

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO.: C-7008

COUNCIL SPONSOR: LAUGHLIN/COOPER

PROVIDED BY: PLANNING & DEVELOPMENT

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE CITY OF MANDEVILLE AND REZONING OF A VACANT 0.182 ACRE PARCEL LOCATED NEAR THE INTERSECTION OF N. CAUSEWAY BOULEVARD & LASALLE STREET, FROM CITY B-2 (HIGHWAY BUSINESS DISTRICT) TO PARISH HC-3 (HIGHWAY COMMERCIAL). PROPERTY IS LOCATED SITUATED IN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 11 EAST; WARD 4, DISTRICT 5

WHEREAS, The City of Mandeville is contemplating de-annexation of a vacant 0.182 parcel located near the intersection of N Causeway Blvd & Lasalle Street, from City B-2 (Highway Business District) to Parish HC-3 (Highway Commercial). Owned by Emerald Corner, LLC Situated in Section 34, Township 7 South, Range 11 East, Ward 4, District 5 as described below:

SEE ATTACHED EXHIBIT A FOR REFERENCE

WHEREAS, the property upon de-annexation, will be rezoned from City B-2 (Highway Business District) to Parish HC-3 (Highway Commercial): a change which **is not** an intensification of zoning; and

WHEREAS, St. Tammany Parish Government (the "Parish") entered into a Growth Management, Annexation, and Revenue Sharing Agreement with Sales Tax District No. 3 and the City of Mandeville effective January 1, 2024 (the "Agreement"). The Exhibit to the Agreement identifies the subject property as annexed and in Priority/Area 1. Subject parcel, on its own, is undeveloped and/or lacking improvements. No sharing of sales tax is contemplated for an undeveloped Area 1 parcel. Agreement does not appear to address de-annexation and/or contraction of City.

It has been represented that City of Mandeville will subdivide the subject parcel, separating it from the remainder of the presently-existing parcel. Assuming a successful de-annexation, application will be made with Parish to assimilate subject parcel into the adjoining Banner Ford parcel. Zoning of subject parcel should revert to the Banner Ford parcel.

Banner Ford's presently-existing parcel is sited in Area 1. Being developed, the Area1 division is already 80% City and 20% Parish. Note that sales taxes from vehicle sales are sited elsewhere based on buyer's location/residence. Sales taxes from vehicle service/parts are generated on site.

WHEREAS, the property that is proposed to be annexed is Vacant Land.

WHEREAS, permitting, traffic and drainage requirements will be handled through St. Tammany Parish. Any comments/requirements necessary for this property will be handed through the applicable permitting requirements.

WHEREAS, the proposed Parish Zoning if de-annexed is Parish HC-3(Highway Commercial), which is **not** an intensification of zoning.

THE PARISH COUNCIL OF ST. TAMMANY HEREBY RESOLVES to **concur/not concur (circle one)**, with the de-annexation 0.182-acre parcel from City B-2 (Highway Business District) to Parish HC-3 (Highway Commercial).

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 3RD DAY OF OCTOBER, 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

October 3, 2024 - St. Tammany Parish Council Meeting

Planning & Development (MN2024-01)

The City of Mandeville requests to de-annex a vacant 0.18-acre parcel located at the intersection of Lasalle Street & North Causeway Blvd, from City B-2 (Highway Business District) to Parish HC-3 (Highway Commercial).

Current Use – Vacant

Owner – Emerald Corner, LLC

Note: Property will be re-subdivided to adjoin neighboring property if de-annexation is approved (see draft re-sub docs, pages 42-43 of packet)