Staff Comments for City of Slidell Annexation Request (SL2026-02) for Council Meeting

Department of Engineering (T. Reynolds): The properties being annexed area 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.

Department of Public Works (J. Lobrano): Property abuts two Parish maintained roads Barbara Rd (R08U003) for approx. 300 feet and Beth Dr. (R08U009) for approx. 145 feet. The Parish will need to consult with the civil division to see how to proceed.

Civil Division (E. Couvillion): 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 subsequently annexed developed properties in Article 1(A)(2) and subsequently annexed undeveloped properties in Article1(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").

Subject parcels appear to be one developed commercial property currently being used for offices, two undeveloped commercial parcels, and one undeveloped residential parcel.

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.

City's annexation 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.

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.

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.

Department of Environmental Services (T. Brown): No DES issues

Department of Finance (E. Funches): Currently, two (2) businesses are active on property assessment#95417 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 concurs with the annexation the Parish would receive half of these taxes' remittances, a 50/50 split with the City of Slidell.

Department of Planning and Development (R. Liner): The proposed annexation consists of split zoning of NC-2 on three parcels and S-1 on one parcel. The requested Commercial Corridor (CC) zoning IS an intensification of classifications.