

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO.: C-7108

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

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF A 1.92 ACRE PARCEL LOCATED AT 2509 OLD SPANISH TRAIL, FROM PARISH HC-2 (HWY COMMERCIAL) TO CITY OF SLIDELL C-4 (HWY COMMERCIAL). PROPERTY IS LOCATED NEAR THE INTERSECTION OF OLD SPANISH TRAIL AND VAULTZ RD, SLIDELL, LA, SITUATED IN SECTION 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST (WARD 9, DISTRICT 13)

WHEREAS, The City of Slidell is contemplating annexation of a 1.92-acre parcel, located at 2509 Old Spanish Trail, from Parish HC-2 (Hwy Commercial) to City of Slidell C-4 (Hwy Commercial), owned by RiverOak Investment Group, LLC. Situated in Section 44, Township 9 South, Range 14 East, Ward 9, District 13 as described below:

SEE ATTACHED EXHIBIT A FOR REFERENCE

WHEREAS, the property upon annexation, will be rezoned from Parish HC-2 (Hwy Commercial) to City of Slidell C-4(HWY COMMERCIAL): a change which **is not** an intensification of zoning; 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 commercial property. Prior satellite images indicate temporary usage as a Christmas tree and/or firework stand (tents seen but no permanent improvements). 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, City's annexation to include the (1) west half of Vaultz Street between Old Spanish Trail/Rigolets Ave. and Annie St.; (2) the north half of Annie St. between Vaultz and western boundary line of subject parcel and (3) Old Spanish Trail/Rigolets Ave. fronting the subject parcel, to the extent already not maintained by Slidell; and

WHEREAS, Article 4 of the Agreement, which pertains to zoning, holds that if the City annexes undeveloped 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 HC-2. The proposed City zoning is C-4; 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.

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 HC-2 (Hwy Commercial) to City of Slidell C-4 (Hwy 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 5<sup>TH</sup> DAY OF JUNE, 2025, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
JOE IMPASTATO, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, CLERK OF COUNCIL

**ADMINISTRATIVE COMMENT**

**JUNE 5, 2025 - St. Tammany Parish Council Meeting**

**Planning & Development (SL2025-01)**

The City of Slidell submitted a request to annex and rezone an undeveloped commercial property located at 2509 Old Spanish Trail near the intersection of Vaultz Rd.

Council Concurrence/Non-Concurrence is needed for the request to annex a 1.92-acre parcel, from Parish HC-2 (Hwy Commercial) to City of Slidell C-4 (Hwy Commercial).