

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO.: C-6963

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING & DEVELOPMENT

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF LOT 19, SQ. 4 CENTRAL PARK, SECTION A, S/D FROM PARISH HC-2 (HIGHWAY COMMERCIAL) TO CITY OF SLIDELL C-4 (HIGHWAY COMMERCIAL). PROPERTY IS BOUND BY OLD SPANISH TRAIL AND COAST BLVD., SLIDELL, LA, SITUATED IN SECTION 23, TOWNSHIP 9 SOUTH, RANGE 14 EAST; WARD 8, DISTRICT 12

WHEREAS, The City of Slidell is contemplating annexation of Lots 19, Square 4, Section A Central Park, S/D, owned by 2239 1st Family Properties. Situated in Section 23, Township 9 South, Range 14 East, Ward 8, District 12 as described below:

SEE ATTACHED EXHIBIT A FOR REFERENCE

WHEREAS, the property upon annexation, will be rezoned from Parish HC-2 (highway commercial) to City of Slidell C-4 (highway commercial): a change which **is not** an intensification of zoning; and

WHEREAS, St. Tammany Parish Government (the "Parish") executed an agreement entitled "Sales Tax Enhancement Plan By and Between the Parish, Sales Tax District No. 3, and the City of Slidell "(hereafter the "Agreement") December 1, 2006 with the City of Slidell (the "City"). The Agreement expires November 30, 2031.

WHEREAS, the property that is proposed to be annexed appears to have had a recent/prior business usage (Safelite Auto Glass).

WHEREAS, at best, the contiguous aspect of this parcel to City limits is through REID 84688 situated across Bosworth Avenue, which as approximately 65' of frontage along Bosworth. This assumes that City has also annexed the eastern ½ of this 65' of Bosworth.

WHEREAS, Article 1 of the Agreement addresses annexation. Per Section A, for subsequently-annexed developed property, all net proceeds are retained by the STD#3 unless Parish Council concurs in annexation. Concurrence is not to be arbitrarily refused. Where Parish Council has concurred, STD#3 retains 50% of net proceeds and 50% is remitted to Slidell.

WHEREAS, Article 4, Zoning of Annexed Properties, does not appear to apply as the property is developed commercial. Application proposes C4 zoning from Parish's HC-2. However, the Agreement does not address zoning of developed commercial properties. La.R.S. 33:172(A)(1)(e) prohibits less-restrictive uses than Parish zoning unless Council consents via Resolution.

WHEREAS, the property being annexed is an existing developed property. There is not a provision in the annexation agreement that defines the engineering requirements for already developed properties being annexed into the City of Slidell. As such, 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.

WHEREAS, the proposed City zoning is C-4, which **is not** an intensification of the Commercially zoned portion.

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 (Highway Commercial) to City of Slidell (C-4 Highway Commercial), in accordance with the Sales Tax Enhancement Plan.

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

MOVED FOR ADOPTION BY _____ SECONDED BY: _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 6TH DAY OF JUNE 2024, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

ARTHUR A. LAUGHLIN, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, CLERK OF COUNCIL

ADMINISTRATIVE COMMENT

June 6, 2024 - St. Tammany Parish Council Meeting

Planning & Development (SL2024-02)

The City of Slidell requests to annex Lot 19, Sq. 4, Section A, Central Park S/D bound by Old Spanish Trail and Coast Boulevard – Slidell, LA

Current Use – Existing constructed building. (Safelite Auto Class)

Current Zoning – (HC-2) Highway Commercial.

Proposed City of Slidell Zoning – (C-4) Hwy Commercial