

Staff Impact Notes for SL2023 – 01

2/3/2023 10:06 AM – Engineering (T. Reynolds) - The property being annexed is an existing developed commercial property and existing undeveloped residential property. There is not 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; therefore, any renovations, remodels, site work, etc. 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.

2/6/2023 4:11 PM – Civil Division (J. Alphonse) - 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.

(1) AS TO LOTS 1-2: Lots 1-2 (REID 94732) appear UNDEVELOPED:

Article 1(B)(2) of the Agreement states that in cases of undeveloped 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.

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

(2) AS TO LOTS 3-10: Lots 3-10 (REID 95392) appear DEVELOPED:

Article 1(A)(2) of the Agreement states that in cases of developed commercial properties annexed subsequent to the Agreement, unless the Parish concurs in the annexation within the allowable delays (75 days), the entire net STD#3 proceeds shall be retained by Parish. Parish may not arbitrarily refuse to concur in absence of a compelling interest. Where Parish Council concurs with annexation, STD#3 proceeds shall be divided 50/50 between the Parish and the City. These lots are presently zoned NC-1. If City's C-4 permits more intense commercial, Council's non-concurrence (see arbitrary refusal above) allows Parish to retain STD#3 proceeds for two years, with the STD#3 proceeds being divided 50/50 thereafter.

2/7/2023 8:07AM Department of Environmental Services (T. Brown) – No DES Issues.

2/7/2023 10:35AM – Department of Public Works (J. Lobrano) - Property abuts approximately 261 feet of Spanish Court ROW. The Parish will need to consult with our Civil Division to see how to proceed.

2/7/2023 2:12 PM – Department of Finance (F. Sheldon) - No sales tax revenue has been generated by this property. Should this property generate Sales Tax District No. 3 proceeds in the future and STP concurs, they shall be divided fifty percent (50%) to the City of Slidell and fifty percent (50%) to Sales Tax District No. 3/St. Tammany Parish Government.

2/7/2023 – Department of Planning (R. Liner) - Article 4 of the Agreement, which pertains to zoning, holds that if the City annexes undeveloped 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 A-4A. The proposed City zoning is C-4 which is an intensification of the residentially zoned portion.