

Staff Notes for the City of Slidell annexation request (SL2026-03) for the
October 1, 2026, Council Meeting

SL2026-03 Civil ADA Comments:

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 developed properties in Article 1(A)(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 parcels appear to be a developed 2.12 acre parcel currently zoned Highway Commercial and being used as an officed, which is sought to be zoning as CC Corridor Commercial under the City of Slidell's zoning classification. The zoning uses are comparable and not an intensification. 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) southern half of Gause Boulevard East Highway and (2) the western half of Pearl Acres Road abutting the parcel to be annexed, to the extent already not maintained by Slidell.

Engineering Comment: The property being annexed is an existing developed commercial parcel. There is a provision in the annexation agreement that defines the engineering requirements for Article 1. Collection of Sale Taxes, A. Developed Commercial Properties, (2) Subsequently Annexed Property 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.

Finance Comments: 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.

Planning and Development Comments: The current zoning is HC-2 with a proposed City zoning of CC and is not an intensification of zoning.

Department of Environmental Services Comments: There are no issues.