Staff Comments – City of Slidell SL2026-01

Civil Comments (E. Couvillon)

The December 1, 2006 Sales Tax Enhancement Plan By and Between the Parish, Sales Tax District No. 3 and the City of Slidell (the "Agreement") addresses sales tax proceeds division in of subsequently annexed undeveloped properties in Article 1(B)(2). Sales tax proceeds shall be divided 50% to St. Tammany Parish Government (the "Parish") and 50% to the City of Slidell (the "City").

Subject parcel appear to be an undeveloped 54-acre parcel currently zoned HC-2 (Highway Commercial), M-L (Low Multi-Family), and CBF-1 (Community Based Facilities). The annexation petition indicates that the intended zoning is CC Corridor Commercial under the City of Slidell's zoning classification. The zoning uses represent an intensification of uses for those parts of the tract zoned M-L and CBF-1.

Article 1(B)(2) of the Agreement states that in cases of undeveloped commercial property annexed subsequent to the Agreement, the Parties agree that the most restrictive of either the Parish's or the City's drainage and traffic impact regulations shall apply to the development of the property. This section states that if the Parish and City engineers opine that a different set of regulations should apply to the property, modifications of the applicable regulations may be made upon the written concurrence of the engineering departments. The City and the Parish agree to cooperate in the review and approval of any drainage plans and traffic impact analysis in order to ensure the least amount of adverse drainage impacts and traffic on surrounding areas and on existing and future drainage and traffic infrastructure.

City's annexation to include future maintenance responsibility for the (1) entirety of the 2,014 linear feet segment of Highway 190 E annexed by approval of LADOTD and (2) the eastern half of Brookter Road abutting the parcel to be annexed, to the extent already not maintained by Slidell.

Utilities Comments (C. Tissue)

The Dept. of Utilities does not have any service in this area; therefore, no objection or

comment to the annexation.

Environmental Services (T. Brown)

There are no DES issues.

Finance Comments (E. Funches)

The property currently has no active businesses. The property is 100% Parish Sales Tax

remittances. If the Parish Council concurs with the annexation the Parish would receive half of the taxes' remittances, a 50/50 split with the City of Slidell.

Public Works Comments (J. Lobrano)

Property has a parish maintained lateral ditch on the southern border and possibly a portion of the eastern line. No construction within 20 feet from top of bank. Stp will need verification that the City of Slidell will maintain these features.

Engineering Comments (T. Reynolds)

Engineering Comment: The property being annexed is an existing undeveloped property.

There is a provision in the annexation agreement that defines the engineering requirements for Article 1. Collection of Sale Taxes, B. Undeveloped Commercial Properties, (2) Subsequently Annexed Property, Section a) In cases of undeveloped property being annexed subsequent to this agreement the Parties agree that either the Parish's drainage and traffic impact regulations shall apply to the development of the property or the City's drainage and traffic impact regulations shall apply, whichever is the most restrictive.

Any land clearings, site work or development performed on the property shall be permitted and reviewed by the City of Slidell and shall not cause any adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

Planning and Development (R. Liner)

The proposed annexation consists of split zoning of HC-2 (~45 acres), CBF-1 (~2 acres), and M-L (~7 acres). The requested Commercial Corridor (CC) zoning IS NOT an intensification of classifications.