ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO.: C-7333

COUNCIL SPONSOR: MR. STRICKLAND/PRES. COOPER PROVIDED BY: PLANNING & DEVELOPMENT

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 1.301 ACRES LOCATED ALONG SHORTCUT HIGHWAY BETWEEN BARBARA AND BETH DRIVES, CITY OF SLIDELL. FOUR PARCELS OF LAND LOCATED IN SECTION 11, TOWNSHIP 9, RANGE 14 EAST, PINE FOREST SUBDIVISION, ST. TAMMANY PARISH, PARCELS 95417, 94817, 94616, 94847 (WARD 8, DISTRICT 14)

WHEREAS, the properties being annexed are an existing undeveloped residential parcel, two existing undeveloped commercial parcels, and one existing developed commercial zoned parcel. 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, 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 of subsequently annexed developed properties in Article 1(A)(2) and subsequently annexed undeveloped 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, Subject parcels appear to be one developed commercial property currently being used for offices, two undeveloped commercial parcels, and one undeveloped residential parcel; and

WHEREAS, Article 1(B)(2) of the Agreement states that in cases of undeveloped commercial 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; and

WHEREAS, City's annexation is to include future maintenance responsibility for the (1) south half of Shortcut Highway; (2) the east half of Barbara Drive; and (3) the west half of Beth Drive fronting the subject parcels, to the extent already not maintained by Slidell.

WHEREAS, Article 4 of the Agreement, which pertains to zoning, holds that if the City annexes undeveloped commercial 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; and

WHEREAS, the current Parish zoning classification is NC-2 on three parcels (Assessment numbers 95417, 94817, and 94616) and S-1 on one parcel (Assessment number 94847). The proposed City zoning is City Commercial Corridor (CC) on all four parcels, which represents a zoning intensification for part of the annexed area; and

WHEREAS, currently, two (2) businesses are active on property assessment #94517 and the remaining assessment numbers (94817, 94616 and 94847) do not have any active businesses. These properties are all 100% Parish Sales Tax remittances. If the Parish Council occurs with the annexation, the Parish would receive half of these taxes' remittances, a 50/50 split with the City of Slidell.

THE PARISH COUNCIL OF ST. TAMMANY HEREBY RESOLVES to **concur/not concur (circle one)** with the annexation and rezoning of the Property from Parish NC-2 (Neighborhood Commercial) and S-1 (Suburban Residential) to City of Slidell CC (Corridor Commercial) 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 9TH DAY OF JULY, 2026, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

____
CHERYL TANNER, COUNCIL CHAIR

ATTEST:

____
KATRINA L. BUCKLEY, CLERK OF COUNCIL

Administrative Comment

July 9, 2026 Council Meeting

Planning & Development (SL2026-02)

The City of Slidell submitted a request to annex and rezone four parcels, one undeveloped residential parcel, two undeveloped commercial parcels, and one developed parcel located along Shortcut Highway between Barbara and Beth Drives.

Council Concurrence/Non-Concurrence is needed for the request to annex the property known as assessment numbers 95417, 94817, 94616, and 94847, from Parish NC-2 (Neighborhood Commercial) and S-1 (Suburban Residential) to City of Slidell CC (Corridor Commercial).