

1 Introduced June 25, 2024, by Councilman
2 Tamborella, seconded by Councilwoman
3 Haggerty, (by request of Administration)

4 **Item No. 24-06-3537**

5
6 **ORDINANCE NO. 4185**

7 An ordinance granting a Conditional Use Permit for Gun and Holster Assembly
8 at 1020 Old Spanish Trail, Suite 8 ONLY (Case Z24-06).
9

10 WHEREAS, the Property Owner, Michael Louis Surgi, on behalf of the tenant,
11 Peter Keola, proposes to conduct firearms repairs and assembly from pre-cast parts,
12 restoration, Kydex holster manufacturing, and provide a small area of retail sales in Suite 8
13 at 1020 Old Spanish Trail; and
14

15
16 WHEREAS, the tenant, Peter Keola, received a Certificate of Occupancy from
17 the City on March 24, 2024 (Permit No. 24-343); and
18

19 WHEREAS, the property is zoned C-4 Highway Commercial and assembly is a
20 conditional use in the C-4 district; and
21

22 WHEREAS, if this use is abandoned, or is discontinued for a continuous period
23 of one year, the conditional use permit for such use shall become null and void, and such
24 use may not thereafter be reestablished unless a new conditional use permit is obtained in
25 accordance with the provisions of the city code of ordinances; and
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27 WHEREAS, the Slidell Director of Planning duly advertised and the Zoning
28 Commission held a public hearing for Case Z24-06 on June 17, 2024.
29

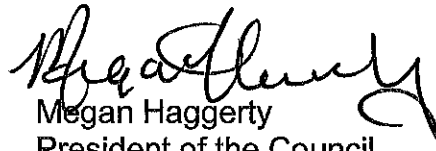
30 WHEREAS, the Slidell Planning and Zoning Commissions issued a **favorable**
31 recommendation, with no additional conditions.
32

33 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
34 hereby grant the Conditional Use Permit for firearms repairs and assembly from pre-cast
35 parts, restoration, Kydex holster manufacturing, and provide a small area of retail sales in
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1 **ORDINANCE NO. 4185**
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3 **PAGE 2**

4
5 Suite 8 at 1020 Old Spanish Trail, as requested by the tenant and as described in the
6 Slidell Planning Department Staff Report for case Z24-06.
7

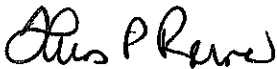
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9 **ADOPTED** this 9th day of July, 2024.
10

11 

12 Megan Haggerty
13 President of the Council
14 Councilwoman, District C

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16 Greg Cromer
17 Mayor
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19 

20 Thomas P. Reeves
21 Council Administrator
22

DELIVERED	7/15/24
8:37 am	to the Mayor
RECEIVED	7/16/24
10:38 am	from the Mayor



Planning Department

Staff Report

Case No. Z24-06

Conditional Use Permit for

Firearm and Holster Assembly at 1020 Old Spanish Trail Suite 8

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

Location: 1020 Old Spanish Trail, Suite 8 ONLY (*Figure 1*)

Owner(s): Michael Louis Surgi

Applicant: Peter Keola

Zoning: C-4 Highway Commercial Choose an item.

Future Land Use: Commercial

Request: Conditional Use Permit for Gun and Holster Assembly

Zoning Commission

Public Hearing: June 17, 2024

City Council (tentative)

Consent Agenda: June 25, 2024

Public Hearing: July 9, 2024

RECOMMENDATIONS

Planning Department

Approval

Zoning Commission

Approval

FINDINGS

1. The subject property is developed as Surgi Center and is zoned C-4 (*Figure 2*).
2. The existing multi-tenant complex was constructed prior to 2005 and was approved under regulations for C-4 Highway Commercial.
3. The applicant proposes to conduct firearms repairs and assembly from pre-cast parts, restoration, Kydex holster manufacturing, and provide a small area of retail sales in the front area of the suite. (*Figure 3*).
3. Assembly is a Conditional Use in the C-4 district (Sec. 2.1801A of Appendix A).
4. Conditional uses in the C-4 district are: those light industrial activities permitted by section 2.2001(2) and 2.2002 in accordance with the procedures and standards of section 2.2215.
5. Applicant proposes no exterior improvements.
7. Zoning and existing land use of property in the area is as follows (*Figure 2*):
 - To the northwest, west, and southwest is located C-2 Neighborhood Commercial with commercial structures and vacant land to the north and west, and a daycare center and residential structure across Old Spanish Trail to the SW;
 - To the south there is single family residence zoned A-6 Single Family.

- To the east and southeast is located C-4 Highway Commercial with commercial structures.
8. The site met landscaping requirements when originally constructed; no additional parking is required.
 9. All conditional uses must comply with the following General Standards (Sec. 2.2215 of Appendix A):
 - (1) *Standard: The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to neighboring land uses and to streets giving access to the site shall be such that the use will be in harmony with the land uses in the district in which it is located.*
The proposed use does not increase the footprint of the existing building and has minimal impact on neighboring land uses based on its central location within the complex. All activities shall conform with the requirements and standards of sections 2.2001(4), 2.1901 and all standards applicable to the C-4 highway commercial zoning district.
 - (2) *Standard: Time limit requirement for length of permit use.*
If the business ceases to exist or fails to operate for 30 days, the conditional use permit shall become null and void.
 - (3) *Standard: Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.*
All activities shall cease between the hours of 10:00 p.m. and 7:00 a.m.
 - (4) *Standard: The location, nature and height of structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.*
Existing to remain.
 - (5) *Standard: Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.*
Existing to remain.
 - (6) *Standard: Adequate utilities, drainage and other necessary facilities have been or will be provided.*
The current construction has current access to adequate utilities and drainage are in place.
 - (7) *Standard: Environmental safety devices shall be employed as is necessary to ensure the health, safety and welfare of the public.*
All activities shall be conducted in a completely enclosed building with a roof and walls.

RECOMMENDATIONS

6. The proposed limited firearms/holster assembly and sales facility conforms to all standards and the Planning Staff finds it is appropriate at this location as proposed.
11. The Zoning Commission, at its meeting on June 17, 2024, recommended approval of the proposed limited firearms/holster assembly and sales as appropriate for this location as proposed.

Figure 1. Location Map

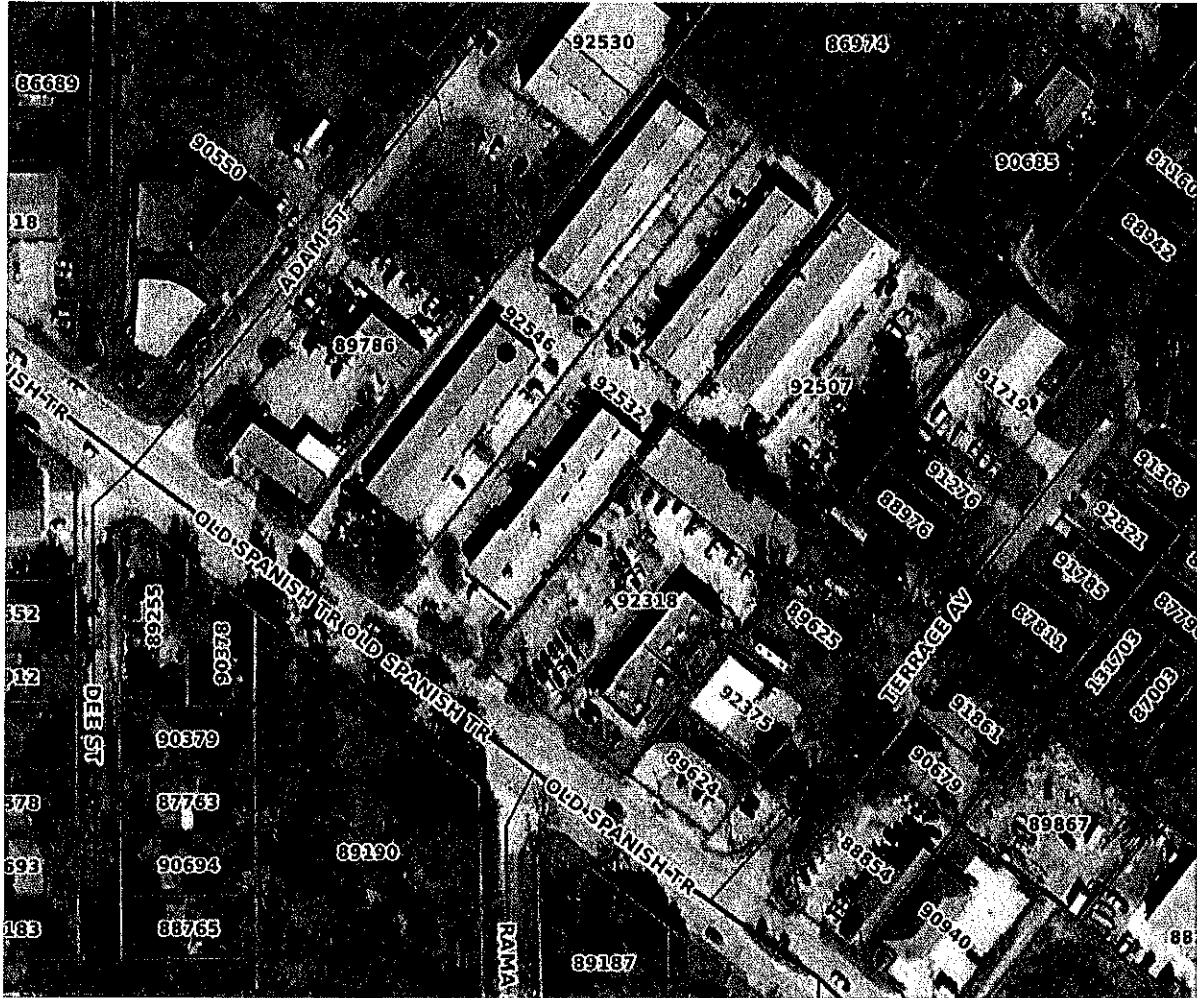


Figure 2. Zoning Map

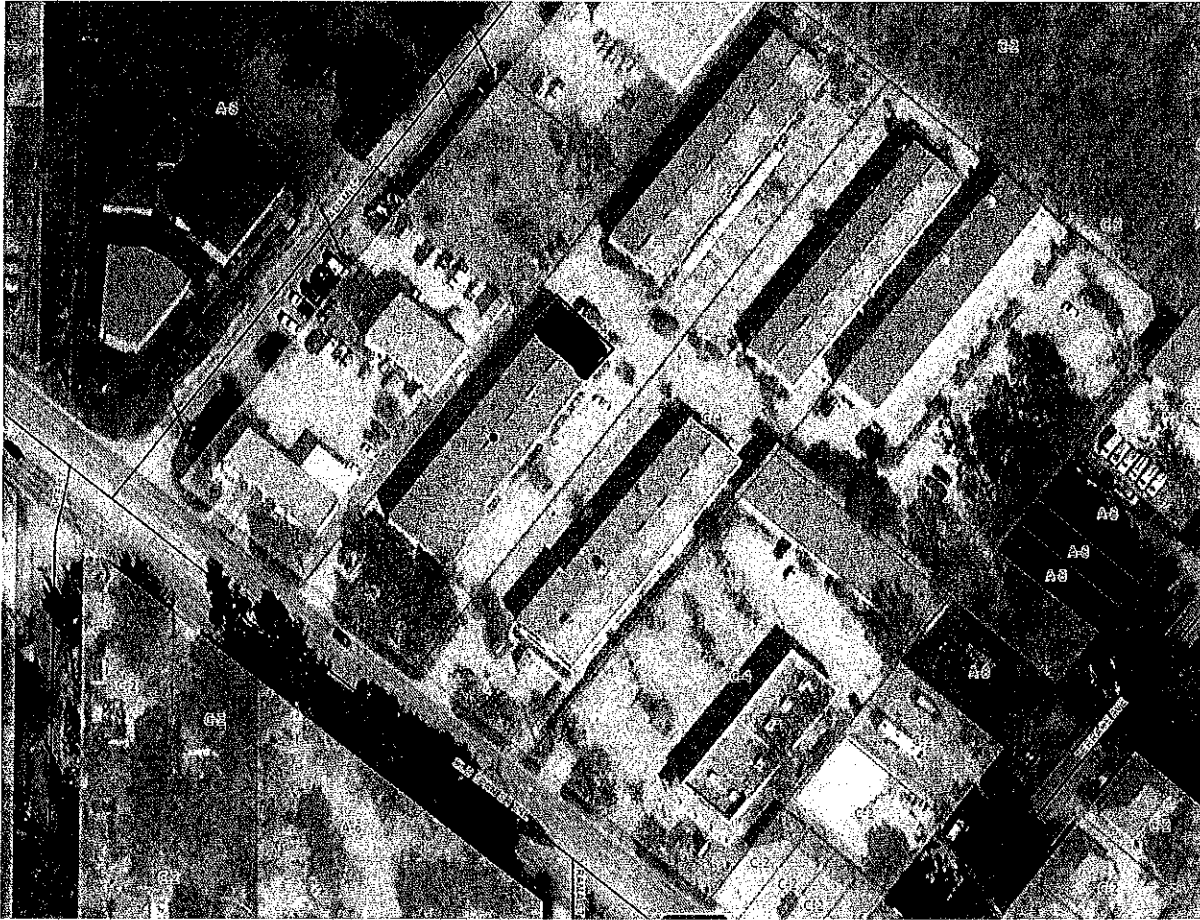


Figure 3. Building Layout Plan

