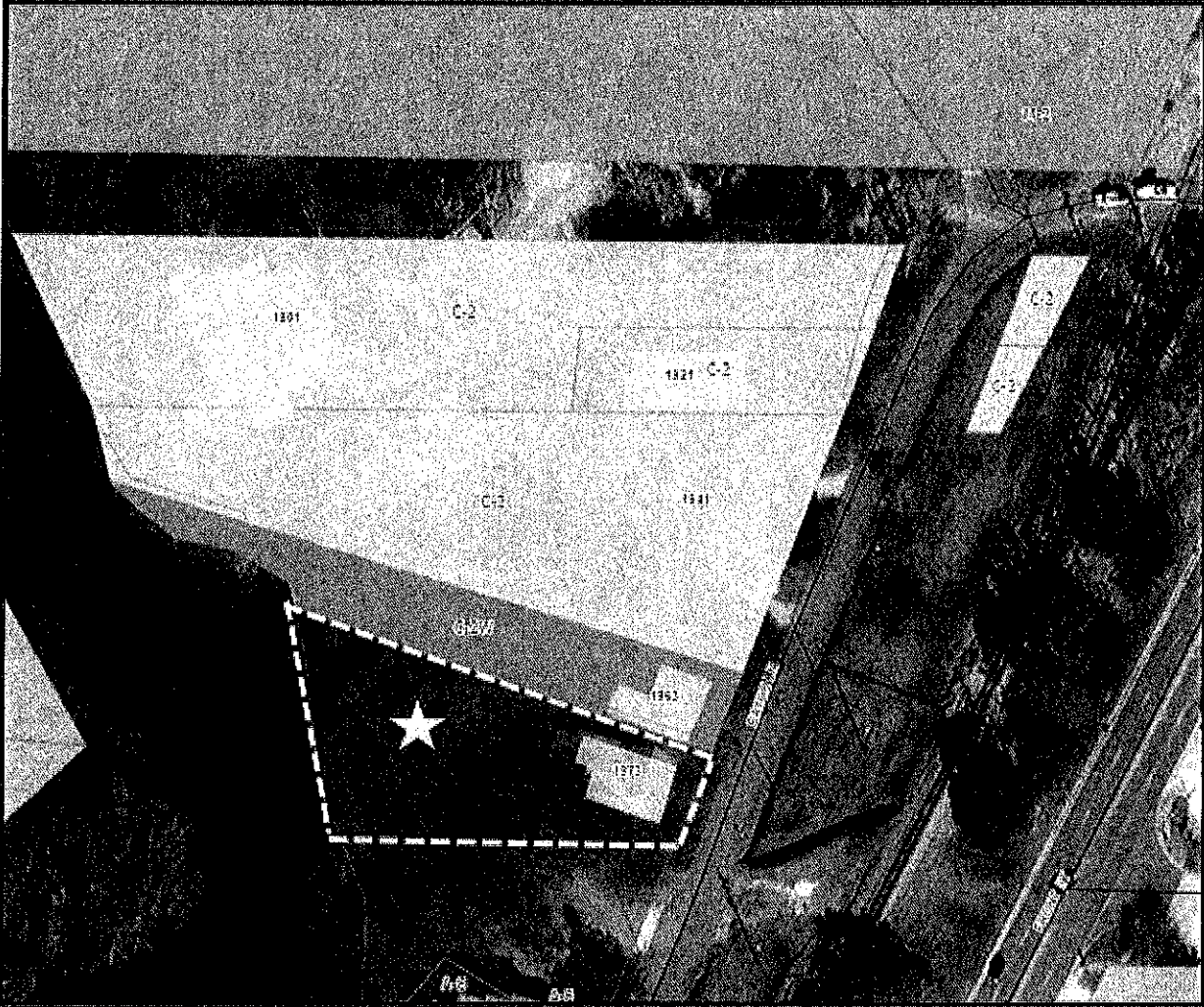


Figure 2. Subject Property



Figure 4. Future Land Use Map

