

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO.: C-7130

COUNCIL SPONSOR: MR. CORBIN/PRES.COOPER PROVIDED BY: PLANNING & DEVELOPMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 11.5 ACRES CONTAINING LOTS 8 THROUGH 19 SQ 3A, LINDBERG GLEN ANNEX NO 2, FROM PARISH S1 (SUBURBAN RESIDENTIAL) TO CITY OF SLIDELL A-8 (HIGH DENSITY URBAN) AND C-2 (NEIGHBORHOOD COMMERCIAL). PROPERTY IS LOCATED ALONG LAWES ST, SLIDELL, LA, SITUATED IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 14 EAST; WARD 8, DISTRICT 13.

WHEREAS, The City of Slidell is contemplating annexation of an 11.5-acre parcel containing lots 8 through 19 sq 3a, Lindberg Glen Annex No 2, located on Lawes St, from Parish S1 (Suburban Residential) to City of Slidell A-8 (High Density Urban) and C-2 (Neighborhood Commercial), owned by Lawes Street, LLC. Situated in Section 13, Township 9 South, Range 14 East, Ward 8, District 13 as described below; and

WHEREAS, the property upon annexation, will be rezoned from Parish S1 (Suburban Residential) to City of Slidell A-8 (High Density Urban) and C-2 (Neighborhood Commercial): a change which proposed City zoning is A-8 and C-2, both of which are more intensive; and

WHEREAS, the property that is proposed to be annexed is Undeveloped Land; and

WHEREAS 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 undeveloped, subsequently annexed 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"); and

WHEREAS, Subject parcel appears to be undeveloped residential property. 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; and

WHEREAS, The City's annexation to include future maintenance responsibility for the north half of Lawes Street fronting the subject parcel; and

WHEREAS, Article 4 of the Agreement, which pertains to zoning, holds that if the City annexes undeveloped non-commercial property and proposes actions within two years of the annexation to enact a zoning classification for the property that permit more intense commercial, industrial or other land use that the zoning classification adopted for the property by the Parish: (1) If the Parish Council concurs with proposed zoning change, STD#3 proceeds shall be divided 50/50 between the Parish and the City; or (2) If the Parish Council does not concur, the Parish shall retain all STD#3 proceeds for two years following the annexation, and then STD#3 proceeds shall be divided 50/50 thereafter. The current Parish zoning classification is S-1. The proposed City zoning is A-8 and C-2, both of which appear more intensive; and

WHEREAS, 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; and

WHEREAS, 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 an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

THE PARISH COUNCIL OF ST. TAMMANY HEREBY RESOLVES to **concur/not concur (circle one)** with the City of Slidell annexation and rezoning of the property from Parish S1 (Suburban Residential) to City of Slidell A-8 (High Density Urban) and C-2 (Neighborhood Commercial) in accordance with the Sales Tax Enhancement Plan.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 10TH DAY OF JULY, 2025, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

JOE IMPASTATO, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, CLERK OF COUNCIL

ADMINISTRATIVE COMMENT

JULY 10, 2025 - St. Tammany Parish Council Meeting

Planning & Development (SL2025-02)

The City of Slidell submitted a request to annex and rezone an undeveloped residential property located on Lawes St near the intersection of Hoover Dr.

Council Concurrence/Non-Concurrence is needed for the request to annex a 11.5 acre parcel containing lots 8 through 19 Sq 3A, Lindberg Glen Annex No 2, from Parish S1 (Suburban Residential) to City of Slidell A-8 (High Density Urban) and C-2 (Neighborhood Commercial).