

1 Introduced August 11, 2026, by Councilman
2 Brownfield, seconded by Councilwoman
3 Denham, (by request of Administration)

4
5 **Item No. 26-08-3661**

6 **ORDINANCE NO. 4304**

7
8 An ordinance to amend the zoning map to include the Innovation &
9 Technology Overlay for property located at 1284 E Howze Beach Road, identified as a
10 7.30-acre parcel located in Section 34, Township 9 South, Range 14 East, north of the
11 intersection with Oak Harbor Blvd, zoned CR Regional Commercial (Case Z2026-0003).

12 WHEREAS, the City of Slidell City received a petition from applicant Elwin C.
13 Ordoyne III on behalf of the property owner, Edwin Paul Pearson, to amend the zoning
14 map to include the Innovation & Technology Overlay for his property located at 1284 East
15 Howze Beach Road, identified as a 7.30-acre parcel near the intersection of East Howze
16 Beach Road and Oak Harbor Boulevard; and

17
18 WHEREAS, the subject property is minimally developed and is used for
19 temporary fireworks sales on a seasonal basis; and

20
21 WHEREAS, this property was annexed to the City of Slidell on August 11,
22 1998 (Ord. No. 2830). When it was annexed, its Parish zoning was Suburban Agriculture,
23 and its City zoning was established as C-4 Highway Commercial; and

24
25 WHEREAS, this property is surrounded by properties zoned PUD Planned Unit
26 Development (Parish) and include vacant land, multi-family, retail commercial, and service
27 development located within St. Tammany Parish jurisdiction; and

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29 WHEREAS, the proposed Innovation & Technology Overlay is an umbrella
30 overlay that expands allowable uses within the Regional Commercial District, intended to
31 support business park or campus style developments and permit the combination of
32 commercial uses, retail and service uses and industrial uses within one site or campus
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4 style development that encourages design flexibility for the rehabilitation of old sites and
5 buildings and for the development of new buildings and sites; and,
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7 WHEREAS, in addition to those uses allowed in the underlying zoning, the ITO
8 district allows all uses allowed in the IT1 or IT2 as a conditional use, including permanent
9 fireworks sales and storage which is the goal of the property owner; and
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11 WHEREAS, comparing the uses generally permitted in CR Regional
12 Commercial to those allowed in CR Regional Commercial with an ITO Innovation &
13 Technology Overlay, potential impacts include: increased vehicular traffic, increased noise
14 levels, increased lighting levels, and, pyrotechnics storage safety concerns; and,
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17 WHEREAS, the Planning Department did not find the request to be
18 unreasonable given the historical use of the property for temporary fireworks sales and the
19 potential for the development of a larger campus of integrated activities consistent with the
20 zoning, design, and use standards of the Unified Development Code for this 7.3 acre site
21 that can be consistent with the site location and context; and,
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24 WHEREAS, the Slidell Director of Planning duly advertised, and the Planning
25 and Zoning Commissions held a public hearing on July 20, 2026, for Case Z2026-0003.
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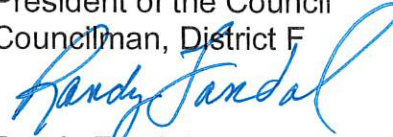
28 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
29 hereby amend the zoning map to include the Innovation & Technology Overlay for property
30 located at 1284 E Howze Beach Road, identified as a 7.30-acre parcel located in Section
31 34, Township 9 South, Range 14 East, north of the intersection with Oak Harbor Blvd,
32 zoned CR Regional Commercial.
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5 **ADOPTED** this 25th day of August, 2026.
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8 Thomas "Trey" Brownfield III
9 President of the Council
10 Councilman, District F

11 

12 Randy Fandal
13 Mayor

14 

15 Thomas P. Reeves
16 Council Administrator

DELIVERED	8/26/26
10:45 am to the Mayor	
RECEIVED	8/27/26
11:03 am from the Mayor	



PLANNING DEPARTMENT

STAFF REPORT

Case No. Z2026-0003

Zoning Map Amendment to apply the
ITO Innovation & Technology Overlay to
1284 East Howze Beach Road

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

Location: 1284 E Howze Beach Road (**Figure 1**)

Owner(s): Edwin Paul Pearson

Applicant: Elwin C. Ordogne, E.C.O. Builders

Zoning: CR Commercial Regional

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

Request: apply Innovation & Technology Overlay District

Zoning Commission

Public Hearing: July 20, 2026

City Council

Consent: August 11, 2026

Public Hearing: August 25, 2026

RECOMMENDATIONS

Planning Department

Approval

Zoning Commission

Approval

FINDINGS

1. The subject property is an undeveloped parcel of land located off the northeast corner of E Howze Beach Rd and Oak Harbor Blvd. (**Figure 3**)
2. This property was annexed to the City of Slidell on August 11, 1998] (Ord. No. 2830). When it was annexed, its Parish zoning was Suburban Agriculture, and its City zoning was established as C-4 Hwy Commercial.
3. The current zoning district is CR-Regional Commercial (**Figure 4**) as adopted per Unified Development Code Ord. No. 4264 on January 13, 2026.
4. Zoning of all adjacent properties is PUD (outside city limits) and use of property within 300 feet of the subject property is as follows (**Figure 5**):
 - North: vacant land
 - Northeast: multi-family development located within St. Tammany Parish jurisdiction
 - East: vacant land
 - Southeast: multi-family development located within St. Tammany Parish jurisdiction
 - South: vacant land
 - West: retail commercial and service development located within St. Tammany Parish jurisdiction

5. The proposed Innovation & Technology Overlay is an umbrella overlay that expands allowable uses within the Regional Commercial District. It is intended to support business park or campus style developments and permit the combination of commercial uses, retail and service uses and industrial uses within one site or campus style development that encourages design flexibility for the rehabilitation of old sites and buildings and for the development of new buildings and sites. Allowable uses include but are not limited to gas stations, vehicle dealers, sales and service distribution and logistics centers and warehousing. Conditional uses include but are not limited to retail stores over 12,000 square feet, wholesale trade, warehouse clubs and supercenters, Permanent fireworks sales, pyrotechnics, ammunition and explosives manufacturing, storage or sale.
6. The ITO District text from the UDC includes:

Section 6.7.7 ITO Innovation and Technology Overlay District.

- A. *Purpose. ITO Innovation and Technology Overlay District is intended to provide flexibility in use activity to revitalize underused development sites to spur employment and entrepreneurship in the City. This overlay allows the combination of offices, commercial uses, retail and service uses, and industrial uses within a site or campus, and adds design flexibility for the rehabilitation of old sites and structures and development of new buildings and sites.*
 - B. *Allowed uses. The allowed uses shall follow the requirements of the base underlying zoning district. In addition to those uses allowed in the underlying zoning, the ITO district allows all uses allowed in the IT1 or IT2 as a conditional use, and allows existing IT uses to be continued. Existing IT uses to remain will not be considered nonconforming and a conditional use is not required unless the owner proposes changes to the site.*
 - C. *Building requirements.*
 1. *Exception to the maximum building height in the base district, replaced with a maximum building height of 65 feet on parcels zoned CC or CR.*
 2. *All buildings may use the minimum setbacks required by the UDC.*
 - D. *Campus design permissions.*
 1. *Sites may have multiple buildings per lot.*
 2. *Sites may use shared parking facilities across lot lines provided a lease or shared ownership structure is in place.*
 3. *Walk-ways, decks, docks and boardwalks, for the purpose of providing pedestrian cross access between properties within this district, may be constructed up to and extending across common property lines with the written consent of each respective property owner and in compliance with the Building Code.*
 4. *Where applicable, attached accessory structures including stairs, decks, porches, awnings, canopies, docks, and boathouses can extend up to the ordinary high-water mark for waterways or channels and may extend out into such waterways or channels provided the appropriate state and federal permits and leases are obtained. If the structures are proposed in the vicinity of a City or Parish drainage canal, permission must be obtained by the City or Parish as applicable.*
7. Comparing the uses permitted in CR Regional Commercial to those allowed in CR Regional Commercial with an ITO Innovation & Technology Overlay, potential impacts include:
 - increased vehicular traffic;
 - increased noise levels;
 - increased lighting levels; and,
 - pyrotechnics storage safety concerns.
 8. The East Howze Beach Road property is a rectangular lot of 317' by 1000' and consists of 7.30 acres. **(Figure 6)**

9. The CR Zoning District requires a minimum lot size of 10,000 square feet; 1284 E Howze Beach Road in its current configuration is approximately 317,000 square feet.
10. The minimum setbacks required are:
- D. *Building requirements.*
1. *Maximum building height: 60 feet above adjacent grade unless provided otherwise in the height overlay district (HOD). [note: this property is within the HOD Height Overlay District]*
 2. *Minimum front setback: 25 feet.*
 3. *Minimum side setback: 10 feet.*
 4. *Minimum rear setback: 25 feet.*
11. The property is in a special flood hazard area, in flood zone V12. The approximate ground elevation is 1.2 feet. (*Figure 7*)

PLANNING DEPARTMENT RECOMMENDATION

The Planning Department recommends approving the request to apply the ITO Innovation & Technology Overlay district to 1284 E Howze Beach Road to allow for commercial campus development which includes the development of permanent fireworks sales and storage as a Conditional Use.

FIGURES:

Figure 1. – Assessor's Map Aerial (No. 92132)



Figure 2. – Future Land Use (Slidell 2040 Comprehensive Plan)

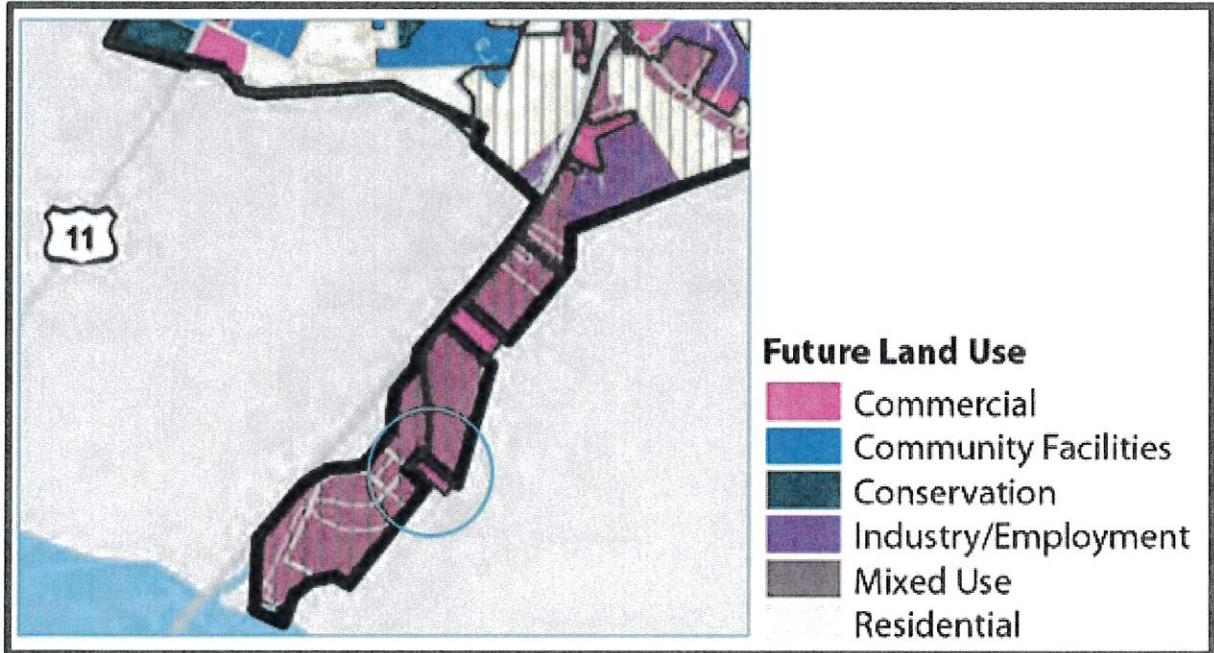


Figure 3. – Street View (Google Oct 2025)



Figure 4. – City Zoning Map



Figure 5. – St Tammany Parish Zoning Map

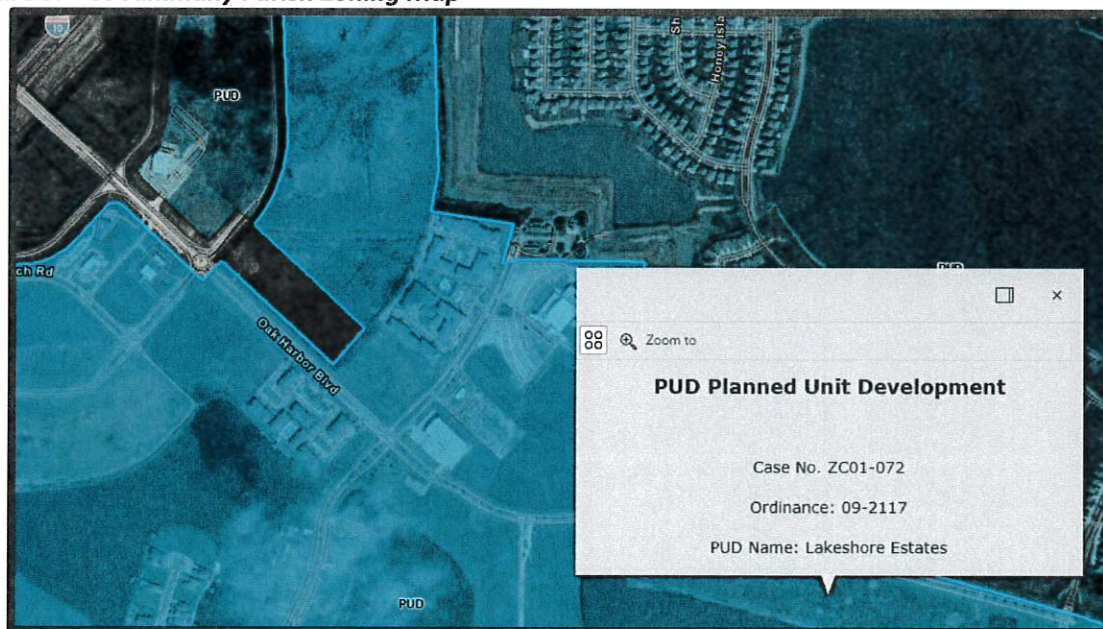


Figure 6. — Property Survey (JV Burkes, 1997)

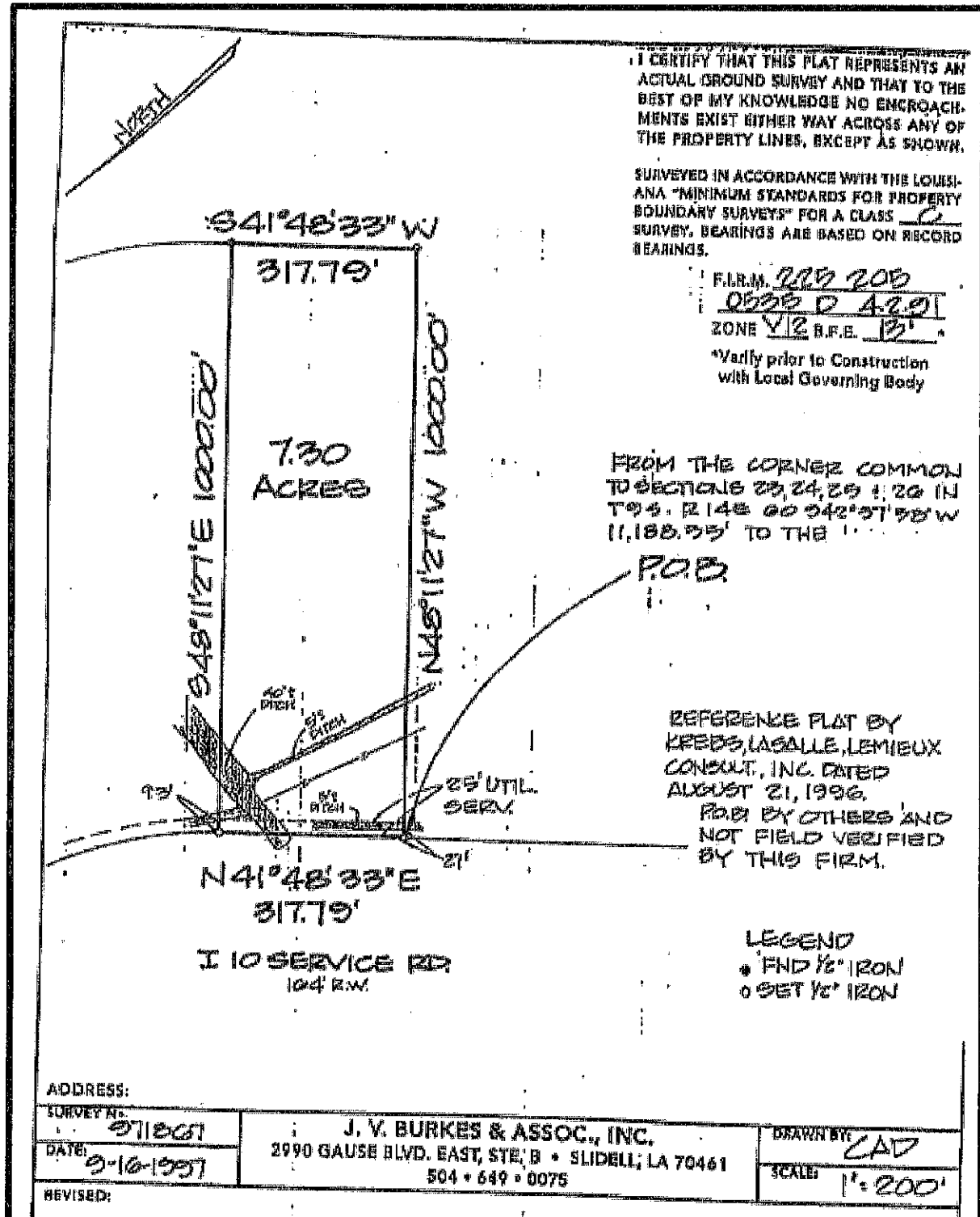


Figure 7. Flood Map, Panel 225205 0535 D

