Introduced August 25, 2026, by Councilman Brownfield, seconded by Councilwoman Haggerty, (by request of Administration)

Item No. 26-08-3664

ORDINANCE NO. 4307

An ordinance to amend the zoning map for properties located at 1353 11th Street zoned SPR Parks & Recreation along with 842 Florida Ave and 834 Florida Ave zoned RSF Residential Single Family, identified as Lots 22A, 24, 26 and 28, and the east 30 feet of Lots 25 and 27 in Square 48 Brugier Addition, to change their current zoning to SCI Civic & Institutional and SPR Parks & Recreation (Case Z2026-0002).

WHEREAS, the City of Slidell City received a petition from applicant Sandy Badinger, CEO, on behalf of the Slidell Memorial Hospital, to amend the zoning map for properties located at 1353 11th Street (zoned SPR Parks & Recreation) along with 842 Florida Ave and 834 Florida Ave (zoned RSF Residential Single Family), identified as Lots 22A, 24, 26 and 28, and the east 30 feet of Lots 25 and 27 in Square 48 Brugier Addition, to change their current zoning to SCI Civic & Institutional (1353 11th Street) and SPR Parks & Recreation (842 Florida Ave and 834 Florida Ave); and

WHEREAS, the proposed zoning of SCI Civic & Institutional is to allow for the resubdivision and redevelopment of 1353 11th Street as part of the expansion of the Hospital's parking capacity as an allowed use as the requested SCI zoning district allows for standalone parking lots, which must comply with Articles 8 and 9 of the UDC in addition to any ordinance restrictions as passed by City Council on 11 August 2026; and

WHEREAS, the SPR Parks & Recreation zoning district as applied to 834 Florida Avenue and 842 Florida Avenue will allow for a passive park as an allowed use, in addition to any ordinance restrictions as passed by City Council on 11 August 2026.

WHEREAS, this property is surrounded by properties zoned MU3 Community Mixed Use, SCI Civic & Institutional, and RSF Residential Single Family; and

WHEREAS, the Slidell City Council passed on 11 August 2026 an amendment to Ordinance No. 3594 to allow St. Tammany Parish Hospital Service District No. 2, d.b.a. Slidell Memorial Hospital, to relocate its Fitness Park; and,

WHEREAS, the Planning Department did not find the request to be unreasonable given the potential for the development of a larger campus of integrated activities consistent with the zoning, design, and use standards of the Unified Development Code for these two sites that can be consistent with the specific ordinance restrictions, site location, and context; and,

WHEREAS, the Slidell Director of Planning duly advertised, and the Planning and Zoning Commissions held a public hearing on 17 August 2026 for Case Z2026-0002, at which the Zoning Commission recommended approval of this request to City Council.

NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does hereby amend the zoning map for properties located at 1353 11th Street (zoned SPR Parks & Recreation) along with 842 Florida Ave and 834 Florida Ave (zoned RSF Residential Single Family), identified as Lots 22A, 24, 26 and 28, and the east 30 feet of Lots 25 and 27 in Square 48 Brugier Addition, to change their current zoning to SCI Civic & Institutional (1353 11th Street) and SPR Parks & Recreation (842 Florida Ave and 834 Florida Ave).

ADOPTED this 8th day of September, 2026.

Thomas "Trey" Brownfield III
President of the Council
Councilman, District F

Randy Fandal
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED 9/15/26
8:40 a.m. to the Mayor
RECEIVED 9/15/26
12:50 p.m. from the Mayor

Planning Department

STAFF REPORT

Case No. Z2026-0002

Zoning Map Amendment from SPR and SFR to SCI
for property located
1353 11th St, 834 Florida Ave, and 842 Florida Ave

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

Location: 1353 11th Street, 834 Florida Avenue, and 842 Florida Avenue (***Figure 1***)

Owner(s): St Tammany Hospital Service District #2

Applicant: Sandy Badinger, CEO, Slidell Memorial Hospital

Zoning: SPR – Parks & Recreation; SFR – Single-family Residential

Future Land Use: Residential (***Figure 2***).

Request: Rezone to SCI Civic and Institutional & SPR Parks & Recreation*

** modified by negotiated compromise to SCI for 1353 11th Street and SPR for 834 & 842 Florida Avenue*

Zoning Commission
Public Hearing: August 17, 2026

City Council (tentative)
Consent Agenda: August 25, 2026
Public Hearing: September 8, 2026

RECOMMENDATIONS

Planning Department	Zoning Commission
APPROVAL	APPROVAL

BACKGROUND

In 2010, the St Tammany Hospital Services District No. 2, dba Slidell Memorial Hospital (SMH), proposed new construction at the hospital campus which included expansion of the Emergency Room, Outpatient Care, and patient rooms. With this expansion, the City approved the revocation of 12th Street between Gause Boulevard and Florida Avenue via Ordinance 3594 as shown in Exhibit A. The expansion also included necessary parking lot areas which would be located along 11th Street eastward toward the newly revoked 12th Street.

In cooperation with the City, the Hospital created a Fitness Park on the west side of 11th Street for Brugier residents, hospital staff and patients use at what is now addressed as 1353 11th Street. (***See Exhibit A***)

The area streets surrounding and crossing the hospital campus – Gause Boulevard, 11th Street, 14th Street, Broadmoor Street, and Florida Avenue provide commercial and destination specific traffic for the hospital and its ancillary buildings within the area.

SMH has planned a new expansion of the Emergency Room with construction anticipated for late 2026. This new construction will need to expand into the existing parking area located at the northeast corner of 11th Street at Florida Avenue. SMH has identified a substantial need for additional patient, visitor and employee parking. A new parking lot was developed on the southeast corner of Florida Avenue and 11th

Street, at 989 Florida Avenue, and an expanded paved parking lot is proposed for the SMH property east of 14th Street.

SMH proposes the construction of a stand-alone parking lot at 1353 11th Street to serve the expanded Emergency Room operations, and re-subdividing and incorporating 834 Florida Avenue and 842 Florida Avenue as the relocated fitness park.

On any given day, the hospital has approximately 109 Emergency Department visits, 80 patient procedures, 180 patients in hospital rooms, and 1,050 clinic and outpatient visits. Staff within the hospital in a 24-hour period include: Dayshift = 500+; Nightshift = 200+. As of this date, Planning does not have a full parking count for parking on, adjacent, or within a 3-block area for the hospital's use.

FINDINGS

1. The subject properties of this rezoning request are shown in ***Figure 3***, and are:
   - 1353 11th Street, currently zoned SPR – Parks & Recreation and developed as the Fitness Park;
   - 834 Florida Avenue, currently zoned RSF – Residential Single Family and developed with one dwelling unit slated for demolition.
   - 842 Florida Avenue, currently zoned RSF – Residential Single Family and developed with one dwelling unit slated for demolition.

2. The proposed zoning of SCI – Civic & Institutional is to allow for the re-subdivision and redevelopment of these properties as part of the expansion of the Hospital's parking capacity as an allowed use. The requested SCI zoning district allows for standalone parking lots, which must comply with Articles 8 and 9 of the UDC. The SPR Parks & Recreation zoning district as applied to 834 Florida Avenue and 842 Florida Avenue will allow for a passive park as an allowed use.

3. Zoning and uses of property within 300 feet of the subject properties are as follows (***Figure 4***):
   - To the north and along 11th Street: MU3 – Community Mixed Use; an existing single-family residence accessed via 11th Street and existing commercial development on properties accessed via 11th Street, Gause Boulevard, and 10th Street.
   - To the east and across 11th Street: SCI – Civic & Institutional; Hospital, Medical Office Building and parking accessed from 11th Street, Gause Boulevard, 14th Street, and Florida Avenue.
   - To the south and across Florida Avenue: RSF – Residential Single Family; single-family dwellings accessed via Florida Avenue, 10th Street, 11th Street, and Michigan Avenue.
   - To the west: MU3 – Community Mixed Use, and RSF – Residential Single Family; existing commercial development accessed via 10th Street, existing single-family dwellings accessed via 10th Street and Florida Avenue.

4. Comparing the uses allowed in SPR to SCI is an intensification. When this occurs, at a minimum the Unified Development Code (UDC) requires an evergreen landscape buffer and opaque fencing along adjacent property boundaries between SCI and properties with lower intensity uses to mitigate potential impacts from vehicular traffic, noise, odors, and lighting.

5. The Applicant, City Attorney, District C Councilmember, and community members have negotiated a variation of the applicant's request; instead of expanding the parking throughout all lots in the affected parcels, the compromise solution proposed is to locate the parking on the fitness park parcel and to relocate the fitness park onto the 834 and 842 Florida Avenue parcels, with expanded buffering and fencing requirements. (***Figure 5***) This requires a modification of the rezoning request to rezone

1353 11th Street from SPR to SCI Civic & Institutional, and rezone 834 Florida Avenue, and 842 Florida Avenue from RSF to SPR Parks & Recreation.

STAFF RECOMMENDATION

The Planning Department recommends approving the amended rezoning request for the following reasons:

- Greater Slidell and eastern St Tammany Parish continue to grow; SMH/Ochsner will need to expand to meet the growing medical needs of the City and region.
- Higher intensity uses allowed in SCI are already required to include buffering measures along shared boundaries with lower intensity (residential) development adjacent to the property. SMH has recently constructed a parking lot at 989 Florida Avenue which meets the requirements of Articles 8 and 9.
- Designation of 834 Florida Avenue and 842 Florida Avenue to SPR will provide long term zoning protection of the relocated park area.
- With construction of expanded parking along 14th Street for SMH (staff, visitors, doctors, nurses, etc.), traffic impacts to the adjacent areas will be minimized due to the availability of ample parking and a focused use of the proposed 11th Street parking lot for the Emergency Department expansion.
- The concept plan as present in the SMH 11th Street Parking exhibit (Figure 5) will need to be revised to include two means of ingress/egress to the parking lot, in addition to meeting all code requirements.

FIGURES

Figure 1. Location Aerial

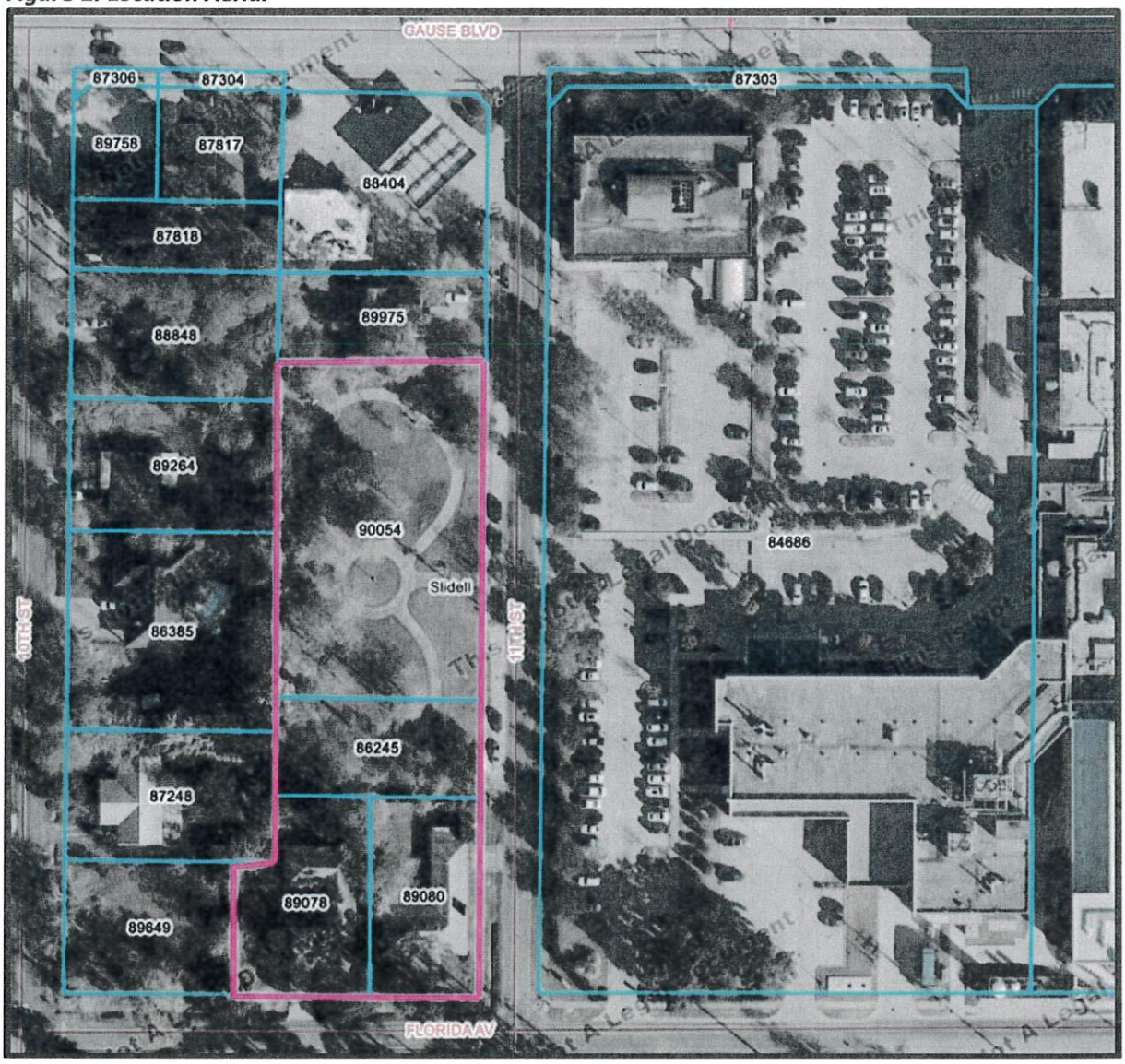


Figure 2. Future Land Use (Comp Plan 2040)

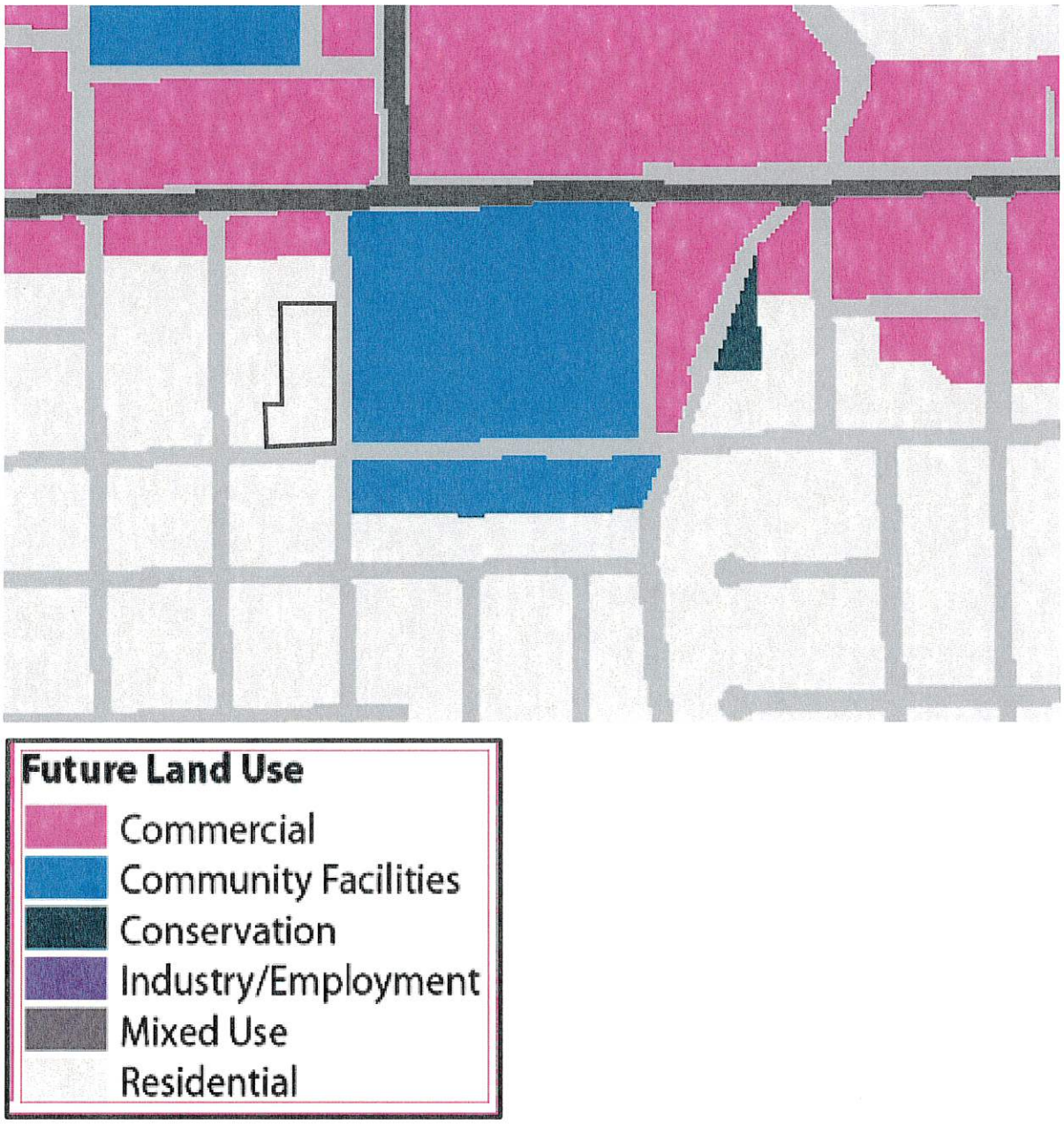


Figure 3. Street Views (Google 2025)

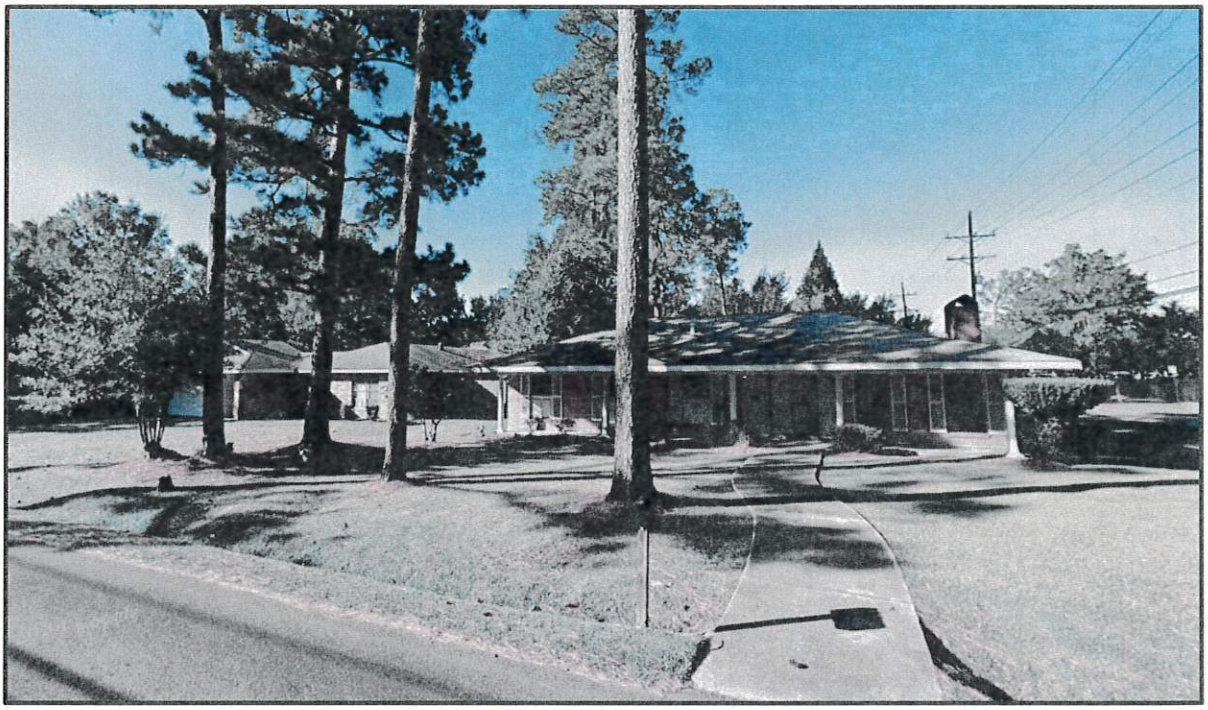




Figure 4. Current Zoning Map

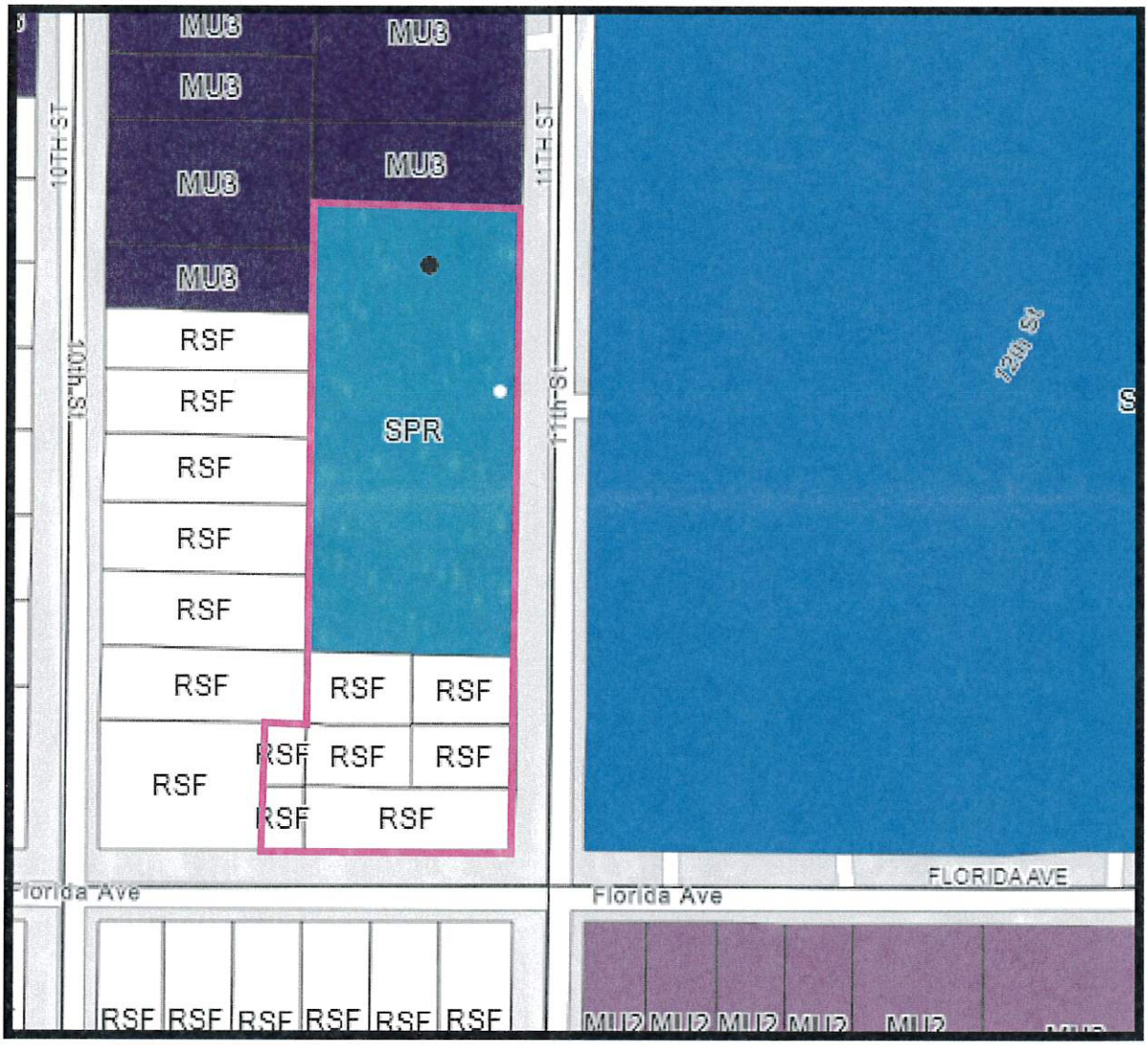


Figure 5. SMH 11th Street Parking Exhibit

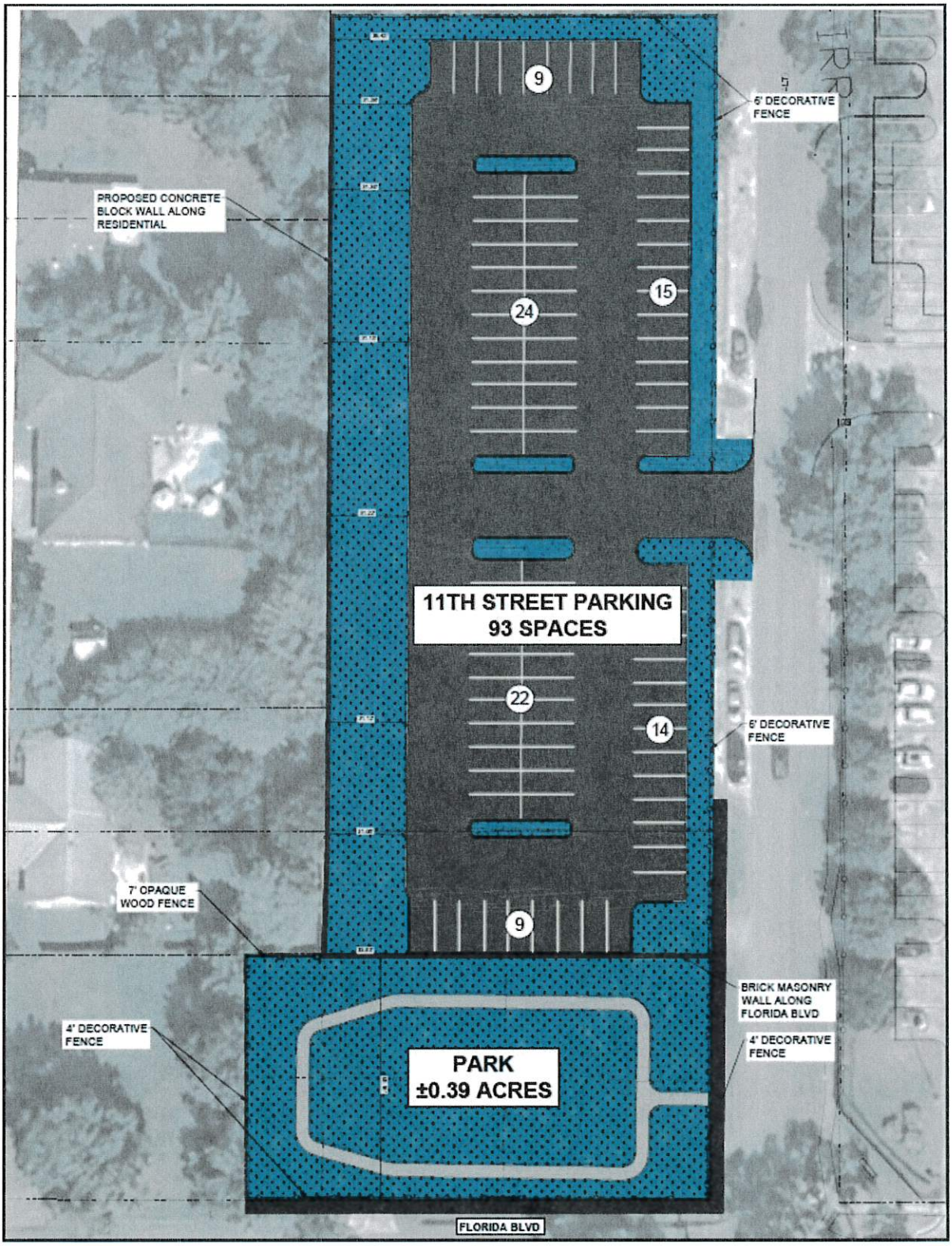


Exhibit A. Ordinance 3594

ORDINANCE NO. 3594 – FOR IMPROVEMENTS TO EMERGENCY DEPARTMENT

REVOCATION OF 12TH STREET; DEMOLITION OF 11TH STREET HOMES;
CONSTRUCTION OF BUFFERING THROUGH CONSTRUCTION AND MAINTENANCE OF A FITNESS PARK.

SEE NEXT 3 PAGES

Introduced July 27, 2010, by Councilman Hicks, seconded by Councilman Lloyd, (by request of Administration)

Item No. 10-07-2864

ORDINANCE NO. 3594

An ordinance conditionally revoking the right of way of 12th Street from Gause Boulevard to Florida Avenue at the request of Slidell Memorial Hospital.

WHEREAS, St. Tammany Parish Hospital Service District No. 2 d/b/a Slidell Memorial Hospital (SMH) has requested a revocation of the 12th Street right of way from Gause Boulevard to Florida Avenue in order to accommodate improvement of emergency services; and

WHEREAS, the City desires to work with SMH to facilitate improvement of emergency services to Slidell citizens and residents of the surrounding area; and

WHEREAS, the City further desires to accommodate the interests of the residents of Brugier subdivision insofar as expansion of SMH and buffering it activities from Brugier is concerned; and

WHEREAS, in a letter dated July 19, 2010, SMH committed to demolish certain residential structures on 11th Street and to construct and maintain a "Fitness Park" on those residential properties; and

WHEREAS, SMH also committed to construct and maintain an 8 foot privacy fence along the said residential properties; and

WHEREAS, the Slidell Planning Commission has favorably recommended that the revocation be granted.

NOW THEREFORE BE IT ORDAINED by the Slidell City Council that:

(1) The right of way of 12th Street between Gause Boulevard and Florida Avenue is hereby revoked conditioned upon the following:

(a) SMH shall to commence demolition of all structures located on 1335 11th Street, 1353 11th Street, 1357 11th Street and 1365 11th Street (hereinafter referred to as "11th Street Properties") within one hundred twenty (120) days of the effective date of this ordinance;

(b) SMH shall construct an 8 foot cedar privacy fence along the western property lines of the 11th Street Properties to the northerly property line of 834 Florida Avenue. SMH shall further construct a fence along the northerly property line of 1335 11th Street which shall be the same as the fence SMH constructed to enclose its parking lot at 920 Florida Avenue. Both fences shall be constructed within ninety (90) days of the effective date of this ordinance. SMH shall maintain the fences in good condition in perpetuity. The obligation to maintain the fences shall be a covenant that shall run with the land. SMH shall execute all documents necessary to effectuate this covenant;

(c) SMH shall construct a Fitness Park on the 11th Street Properties for the use and benefit of the public as well as SMH employees and patients. The Fitness Park shall include a walking path and exercise stations. The Fitness Park shall be constructed within two hundred seventy (270) days of

the effective date of this ordinance. SMH shall maintain the Fitness Park in good condition for a period of at least twenty five (25) years;

(d) SMH shall submit detailed plans for the fences and Fitness Park to the City for review and approval. The fences and Fitness Park shall be constructed in compliance with all applicable regulations;

(e) SMH shall be responsible for any relocation of utilities which are contained within the 12th Street right of way including, but not limited to, water and sewer lines and shall grant any servitudes necessary as a result of the relocation;

(f) Subsequent to the completion of construction of the emergency department improvements, SMH shall conduct a traffic study to determine the effects of such construction. SMH shall use its best efforts to address any adverse finding shown by the study.

(2) This ordinance shall become effective upon adoption.

ADOPTED this 11th day of January, 2010.

Landon Cusimano
President of the Council
Councilman-at-Large

Freddy Drennan
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED 1-13-11
3:00 p.m. *to the Mayor*
RECEIVED 1-19-11
10:15 a.m. *from the Mayor*