

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO.: C-6996

COUNCIL SPONSOR: LAUGHLIN/COOPER

PROVIDED BY: PLANNING & DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5TH DAY OF SEPTEMBER, 2024

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF A VACANT 33.147 ACRE PARCEL LOCATED AT 2216 GAUSE BOULEVARD, FROM PARISH A-2 (SUBURBAN) TO CITY OF SLIDELL A-8 (SINGLE FAMILY RESIDENTIAL). PROPERTY IS LOCATED BETWEEN NORTHSORE BOULEVARD & THOMPSON ROAD), SLIDELL, LA, SITUATED IN SECTION 38, TOWNSHIP 7 SOUTH, RANGE 14 EAST; WARD 8, DISTRICT 11

WHEREAS, The City of Slidell is contemplating annexation of a vacant 33.147-acre parcel, located at 2216 Gause Boulevard West, from Parish A-2 (Suburban) to City of Slidell A-8 (Single Family Residential), owned by 6844, LLC (Lee S. Foster). Situated in Section 38, Township 7 South, Range 14 East, Ward 9, District 11 as described below:

SEE ATTACHED EXHIBIT A (ACT OF CASH SALE) FOR REFERENCE

WHEREAS, the property upon annexation, will be rezoned from Parish A-2 (Suburban) to City of Slidell A-8(Single Family Residential): a change which is 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; and

WHEREAS, the property that is proposed to be annexed is Vacant 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, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, the property being annexed is vacant 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; and

WHEREAS, the proposed City zoning is A-8, which is *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 from Parish A-2 (Suburban) to City of Slidell A-8 (Single Family Residential), 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 5TH DAY OF SEPTEMBER 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

September 5, 2024 - St. Tammany Parish Council Meeting

Planning & Development (SL2024-03)

Note: (Please note there was a previous request for annexation on the 1/6/2024 Council Agenda for the same parcel, and was withdrawn the day of the meeting. The new owners are requesting Annexation and a Zoning change for the same property).

The City of Slidell requests to annex a vacant 33.147-acre parcel located at 2216 Gause Boulevard, from parish A-2 (suburban) to City of Slidell A-8 (Single Family Residential). Property is located between Northshore Boulevard & Thompson Road), Slidell, LA.

Current Use – Vacant
Current Zoning – (A-2) Suburban
Proposed City of Slidell Zoning – (A-8) Residential Single Family