



Planning Department

Petition for ANNEXATION

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

Petitioned Property

Street Address or other description of petitioned property, such as Lot/Subdivision or using nearest streets, streams, or other identifiable features:

2216 Gause Blvd W

Acres Proposed to be Annexed: 32.00

Current Use: Raw Land

Current Parish Zoning District: A1 Suburban

Proposed City Zoning District*: A8

**Must submit separate Petition for Zoning Map Amendment*

Required Attachments

- ☒ Proof of ownership of petitioned property
- ☒ Map showing the location and measurements, and legal description, of petitioned property
- ☐ Certificate of Registrar of Voters, from the St. Tammany Parish Registrar of Voters, dated within the last six months
- ☐ Certificate of Ownership and Assessed Valuation, from the St. Tammany Parish Assessor's Office, dated within the last six months
- ☐ Fees; please speak with a Planner to confirm

Received By: <u>201</u>	Fee \$	Case # <u>A24-</u>
Related Case(s):		

Required Signatures and Notarization

This petition must be signed in the presence of a notary public by: at least 50% of registered voters, 50% of resident property owners, and 25% in assessed value of resident property owners; or, if no registered voters or resident property owners, by all nonresident property owners. Attach additional sheets if necessary.

I/we hereby petition to have the property described in this petition annexed into the City of Slidell.

I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

SWORN TO AND SUBSCRIBED before me this 21st
day of JUNE, 2024.

Katherine M. Domma
Notary Public



Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
6844 LLC 7660 Pecue Ln, Ste 100 Baton Rouge, LA 70809 lfoster@dsidhomes.com	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<u>[Signature]</u> <u>6/21/24</u>
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	

CERTIFICATE OF AUTHORITY

BE IT RESOLVED that **Lee S. Foster**, Sole Member of 6844, LLC, a Louisiana limited liability company (the “Company”), is hereby authorized and empowered to represent the Company in all of its business affairs whatsoever and to take any action on behalf of the Company he deems appropriate, including but not limited to banking and financial transactions, contractual obligations, immovable property transactions (including development, acquisition, purchase, sale, mortgage or other encumbrance), and representing the Company before any governmental or regulatory entity or agency, and to execute any and all documents, of any nature or kind, on behalf of the Company which he may determine fit and proper, the Company hereby ratifying any and all action taken and documents executed on behalf of the Company by him.

CERTIFICATE

We hereby certify that the above and foregoing is a true and correct copy of the Certificate of Authority adopted by all of the members of the above-named Company, held on this 11th day of July, 2024, at which meeting a quorum was present and voting.



Lee S. Foster, Sole Member

ST. TAMMANY PARISH REGISTRAR OF VOTERS

M. DWAYNE WALL, CERA
REGISTRAR



STATE OF LOUISIANA

PARISH OF ST TAMMANY

CERTIFICATE OF REGISTRAR OF VOTERS

I the undersigned Registrar of Voters for the Parish of St Tammany, State of Louisiana, do hereby certify that the property described as A CERTAIN TRACT OR PARCEL OF LAND, containing 33.147 acres, situated in the Parish of St. Tammany, State of Louisiana, in Section 38, T8S, R14E, Greensburg Land District and being more particularly described on the map entitled :Map Showing Survey of a 33.147 Acre Tract Located in Section 38, T 8 S-R 14 E, Greensburg Land District, St. Tammany Parish, Louisiana for H1 Associates:, prepared by Lester A McLin, Jr., PLS, McLin Taylor, Inc. dated October 14, 2021, said survey map being attached hereto, said 33.147 acre tract having such measurements and dimensions as are shown on said survey map. By the records in the Registrar of Voters Office, has no registered voters within said property

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana on this 8th day of July 2024.

Sincerely,

A handwritten signature in dark ink, appearing to read "M. Dwayne Wall", is written over a faint, circular official seal.

M. Dwayne Wall, CERA
Registrar of Voters
Parish of St. Tammany



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2023 Tax Roll - Assessment Number 109142

OWNERS: 6844, LLC

7660 Pecue Ln., Ste 100
Baton Rouge, LA 70809

PROPERTY DESCRIPTION: **2023 TAX ROLL**


33.147 Acs Sec 38 8 14

I do further certify that the assessed valuation of the above described tract is as follows:

2023 VALUATION:	Land	-	18,071
	Improvements	-	0
TOTAL ASSESSED VALUATION			18,071

In faith whereof, witness my official signature and the impress of my official seal, in

Covington, Louisiana, on the 1st day of July, 2024.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name **6844 LLC** as owner for the tax year **2023** and whose address is **7660 PECUE LN STE 100, BATON ROUGE, LA 70809** and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Slidell:

PROPERTY DESCRIPTION

2023 Tax Roll Assessment: Assessment Number: 109142

33.147 ACS SEC 38 8 14

The total assessed value of all property within the above described area is
\$ 18,071 .

II. The total assessed value of the resident property owners within the above described area is **\$ 0** and the total assessed value of the property of non-resident property owners is **\$18,071**.

III. I do further certify that the assessed valuation of the above described tract is as follows:

2023 ASSESSED VALUATION : **\$ 18,071**

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 1ST day of JULY, 2024.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

STATE OF LOUISIANA
PARISH OF SAINT TAMMANY

ACT OF CASH SALE

BE IT KNOWN that on the dates and at the places designated below, before the undersigned witnesses and notaries public, duly commissioned and qualified as such, personally came and appeared:

HAYDEE MARIE WATERS, a person of full legal age, domiciled in the Parish of Pointe Coupee, State of Louisiana, an unmarried woman, whose mailing address is 205 Gretchen St. New Roads, LA 70760, and

MARIE JEANNE DELASSUS LOPEZ, a person of full legal age, domiciled in the County of Oklahoma, State of Oklahoma, married to and living with Francisco Lopez, dealing herein with her separate property, under her separate administration and control, represented herein by her Agent and Attorney in Fact, Haydee Marie Waters, by virtue of the Power of Attorney attached hereto, whose mailing address is 608 Newport Bridge Dr. Edmond OK, 73034, and

MICHELLE MARIA DELASSUS HOFFMAN, a person of full legal age, domiciled in the County of Harris, State of Texas, married to and living with Johnnie W. Hoffman, dealing herein with her separate property, under her separate administration and control, represented herein by her Agent and Attorney in Fact, Haydee Marie Waters, by virtue of the Power of Attorney attached hereto, whose mailing address is 5710 Royal Creek Trail, Kingwood, TX 77345; herein collectively called **SELLER**,

who declared and said, that as of March 20, 2023 (the "Effective Date"), for the price and consideration, and on the terms and conditions hereinafter expressed, Seller does by this act, grant, bargain, sell, convey, transfer, assign, set over and deliver, with full warranty of title and with full substitution and subrogation in and to rights and actions of warranty against all prior owners and vendors of the Property, unto:

6844, LLC, a Louisiana limited liability company, domiciled in the Parish of East Baton Rouge, State of Louisiana, represented herein by its Manager, Lee S. Foster, whose mailing address is 7600 Pecue Lane, Suite 100, Baton Rouge, LA 70809; herein called **BUYER**,

the following described immovable property to wit:

A CERTAIN TRACT OR PARCEL OF LAND, containing 33.147 acres, situated in the Parish of St. Tammany, State of Louisiana, in Section 38, T8S, R14E, Greensburg Land District, and being more particularly described on the map entitled "Map Showing Survey of a 33.147 Acre Tract Located in Section 38, T 8 S-R 14 E, Greensburg Land District, St. Tammany Parish, Louisiana for H1 Associates", prepared by Lester A. McLin, Jr., PLS, McLin Taylor, Inc. dated October 14, 2021, said survey map being attached hereto, said 33.147 acre tract having such measurements and dimensions as are shown on said survey map, as follows:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, T 8 S-R 14 E, THENCE PROCEED NORTH 89 DEGREES 10 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 3815.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 41 SECONDS WEST FOR 1980.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 8.38 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 932.20 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 21.00 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 500.85 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 205.27 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 53.00 FEET; THENCE NORTH 01 DEGREES 03 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 219.14 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 307.08 FEET; THENCE SOUTH 58 DEGREES 04 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 34.95 FEET TO THE POINT OF BEGINNING:

THENCE South 01 degrees 03 minutes 49 seconds East for a distance of 969.00 feet to the northern R/W margin of U.S. Hwy. 190 and corner;

THENCE along a curve to the right, having a radius of 5669.65 feet

St. Tammany Parish 2275
Instrmnt #: 2365766
Registry #: 2888278 mbo
3/21/2023 11:00:00 AM
MB CB X MI UCC

and an arc length of 795.26 feet, being subtended by a chord of North 88 degrees 56 minutes 46 seconds West for a distance of 794.61 feet along said northern R/W margin of U.S. Hwy. 190 to the Eastern top bank of Bayou Liberty and corner;

THENCE North 35 degrees 03 minutes 23 seconds East for a distance of 126.10 feet along said top bank of Bayou Liberty and corner;

THENCE North 46 degrees 20 minutes 09 seconds West for a distance of 71.13 feet along said top bank of Bayou Liberty and corner;

THENCE North 07 degrees 26 minutes 52 seconds West for a distance of 65.67 feet along said top bank of Bayou Liberty and corner;

THENCE North 31 degrees 23 minutes 12 seconds West for a distance of 142.09 feet along said top bank of Bayou Liberty and corner;

THENCE North 49 degrees 42 minutes 07 seconds West for a distance of 195.08 feet along said top bank of Bayou Liberty and corner;

THENCE North 58 degrees 05 minutes 31 seconds West for a distance of 127.62 feet along said top bank of Bayou Liberty and corner;

THENCE South 74 degrees 01 minutes 19 seconds West for a distance of 67.80 feet along said top bank of Bayou Liberty and corner;

THENCE North 38 degrees 34 minutes 18 seconds West for a distance of 86.02 feet along said top bank of Bayou Liberty and corner;

THENCE North 09 degrees 15 minutes 44 seconds West for a distance of 71.80 feet along said top bank of Bayou Liberty and corner;

THENCE North 19 degrees 23 minutes 04 seconds West for a distance of 184.97 feet along said top bank of Bayou Liberty and corner;

THENCE North 21 degrees 02 minutes 49 seconds East for a distance of 112.20 feet along said top bank of Bayou Liberty and corner;

THENCE North 44 degrees 30 minutes 08 seconds East for a distance of 110.61 feet along said top bank of Bayou Liberty and corner;

THENCE North 03 degrees 14 minutes 08 seconds West for a distance of 128.50 feet along said top bank of Bayou Liberty and corner;

THENCE North 34 degrees 02 minutes 35 seconds West for a distance of 134.16 feet along said top bank of Bayou Liberty and corner;

THENCE North 07 degrees 44 minutes 10 seconds West for a distance of 84.00 feet along said top bank of Bayou Liberty and corner;

THENCE North 28 degrees 30 minutes 34 seconds East for a distance of 107.36 feet along said top bank of Bayou Liberty and corner;

THENCE North 20 degrees 42 minutes 03 seconds West for a distance of 167.97 feet along said top bank of Bayou Liberty and corner;

THENCE North 46 degrees 05 minutes 35 seconds West for a distance of 56.34 feet along said top bank of Bayou Liberty and corner;

THENCE South 71 degrees 05 minutes 19 seconds West for a distance of 54.73 feet along said top bank of Bayou Liberty and corner;

THENCE South 51 degrees 28 minutes 46 seconds West for a distance of 91.58 feet along said top bank of Bayou Liberty and corner;

THENCE South 60 degrees 41 minutes 21 seconds West for a distance of 19.96 feet along said top bank of Bayou Liberty and corner;

THENCE North 53 degrees 48 minutes 03 seconds West for a distance of 250.95 feet along said top bank of Bayou Liberty and corner;

THENCE North 81 degrees 33 minutes 45 seconds West for a distance of 108.50 feet along said top bank of Bayou Liberty and corner;

THENCE North 40 degrees 13 minutes 30 seconds West for a distance of 61.45 feet along said top bank of Bayou Liberty and corner;

THENCE North 18 degrees 12 minutes 08 seconds West for a distance of 104.96 feet along said top bank of Bayou Liberty and corner;

THENCE North 12 degrees 39 minutes 30 seconds West for a distance of 86.76 feet along said top bank of Bayou Liberty and corner;

THENCE South 62 degrees 37 minutes 53 seconds East for a distance of 1454.20 feet to a point and corner;

THENCE South 63 degrees 33 minutes 43 seconds West for a distance of 622.72 feet back to the Point of Beginning.

together with all the buildings and improvements located thereon and all the rights, ways, privileges, servitudes and appurtenances thereon to belonging or in anywise appertaining and any and all rights and claims, whether personal or real, against third parties arising out of damages of any type to said property or arising in any other manner including, but not limited to, the right to enforce obligations regarding the past, present, or future environmental condition of said property (the "Property").

TO HAVE AND TO HOLD, as of the Effective Date, unto Buyer, its heirs, successors and assigns forever, with full substitution and subrogation in and to all rights and actions of warranty which Seller may have against all preceding owners or vendors, hereby subrogating the Buyer to all such rights and actions, to be by itself enjoyed and exercised in the same manner as they might have been by the Seller.

THIS SALE IS MADE AND ACCEPTED for and in consideration of the price and sum of TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$205,000.00) cash, the receipt and adequacy of which is acknowledged by Seller and full acquittance and discharge given therefore.

The property is sold "as-is", "where-is" without any warranties whatsoever as to fitness or condition, whether expressed or implied, and **BUYER** expressly waives the warranty of fitness and the guarantee against hidden or latent vices (defects in the property sold which render it useless or render its use so inconvenient or imperfect that **BUYER** would not have purchased it had he known of the vice or defect) provided by law in Louisiana, more specifically, that warranty imposed by Louisiana Civil Code art. 2520 et. seq. with respect to **SELLER'S** warranty against latent or hidden defects of the property sold, or any other applicable law, not even for a return of the purchase price. **BUYER** forfeits the right to avoid the sale or reduce the purchase price on account of some hidden or latent vice or defect in the property sold. **SELLER** expressly subrogates **BUYER** to all rights, claims and causes of action **SELLER** may have arising from or relating to any hidden or latent defects in the property.

The parties hereto agree that the taxes for the year 2023 will be prorated accordingly between them as of the Effective Date. In accordance with La. R.S. 9:2721(A), from and after the Effective Date of this Act of Cash Sale, (a) the name of the person responsible for all property taxes and assessments is Buyer, and (b) all property taxes and assessment notices should be mailed to the following address:

6844, L.L.C.
7660 Pecue Lane, Suite 100
Baton Rouge, LA 70809

The parties hereto waive the attachment of mortgage, conveyance, and tax certificates and relieve and release the undersigned Notary Public from all responsibility in connection therewith.

All parties signing the within instrument have declared themselves to be of full legal capacity.

Unless otherwise certified in writing, no opinion as to title has been rendered by the undersigned Notary Public and the parties hereby release and relinquish Notary Public from any liability or responsibility therewith.

[Signature Page Follows]

THUS DONE AND SIGNED on the 20th day of March, 2023, but effective as of the Effective Date, by Seller at East Baton Rouge Parish, Louisiana, in the presence of the undersigned Notary Public and competent witnesses, who hereunto sign their names with Seller after due reading of the whole.

WITNESSES:

Jeff Vallee
Print Name: Jeff Vallee

Maria C Thorn
Print Name: Maria C Thorn

SELLER:

Haydee Marie Waters
HAYDEE MARIE WATERS

MARIE JEANNE DELASSUS LOPEZ

By: Haydee Marie Waters
Haydee Marie Waters, her Agent
and Attorney in Fact

MICHELLE MARIA DELASSUS HOFFMAN

By: Haydee Marie Waters
Haydee Marie Waters, her Agent
and Attorney in Fact

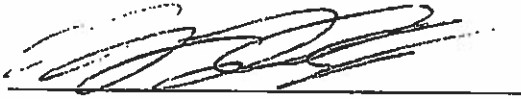
[Signature]

NOTARY PUBLIC

Print Name: D. Brian Cohn
Bar or Notary ID No.: 28000
My Appointment Expires: at death

THUS DONE AND SIGNED on the 15th day of March, 2023, but effective as of the Effective Date, by Buyer at East Baton Rouge Parish, Louisiana, in the presence of the undersigned Notary Public and competent witnesses, who hereunto sign their names with Buyer after due reading of the whole.

WITNESSES:



Print Name: Ross Tullos



DALLAS HENDERSON

Print Name: _____

BUYER:

6844, L.L.C.

By: 
Lee S. Foster, Manager



NOTARY PUBLIC

Print Name: D. Brim Allen

Bar or Notary ID No.: 28000

My Appointment Expires: At Death

ST. TAMMANY PARISH REGISTRAR OF VOTERS

M. DWAYNE WALL, CERA
REGISTRAR



STATE OF LOUISIANA

PARISH OF ST TAMMANY

CERTIFICATE OF REGISTRAR OF VOTERS

I the undersigned Registrar of Voters for the Parish of St Tammany, State of Louisiana, do hereby certify that the property described as A CERTAIN TRACT OR PARCEL OF LAND, containing 33.147 acres, situated in the Parish of St. Tammany, State of Louisiana, in Section 38, T8S, R14E, Greensburg Land District and being more particularly described on the map entitled :Map Showing Survey of a 33.147 Acre Tract Located in Section 38, T 8 S-R 14 E, Greensburg Land District, St. Tammany Parish, Louisiana for H1 Associates:, prepared by Lester A McLin, Jr., PLS, McLin Taylor, Inc. dated October 14, 2021, said survey map being attached hereto, said 33.147 acre tract having such measurements and dimensions as are shown on said survey map. By the records in the Registrar of Voters Office, has no registered voters within said property

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana on this 8th day of July 2024.

Sincerely,

A handwritten signature in dark ink, appearing to read "M. Dwayne Wall", is written over a faint, circular official seal.

M. Dwayne Wall, CERA
Registrar of Voters
Parish of St. Tammany



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2023 Tax Roll - Assessment Number 109142

OWNERS: 6844, LLC

7660 Pecue Ln., Ste 100
Baton Rouge, LA 70809

PROPERTY DESCRIPTION: **2023 TAX ROLL**


33.147 Acs Sec 38 8 14

I do further certify that the assessed valuation of the above described tract is as follows:

2023 VALUATION:	Land	-	18,071
	Improvements	-	0
TOTAL ASSESSED VALUATION			18,071

In faith whereof, witness my official signature and the impress of my official seal, in

Covington, Louisiana, on the 1st day of July, 2024.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name **6844 LLC** as owner for the tax year **2023** and whose address is **7660 PECUE LN STE 100, BATON ROUGE, LA 70809** and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell**:

PROPERTY DESCRIPTION

2023 Tax Roll Assessment: Assessment Number: 109142

33.147 ACS SEC 38 8 14


The total assessed value of all property within the above described area is
\$ 18,071.

II. The total assessed value of the resident property owners within the above described area is **\$ 0** and the total assessed value of the property of non-resident property owners is **\$18,071.**

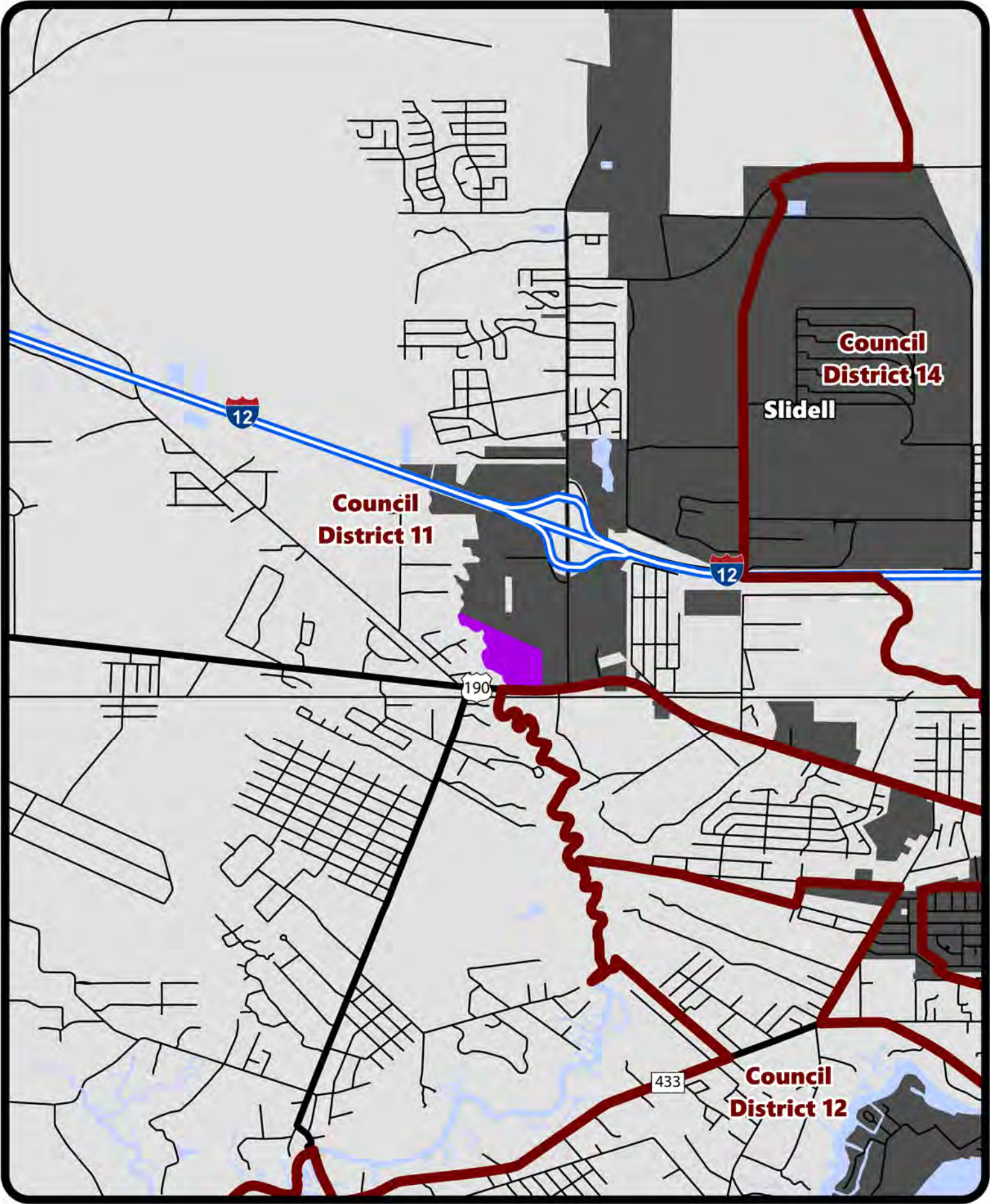
III. I do further certify that the assessed valuation of the above described tract is as follows:

2023 ASSESSED VALUATION : \$ 18,071

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 1ST day of JULY, 2024.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



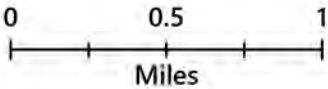
Slidell Annexation (SL2024-03)

Overview Map

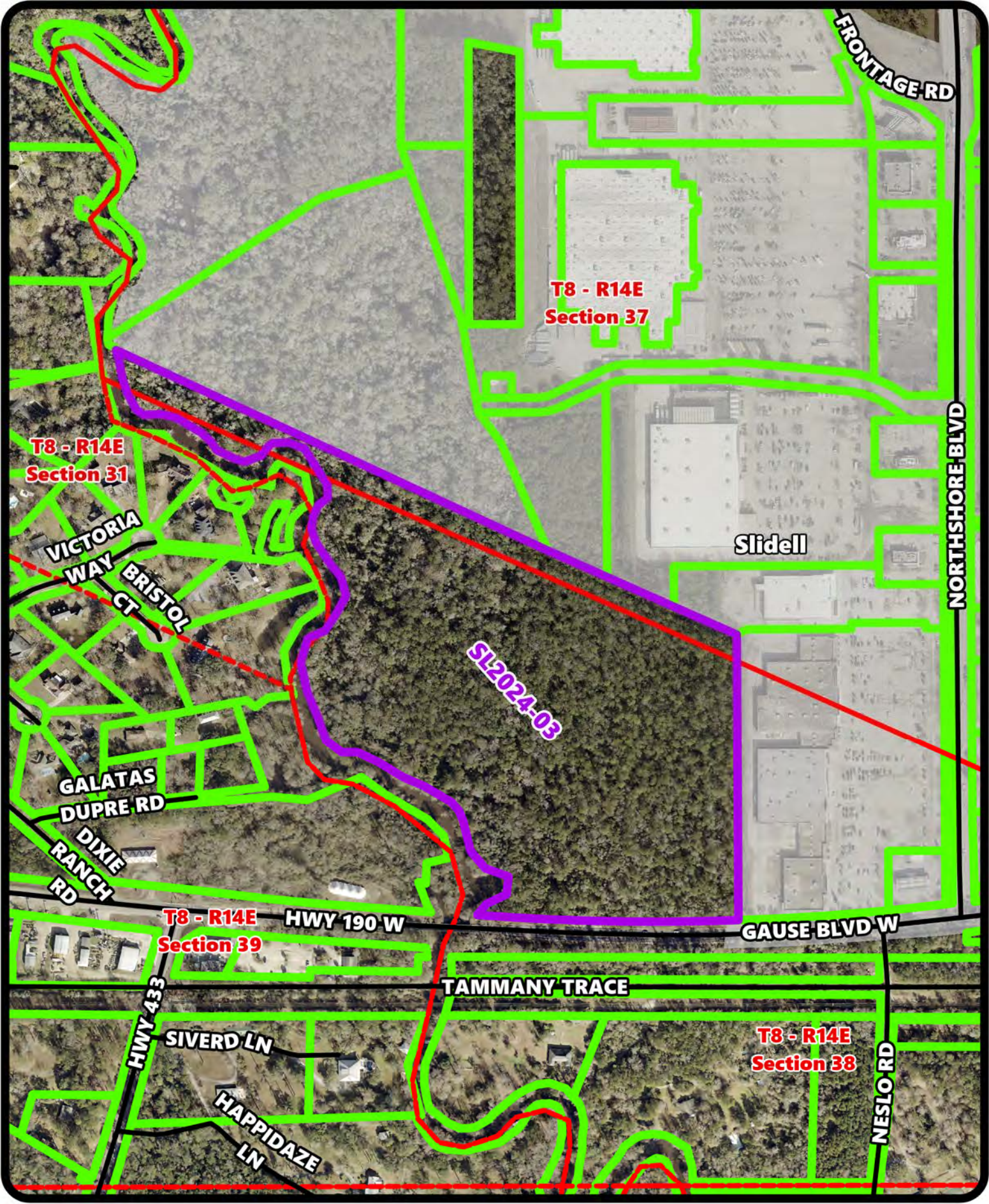
- Roads
- Annexation Request
- City Limit
- Council Districts
- Waterway



St. Tammany Parish Government
P.O. Box 628
Covington, LA. 70434



This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish.
It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.
Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
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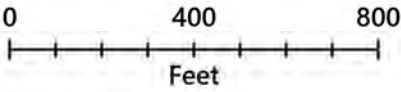
Slidell Annexation (SL2024-03)

Aerial Map

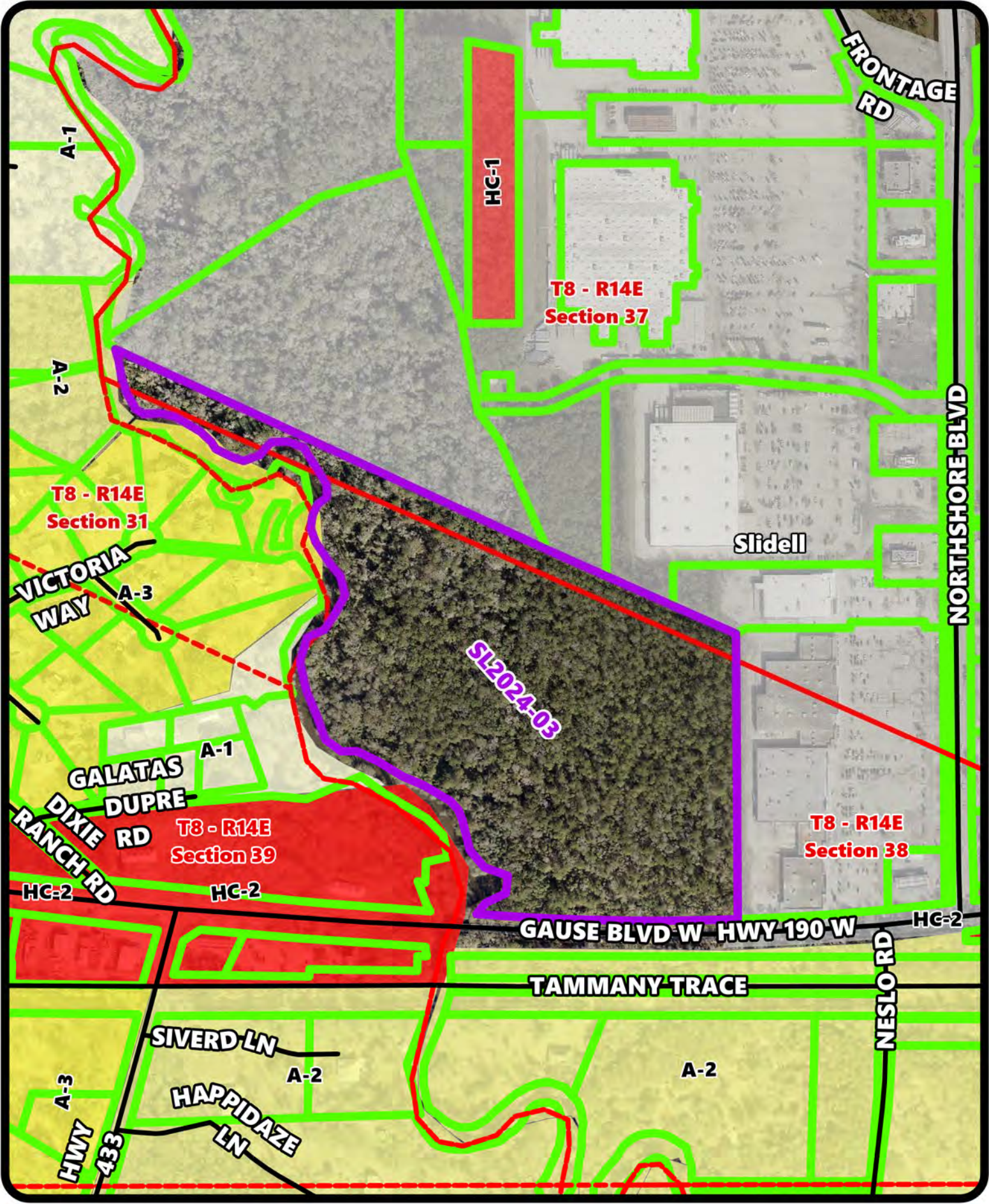
- Rivers
- Roads
- Annexation Request
- Assessor Parcels
- City Limit
- Section Township Range



St. Tammany Parish Government
P.O. Box 628
Covington, LA, 70434



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Slidell Annexation (SL2024-03)
Zoning Map

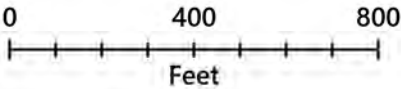
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

Zoning Classification

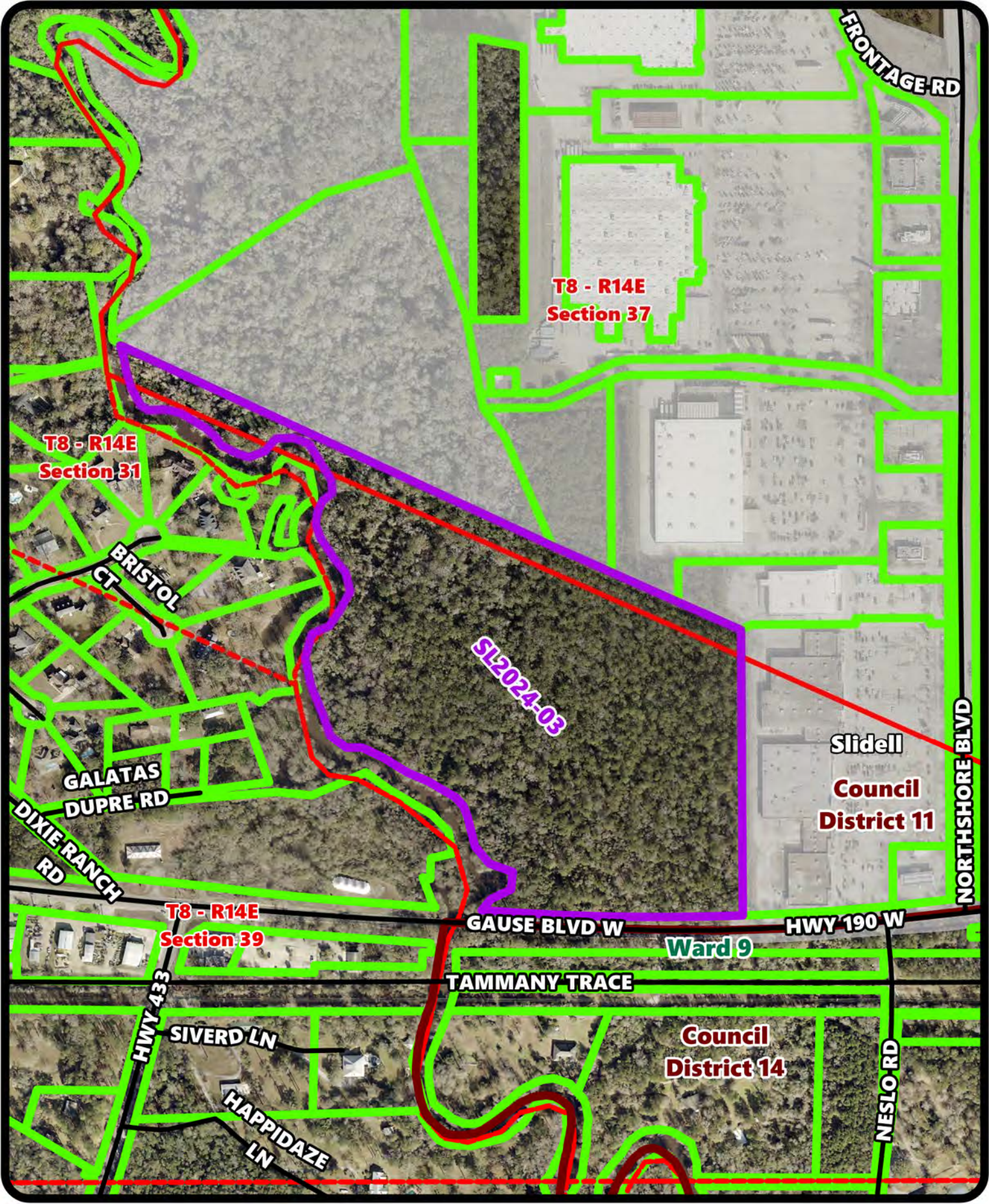
- A-1 Suburban
- A-2 Suburban
- A-3 Suburban
- HC-1 Highway Commercial
- HC-2 Highway Commercial



St. Tammany Parish Government
P.O. Box 628
Covington, LA. 70434



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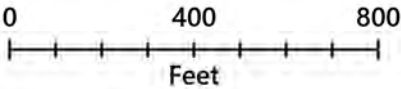


Slidell Annexation (SL2024-03)
Political Map

- Rivers
- Roads
- Annexation Request
- Assessor Parcels
- City Limit
- Council Districts
- Section Township Range
- Wards



St. Tammany Parish Government
P.O. Box 628
Covington, LA, 70434



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Staff Comments – SL2024-03 (2616 Gause Blvd West – Slidell LA)

7/29/2024 – 3:04pm – Environmental Services (tbrown) – No DES Issues.

8/1/2024 – 11:10am – Public Works (jLobrano) - No Public Works Issues.

8/5/2001 – 10:11am – Engineering (treynolds) - 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.

8/1/2024 – 03:05am – Civil DA (jalphonse) - Civil Division Notes (no change from SL2021-03 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 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").

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 2 of the Agreement provides that the City Shall be responsible for the maintenance and improvement of all drainage infrastructure brought within its corporate limits through annexation. . . This property abuts a portion of Bayou Lacombe.

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 A1. The proposed City zoning is A8.

8/2/2024 – 3:40pm Finance (rdufor) - 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.

8/5/2024 – 1:48pm – Planning (rliner) 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 Parish zoning classification is A2 and the proposed City zoning is A8, which is an intensification.