

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO.: C-7047

COUNCIL SPONSOR: LAUGHLIN/COOPER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 9TH DAY OF JANUARY, 2025

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF LOT 5, SQ.2 ROBERT PARK SUBDIVISION, FROM PARISH NC-2 (NEIGHBORHOOD COMMERCIAL) TO CITY OF SLIDELL C-4 (HIGHWAY COMMERCIAL) PROPERTY IS LOCATED NEAR THE INTERSECTION OF TYLER STREET AND MANZELLA DRIVE, SLIDELL LA, SITUATED IN SECTION 12, TOWNSHIP 9 SOUTH, RANGE 14 EAST. (WARD 8, DISTRICT 13)

WHEREAS, The City of Slidell is contemplating annexation of Lot 5, Sq. 2 Robert Park Subdivision, from Parish NC-2 (Neighborhood Commercial) to City of Slidell C-4 (Highway Commercial) owned by Kamlesh & Punita Patel, Situated in Section 12, Township 9 South, Range 14 East. Ward 8, District 13 as described below:

SEE ATTACHED EXHIBIT A FOR REFERENCE

WHEREAS, the property upon annexation, will be rezoned from Parish NC-2 (Neighborhood) to City of Slidell, C-4 (HIGHWAY COMMERCIAL): 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.

WHEREAS, the property that is proposed to be annexed has a current, developed business usage. City already appears to maintain all of Tyler Street fronting the property, and/or Tyler St. is not mapped as being included Parish maintenance system. The portion of Manzella Dr. along sideline of property is in Parish maintenance system, and that half of Manzella Dr. along the sideline should now fall under Slidell's maintenance system/obligations (150' from Tyler Drive heading east).

WHEREAS, Article 1 of the Agreement addresses annexation. Per Section A, for subsequently-annexed developed property, all net proceeds are retained by the STD#3 unless Parish Council concurs in annexation. Concurrence is not to be arbitrarily refused. Where Parish Council has concurred, STD#3 retains 50% of net proceeds and 50% is remitted to Slidell.

WHEREAS, Article 4, Zoning of Annexed Properties, does not appear to apply as the property is developed commercial. Application proposes C4 zoning from Parish's NC-2. However, the Agreement does not address zoning of developed commercial properties. La.R.S. 33:172(A)(1)(e) prohibits less-restrictive uses than Parish zoning unless Council consents via Resolution.

WHEREAS, the property being annexed is an existing developed 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.

THE PARISH COUNCIL OF ST. TAMMANY HEREBY RESOLVES to **concur/not concur (circle one)** with the City of Slidell annexation and rezoning of the property from Parish NC-2 (NEIGHBORHOOD COMMERCIAL) to City of Slidell, C-4 (HIGHWAY 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 JANUARY, 2025, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

JOE IMPASTATO, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, CLERK OF COUNCIL

ADMINISTRATIVE COMMENT

January 9, 2025 - St. Tammany Parish Council Meeting

Planning & Development (SL2024-06) 58494 Tyler Street, Slidell, LA 70461

The City of Slidell submitted a request to annex and rezone a developed commercial property –
Current Use (Hotel).

Council Concurrence/Non-Concurrence is needed for the request to annex Lot 5, Sq.2 Robert
Park Subdivision, from Parish NC-2 (NEIGHBORHOOD COMMERCIAL) to City of Slidell C-4
(HIGHWAY COMMERCIAL).