



Planning Department

# Petition for ANNEXATION

250 Bouscaren St, Ste 203  
 Slidell, LA 70458  
 985.646.4320  
 fax 985.646.4356  
 planningdept@cityofslidell.org  
 myslidell.com

## Petitioned Property

Street Address or other description of petitioned property, such as Lot/Subdivision or using nearest streets, streams, or other identifiable features:

Lot 2 A, Sg 8, Lindberg Glen Subd.

Acres Proposed to be Annexed: 1.004

Current Use: Vacant

Current Parish Zoning District: HC-2

Proposed City Zoning District\*: C4

\*Must submit separate Petition for Zoning Map Amendment

## Required Attachments

- Proof of ownership of petitioned property
- Map showing the location and measurements, and legal description, of petitioned property
- Certificate of Registrar of Voters, from the St. Tammany Parish Registrar of Voters, dated within the last six months
- Certificate of Ownership and Assessed Valuation, from the St. Tammany Parish Assessor's Office, dated within the last six months
- Fees; please speak with a Planner to confirm

Received By: <u>JA</u>	Fee \$	Case # <u>A24-01</u>
Related Case(s):		

## Required Signatures and Notarization

This petition must be signed in the presence of a notary public by: at least 50% of registered voters, 50% of resident property owners, and 25% in assessed value of resident property owners; or, if no registered voters or resident property owners, by all nonresident property owners. Attach additional sheets if necessary.

I/we hereby petition to have the property described in this petition annexed into the City of Slidell.

I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

SWORN TO AND SUBSCRIBED before me this 12<sup>th</sup> day of DECEMBER, 2023.

[Signature]  
 Notary Public

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Brian Cappy 1 Riverbend LANE Covington LA 70433	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<u>[Signature]</u> 12/12/23
Aimee Cappy 1 Riverbend LANE Covington, LA 70433	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<u>[Signature]</u> 12/12/23
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	



Planning Department

# Petition for ZONING MAP AMENDMENT

250 Bouscaren St, Ste 203  
Slidell, LA 70458  
985.646.4320  
fax 985.646.4356  
planningdept@cityofslidell.org  
myslidell.com

This application is for proposed rezoning, and establishment of zoning for annexed property.

### Petitioned Property

Current Zoning District: HC-2

Current Use: Vacant

Street Address: E 1-10 Serv Rd

Lot, Square/Block, Subdivision (or attach metes and bounds):

Lot 2A, Sg 8, Lindberg Glen

Bounded by (streets): E = East 1-10 Serv Rd

W = 1-10

N = Gause E.

S = Hwy 190 Business

### Property Owner(s)

Name(s): Brian Cappy BMA LLC

Name(s): Aimee Cappy BMA LLC

Authorized Agent, if applicable:

Mailing Address: 1 Riverbend Lane

City, State, Zip: Covington LA 70433

Phone #: 985.285.5692

Email: Brian.Cappy74C@gmail.com

Received By: <u>BA</u>	Fee \$	Case # <u>Z24-01</u>
Related Case(s):		

### Proposed Zoning Map Amendment

Proposed Zoning District: C-2

Acres Proposed to be (Re)zoned: 1.004

### Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, legal authorization for the individual to petition for this amendment
- Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property
- Fees; please speak with a Planner to confirm

### Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

Brian Cappy 12.12.23  
Signature of Property Owner or Agent Date

Aimee Cappy 12/12/23  
Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 12<sup>th</sup>  
day of DECEMBER, 2023.

[Signature]  
Notary Public



**APPROVED:**  
 SECRETARY OF PLANNING COMMISSION  
 DATE: \_\_\_\_\_  
 PARISH ENGINEER  
 DATE: \_\_\_\_\_  
 CLERK OF COURT  
 DATE: 5-9-2008  
 FILE NO. 46718

LOT 2A AREA: 43,751 SQ. FT. OR 1.004 ACRES  
 LOT 3A AREA: 106,001 SQ. FT. OR 2.434 ACRES  
 TOTAL AREA: 149,752 SQ. FT. OR 3.438 ACRES



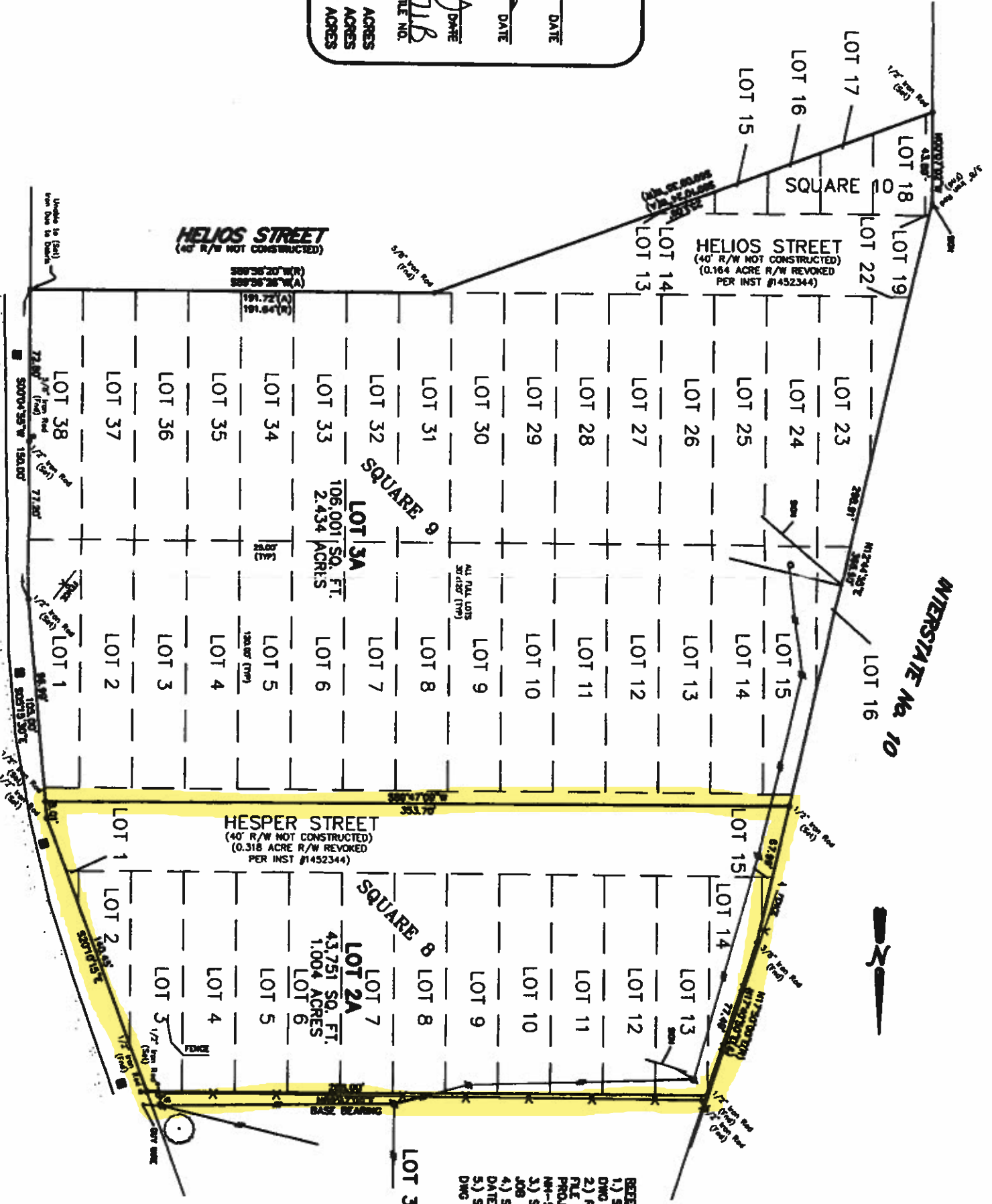
SCALE: 1" = 60'  
 DATE: 4/20/2008  
 DRAWN BY: DLT  
 CHECKED BY: SMB  
 DWG. NO.: 20080404  
 SHEET 1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title option or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.  
 I have consulted the Flood Insurance Rate Maps and found this property is in Flood Hazard Area. FIRM No. 225303 0420 E  
 DATE: 4/21/1999  
 ZONE: C  
 B.F.E. = N/A  
 \* Verify prior to construction with local governing body.

RESUBDIVISION OF LOTS 1-15 SQUARE 8 & 0.269 ACRES OF HESPER STREET INTO LOT 2A, SQUARE 8 LINDBERGH GLEN & LOTS 1-16 22-38, SQUARE 9 LOTS 13-19, SQUARE 10 & 0.164 ACRE HELIOS STREET & 0.049 ACRE HESPER STREET INTO LOT 3A SQUARE 9, LINDBERGH GLEN, ST. TAMMANY PARISH, LA

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING & ENVIRONMENTAL  
 1805 Shirlall HWY.  
 Sibley, Louisiana 70458  
 E-mail: jvb@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800



- REFERENCES:**
- 1) SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DWG NO. 1063763; DATED: 12/2/2005
  - 2) RIGHT OF WAY MAP BY: BFM CORPORATION, L.L.C.; FILE NO. 3-17-03 R/W SHEET NO. 20; STATE PROJECT NO. 450-18-0087 FEDERAL PROJECT NO. NH-5200 (310); REVERSED DATE: 7/23/2003
  - 3) SURVEY BY: ALBERT A. LOWELL & ASSOCIATES, INC.; JOB NO. 80351; DATED: 3/22/1978
  - 4) SURVEY BY: IVAN M. BORGON; SURVEY NO. 8987; DATED: 1/8/1977 (SOURCE OF RECORD CALLS)
  - 5) SURVEY BY: J.V. BURKES & ASSOCIATES, INC. DWG NO. 1064118; DATED: 1/28/2008



# St. Tammany Parish Assessor's Office

Louis Fitzmorris  
Assessor

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

## ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name **BMA, LLC** as owner for the tax year **2023** and whose address is **32800 CC Rd. Slidell, LA 70460** and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell**:

### PROPERTY DESCRIPTION

**2023 Tax Roll Assessment: Assessment Number: 36947**

1.004 ACS Being Lot 2A Lindberg Glen Sec 12 9 14 CB 873 851 856 INST NO 1398204  
INST NO 1704451

The total assessed value of all property within the above described area is  
\$ 27,027.

II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$27,027.

III. I do further certify that the assessed valuation of the above described tract is as follows:

2023 ASSESSED VALUATION : \$ 27,027

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 8th day of December, 2023.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



# St. Tammany Parish Assessor's Office

Louis Fitzmorris  
Assessor

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

## CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2023 Tax Roll - Assessment Number 36947

OWNERS: BMA, LLC  
32800 CC Rd  
Slidell, LA 70460

PROPERTY DESCRIPTION: **2023 TAX ROLL**  
1.004 ACS BEING LOT 2A LINDBERG GLEN SEC 12 9 14  
CB 873 851 856 INST NO 1398204 INST NO 1704451

I do further certify that the assessed valuation of the above described tract is as follows:

<b>2023 VALUATION:</b>	Land	-	27,027
	Improvements	-	0
<b>TOTAL ASSESSED VALUATION</b>			<u>27,027</u>

In faith whereof, witness my official signature and the impress of my official seal, at

Slidell, Louisiana this the 8<sup>th</sup> day of December, 2023.

LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



Morrow Dr

Morrow Dr

Morrow Dr

E I 10 Service Rd

E I 10 Service Rd

Orion Ave

Lindberg Dr

▼ Mosquito District #2 decreased their millage rate by .33 mills decreasing taxes.

▲ Fire District 1 increased their millage rate by 1.35 mills increasing taxes.

Year: 2021

Name: BMA LLC

Mailing Address: 32800 CC RD SLIDELL, LA70460

Property Address: I-10 SERVICE RD

Assessment Number: 110-016-8629

Property Description: 1.004 ACS BEING LOT 2A LINDBERG GLEN SEC 12 9 14 CB 873 851 856 INST NO 1398204 INST NO 1704451

Exemption:

Parish Tax: \$3,827.02

City Tax: \$0.00

Parish Mills: 141.60

City Mills: 0.00

Assessed Value Improvement: 0

Assessed Value Land: 27,027

Fair Market Value Land: \$270,270

Total Assessed Value: 27,027

Total Fair Market Value: \$270,270

Homestead: 0

Taxable Assessed Value: 27,027

Taxes: \$3,827.02

# ST. TAMMANY PARISH REGISTRAR OF VOTERS



M. DWAYNE WALL, CERA  
REGISTRAR

STATE OF LOUISIANA

PARISH OF ST TAMMANY

## CERTIFICATE OF REGISTRAR OF VOTERS

I the undersigned Registrar of Voters for the Parish of St Tammany, State of Louisiana, do hereby certify that the property described in the survey by J.V. Burkes & Associates, drawing No. 20080404, date 04/20/2008 as a Resubdivision of Lots 1-15 Square 8 & 0.269 acres of Hesper Street into Lot 2A, Square 8 Linbergh Glen & Lots 1-16 22-38, Square 9 Lots 13-19, Square 10 & 0.164 acre Helios Street & 0.049 acre Hesper Street into Lot 3A Square 9, Lindbergh Glen, St. Tammany Parish, Louisiana. By the records in the Registrar of Voters, office has no registered voters within said property.

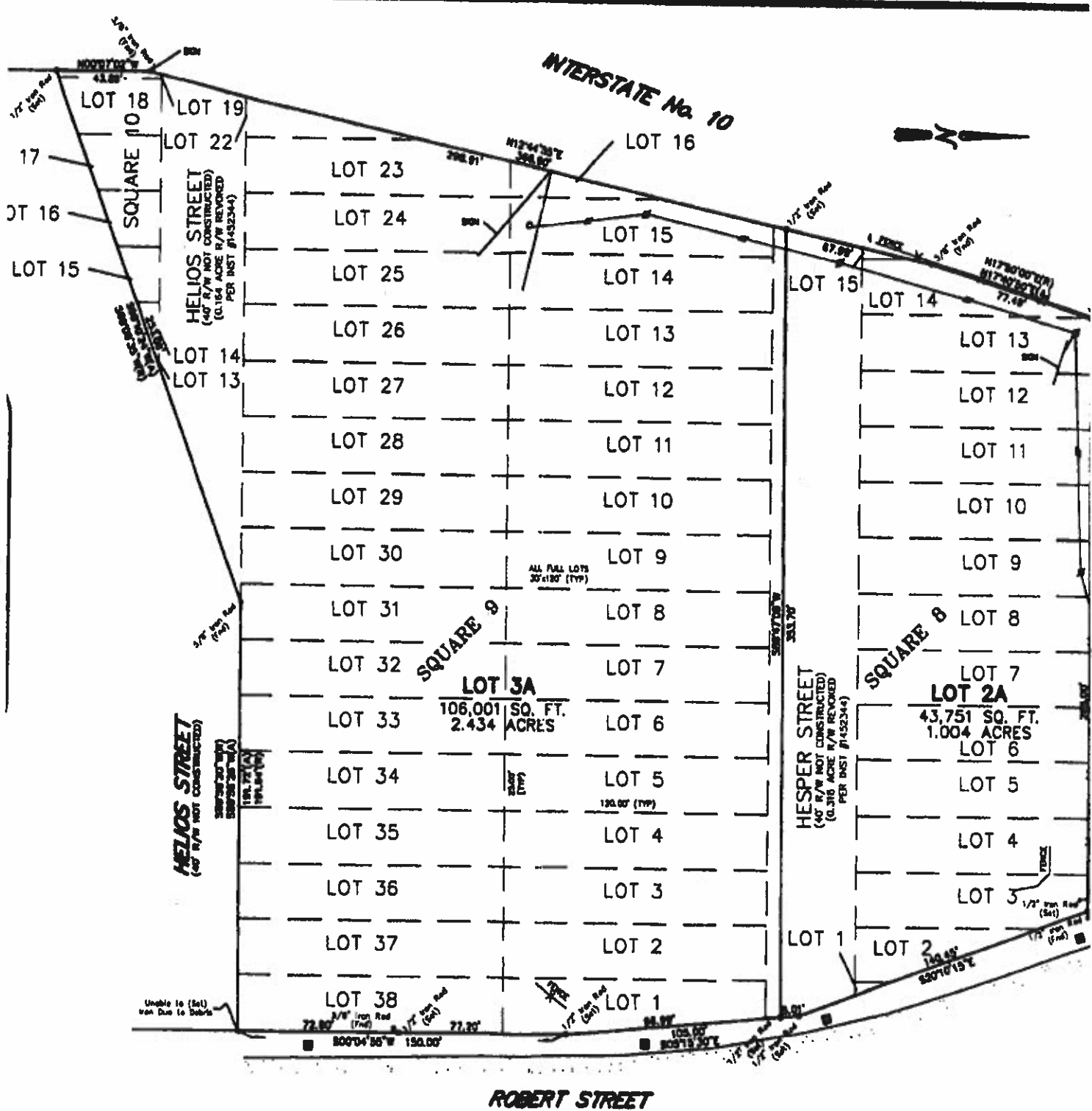
In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana on this 8th day of December 2023.

Sincerely,

A handwritten signature in black ink that reads "M. Dwayne Wall". The signature is written in a cursive style with a large, looped initial "M".

M. Dwayne Wall, CERA  
Registrar of Voters  
Parish of St. Tammany





**ROBERT STREET**

represent an actual the best of my a exist either way lines, except as hereon are not branches of record as the policy will be as surveyor has not or abstract.

Insurance Rate Maps and a Special

with local governing body,

**RESUBDIVISION OF LOTS 1-15 SQUARE 8 & 0.289 ACRES OF HESPER STREET INTO LOT 2A, SQUARE 8 LINDBERGH GLEN & LOTS 1-16 22-38, SQUARE 9 LOTS 13-19, SQUARE 10 & 0.164 ACRE HELIOS STREET & 0.049 ACRE HESPER STREET INTO LOT 3A SQUARE 9, LINDBERGH GLEN, ST. TAMMANY PARISH, LA**

Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.

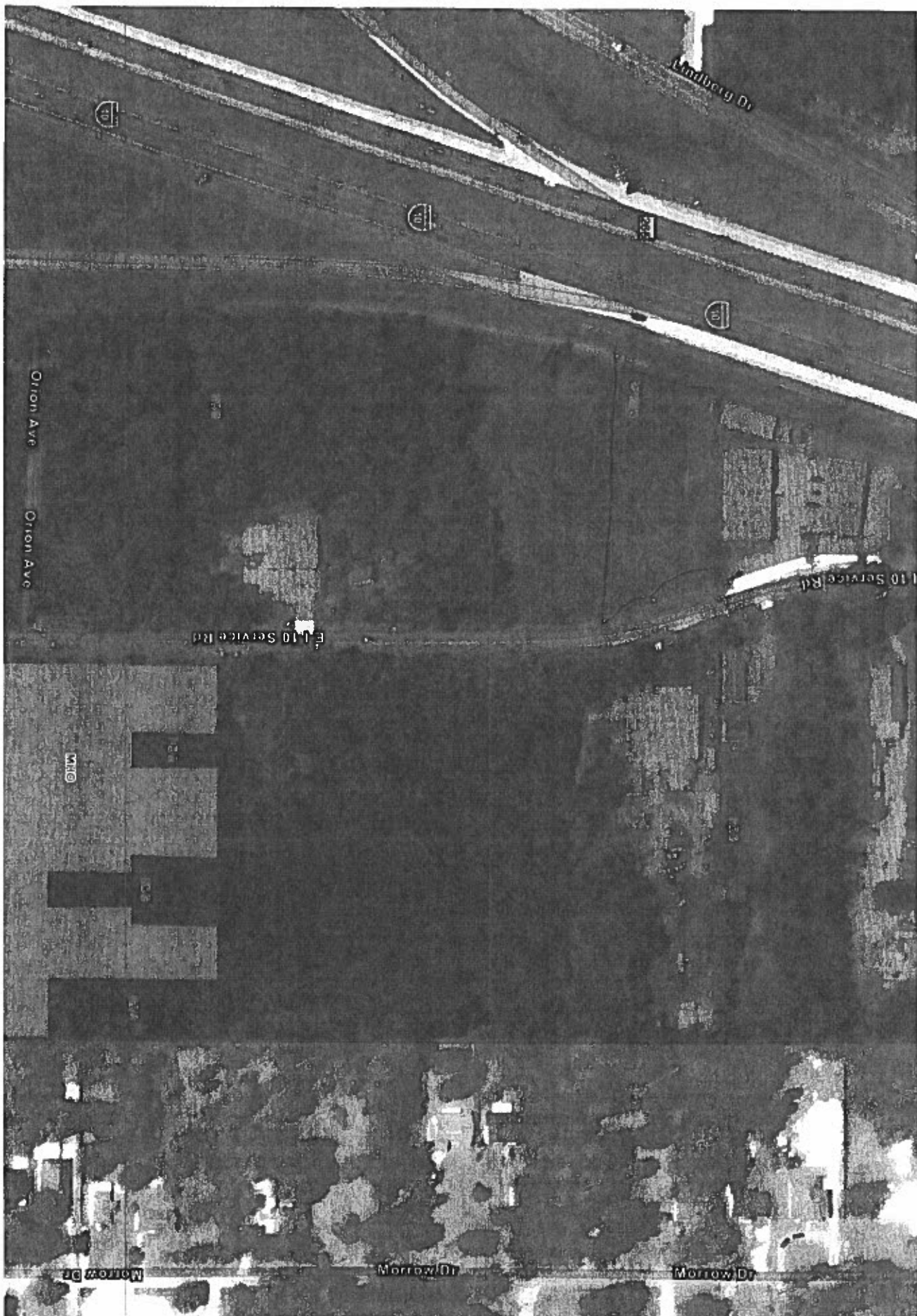
**BRIAN CAPPY**

**J.V. Burkes & Associates**

SURVEYING ENGINEERING • EMT

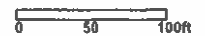
1805 Shortt  
Stidell, Louisiana  
E-mail: jmbass@att.net

Phone: 985-649-0075 Fax: 985-6  
Mississippi Phone: 228-435-51





2023 **STPAQ** Certified Parcel Data



**PREPARED BY: ADVANCE TITLE, LLC, 1349 CORPORATE SQUARE, #4, SLIDELL, LA 2008057629**

<b>CASH SALE</b>	*	<b>UNITED STATES OF AMERICA</b>
<b>BY: DWIGHT C. PAULSEN, JR. and PATRICIA LYN SEVIER PAULSEN</b>	*	<b>STATE OF LOUISIANA</b>
<b>TO: BMA, LLC</b>	*	<b>PARISH OF ST. TAMMANY</b>

BE IT KNOWN, That on May 30, 2008,

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the Parish of St. Tammany, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

DWIGHT C. PAULSEN, JR.(XXX-XX-2618), and wife, PATRICIA LYN SEVIER PAULSEN aka EMMA PATRICIA SEVIER PAULSEN (XXX-XX-4833), both persons of the full age of majority and residents of St. Tammany Parish, Louisiana, who declared unto me, Notary, that each has been married once and then to each other and they are presently living and residing together.

Mailing Address: 61158 N. Military Road, Slidell, LA 70461

Who declared that vendors do by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which vendors have or may have against all preceding owners and vendors, unto:

BMA, L.L.C. (XX-XXX6280), a Louisiana Limited Liability Company, represented herein by Brian Patrick Cappy, managing member, by virtue of the Certificate of Authority annexed hereto and made a part hereof.

Mailing Address: 32800 C C Road, Slidell, LA 70460

Here present accepting, and purchasing for themselves, their successors and assigns and acknowledging due delivery and possession thereof, all and singular the following property to-wit:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Lindberg Glen S/D, Square 8, Section 12, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows:

From the southeast corner of Lot 3A, Square 9 (formerly lot 38, Sq.9), Lindberg Glen S/D on the west r/w line of Robert Street; thence go along said r/w line on the following two courses; N.00 degrees 04'55"E. - 150.00 ft. to a 1/2" iron rod; N.05 degrees 15' 30"W. - 96.99 ft. to a 1/2" iron rod at the point of departure from Robert Street and the Point of Beginning. Thence go

South 89 Degrees 47 minutes 09 seconds West - 353.70 feet to a 1/2" iron rod at the eastern r/w line of Interstate I-10. Thence along said eastern r/w on the following two courses; North 12 Degrees 44 minutes 55 seconds East - 67.99 feet to a 3/8" iron rod. Thence (A) North 17 Degrees 40 minutes 50 seconds East - 77.49 feet to a 1/2" iron rod at point of departure from Interstate I-10. (R) N.17 degrees 50'00"E. Thence (BB) North 89 Degrees 47 minutes 09 seconds East - 266.00 feet to a 1/2" iron rod on the western r/w line Robert Street, thence along said western r/w line on the following two courses South 20 Degrees 10 minutes 15 seconds East - 140.45 feet to a 1/2" iron rod. Thence South 05 Degrees 15 minutes 30 seconds East - 8.01 feet to the Point of Beginning.

Containing 1.004 acres of land more or less, being Lot 2A, Square 8 lying and situated in Lindberg Glen S/D, Square 8, Section 12, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.

St. Tammany Parish 1771  
Instrmnt #: 1704451  
Registry #: 1871745 CST  
11/05/2008 8:31:00 AM  
MB CB X MI UCC

**CERTIFICATE OF AUTHORITY**

**BMA, L.L.C.**

***A LOUISIANA LIMITED LIABILITY COMPANY***

At a meeting of this Limited Liability Company, at its domicile, after due notice, with the only members present and voting, the following was adopted unanimously:

THIS CERTIFIES THAT:

**BRIAN PATRICK CAPPY and/or AIMEE KENNEY CAPPY**

Being the only members of this company, at their sole discretion, be authorized and empowered for and on behalf of this company, (1) to purchase any and all real estate property or properties, improved or unimproved, and/or any and all personal property, wherever located, from any person, firm or corporation, for such price and on such terms and conditions, including exchanges, as he may deem fit and proper; (2) to borrow money and in this connection to mortgage and/or pledge and encumber any of the real estate or other property, or notes or securities acquired or now owned by this Company; (3) to transfer, sell, alienate, exchange, donate or otherwise dispose of any property or properties owned by this Company, in whole or in part, to any person, firm or corporation, for such price, on such terms and conditions, that the said managing member may deem fit and proper; (4) to enter into and execute building contracts with any person, firm or corporation, for the construction of homes or any other buildings, on any property, for such price, and on such terms and conditions that managing member may deem fit and proper; (5) to enter into and grant any servitudes or rights of way as he may deem fit, and (6) to sign any and all documents to enter into or amend any condominium regime or association that said company may be an owner thereof.

**BMA, L.L.C.**

BY:   
**BRIAN PATRICK CAPPY, MEMBER**

BY:   
**AIMEE KENNEY CAPPY, MEMBER**

All as per survey by J.V. Burkes & Associates, Inc., dated April 20, 2008, date filed being May 9, 2008, Map File No. 4671B.

To have and to hold the above described property unto the said purchasers, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of Four Hundred Eighty One Thousand Two Hundred Sixty One and 00/100 (\$481,261.00) DOLLARS, cash, which the said purchasers have well and truly paid, in ready and current money to the said sellers who hereby acknowledge the receipt thereof and grant full acquittance and discharge thereof.

All State and City taxes up to and including the taxes due and eligible in 2007 are paid. The responsibility for the proration of taxes not yet due is assumed by the parties hereto.

The tax proration is based upon the best available information obtainable at the time of closing. Any future adjustments on said differences shall be solely between Purchaser and Seller, who herein agree to hold harmless ADVANCE TITLE, LLC. If ADVANCE TITLE LLC holds an estimated amount pending the issuance and/or receipt of the tax bill, Seller and Purchaser agrees to be responsible for any shortage in the estimated amount and ADVANCE TITLE LLC, agrees to refund any overage in the estimated amount.

The parties hereto declare that they have not requested any Environmental Site Assessment and/or Environmental Impact Study of the herein conveyed property; nor have they requested any kind of study or evaluation of the property or the buildings thereon for any harmful, pollutant or noxious substances (including asbestos); nor have they required any opinion or evaluation of the useability of said property due to any considerations of the environment (including a declaration that the said property is "wetlands").

Title to said property will be taken subject to any and all laws, ordinances or governmental regulations (including but not limited to building and zoning ordinances, Environmental Protection Statutes and/or Department of Environmental Quality Regulations, and/or any US Army Corps of Engineers Wetlands regulations) restriction or prohibiting the occupancy, use or enjoyment of the land, or the effect of any violation of any such law, ordinance or governmental regulation. No guarantees are made relative to compliance with the above and should any zoning, planning or other Parish Ordinances affect this transfer, the parties hereto relieve the Notary, title insurer, and Advance Title, LLC, for any responsibility to determine or see to compliance of these regulations.

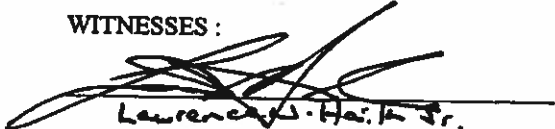

The parties to this act are aware of the fact that certificates of Mortgage and Conveyance are waived, and the Parties hereto relieve and release Advance Title, LLC, Commonwealth Land Title Insurance Corporation, and me, Notary, from all responsibility and liability in conjunction therewith.

The parties to this act are aware of the fact that no survey has been made in connection with this transaction, and hereby release and relieve Advance Title, LLC, Commonwealth Land Title Insurance Corporation, and me, Notary, from any and all liability and defects which might have been disclosed by a survey of the property.

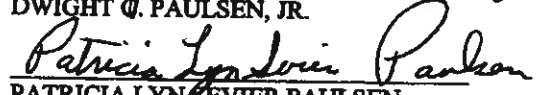
That whenever the word or words he, him, himself, his purchaser, seller, vendor or any other such descriptive words referring to the parties hereto are used, they shall be construed to apply to the singular or plural, masculine, feminine or neuter, as the case may be.

THUS DONE AND PASSED, in my office in Slidell, Louisiana on the day, month and year first above written, in the presence of the undersigned competent witnesses, who have hereto signed their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES :

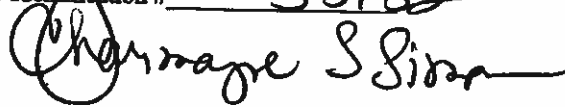
  
Lawrence S. Hark Jr.  
  
Nicole P. Admire

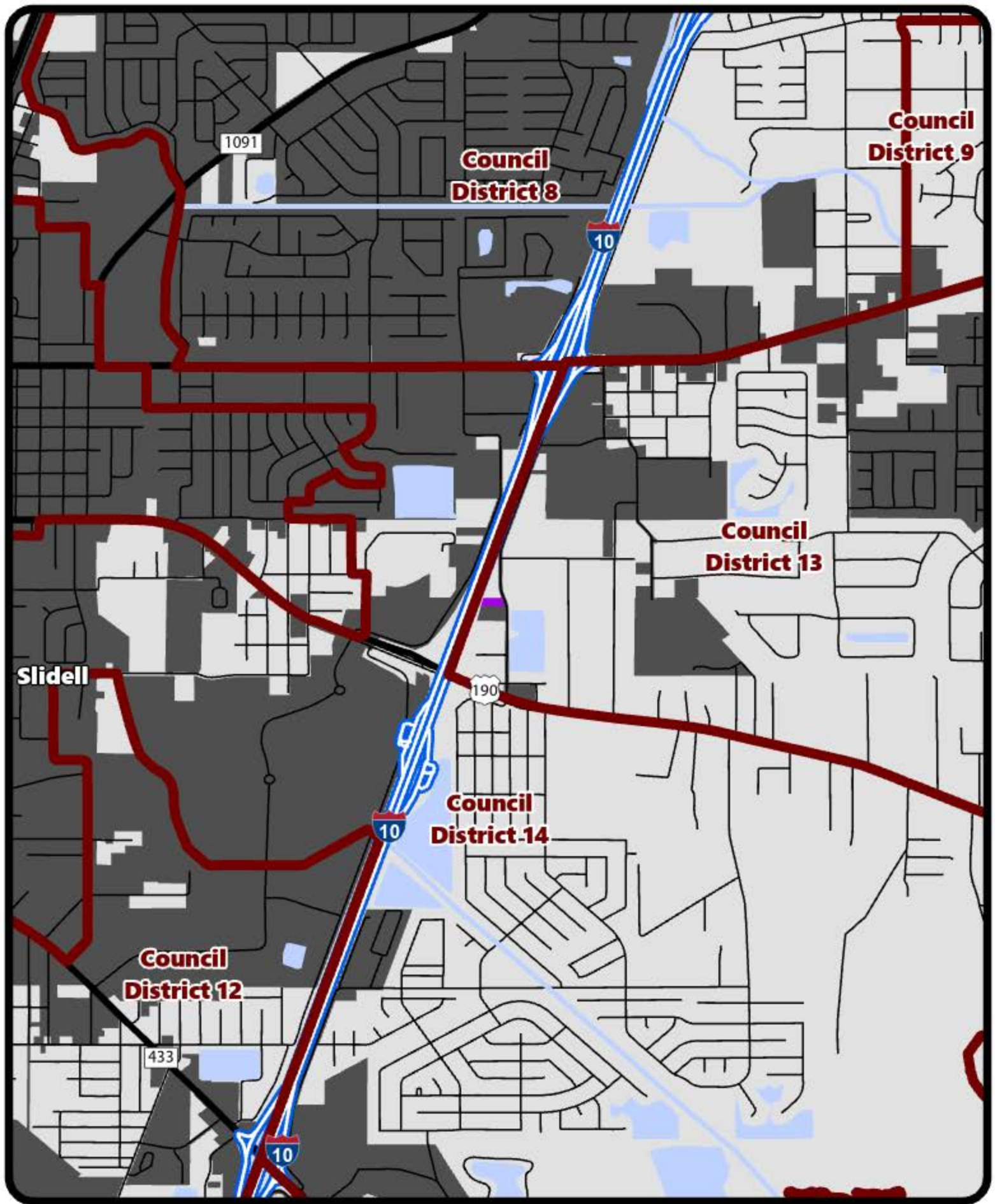
  
DWIGHT C. PAULSEN, JR.

  
PATRICIA LYN SEVIER PAULSEN

  
BMA, LLC  
By: Brian Patrick Cappy

NOTARY PUBLIC  
Notary Identification # 55152

  
Charmyre S. Sison



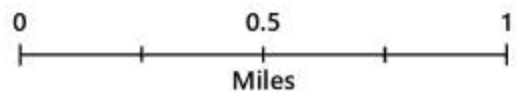
## Slidell Annexation ( SL2024-01 )

### Overview Map

- Roads
- Annexation Request
- City Limit
- Council Districts
- Waterway

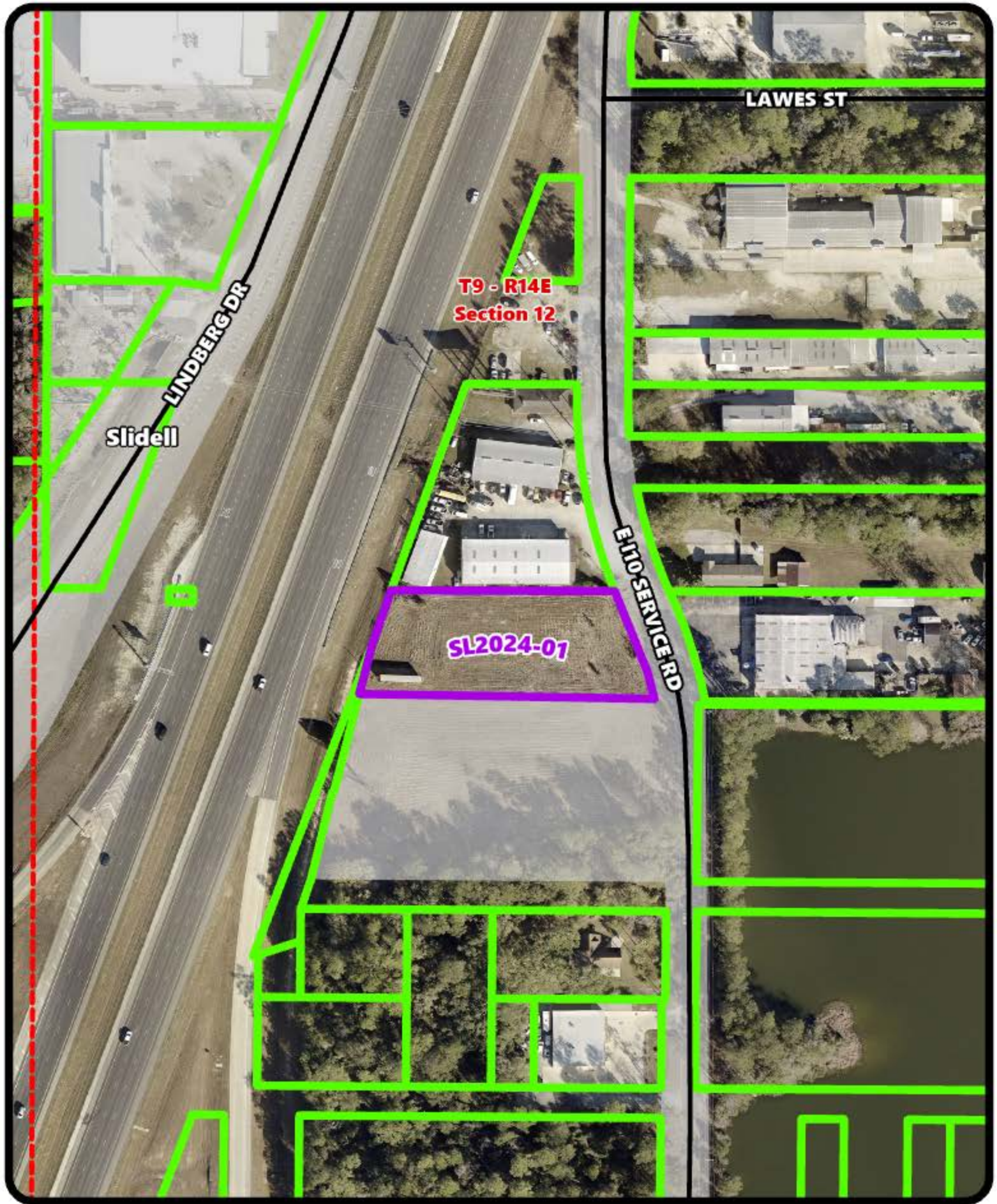


St. Tammany Parish Government  
P.O. Box 628  
Covington, LA. 70434



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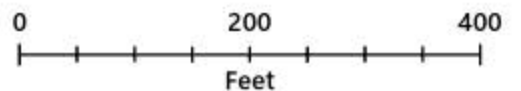
## Slidell Annexation ( SL2024-01 )

### Aerial Map

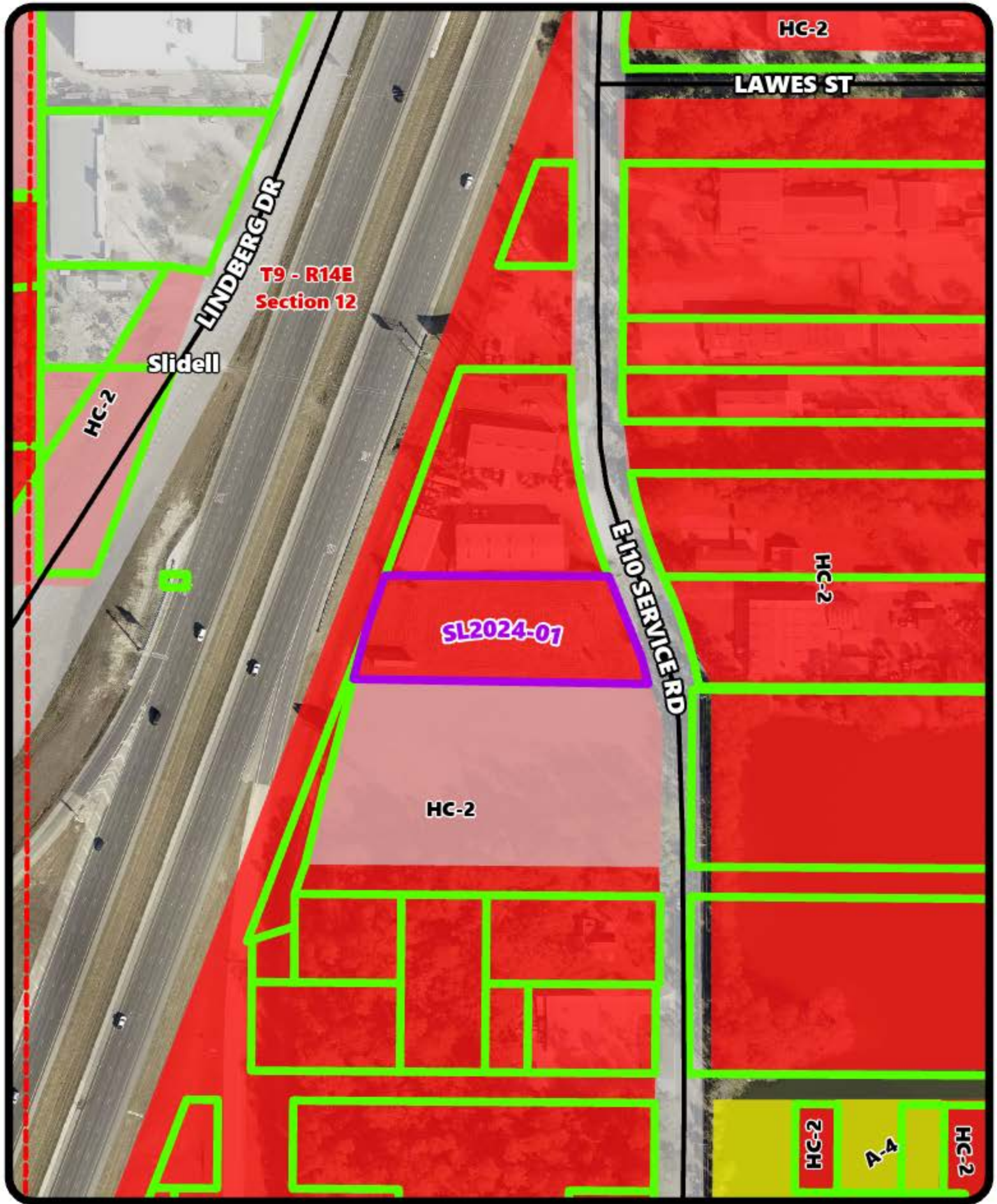
-  Rivers
-  Roads
-  Annexation Request
-  Assessor Parcels
-  City Limit
-  Section Township Range



St. Tammany Parish Government  
 P.O. Box 628  
 Covington, LA. 70434



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## Slidell Annexation ( SL2024-01 )

### Zoning Map

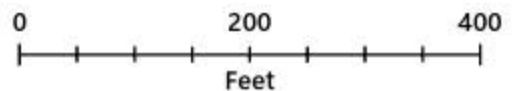
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

#### Zoning Classification

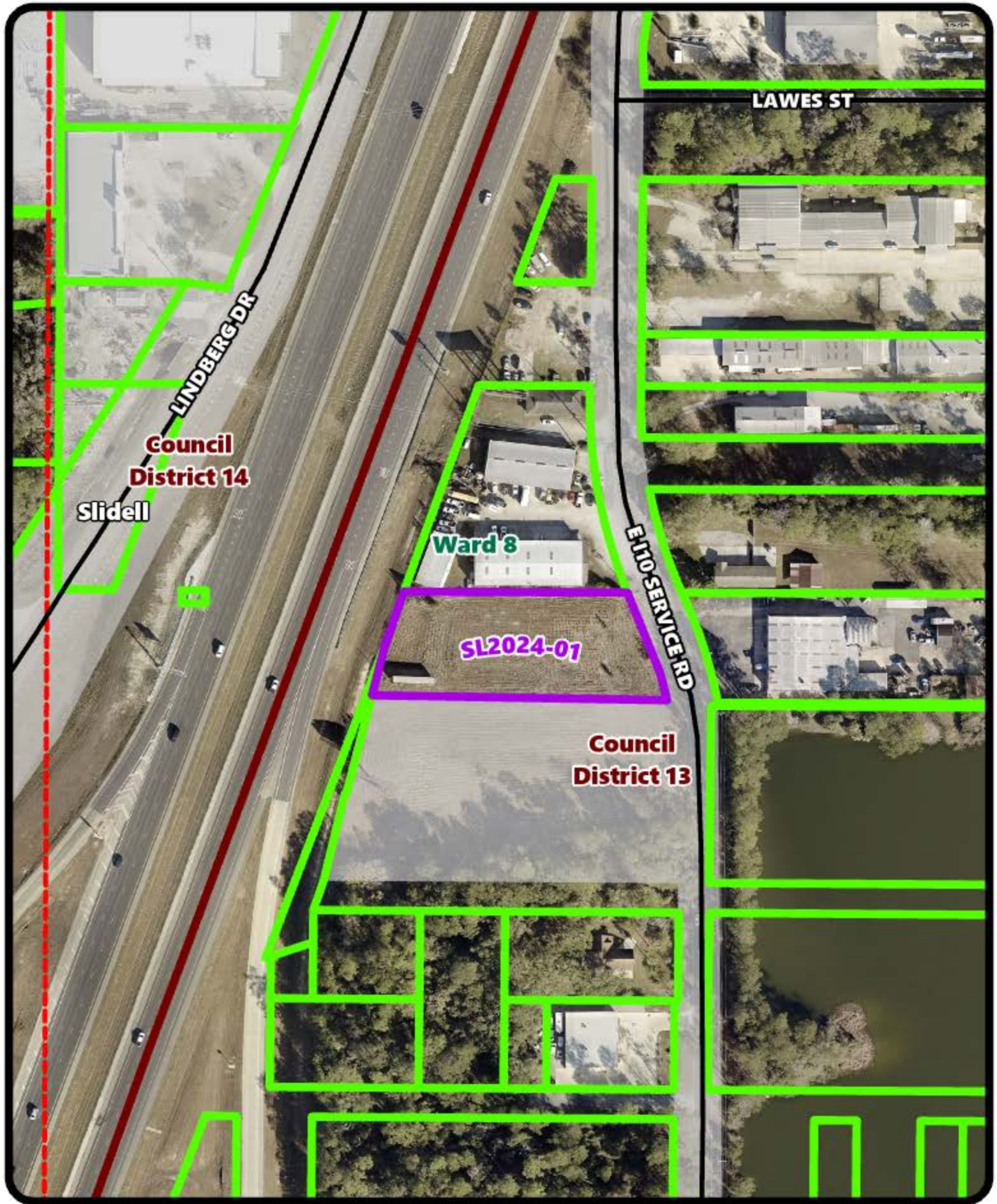
- A-4 Single Family Residential
- HC-2 Highway Commercial



St. Tammany Parish Government  
P.O. Box 628  
Covington, LA. 70434



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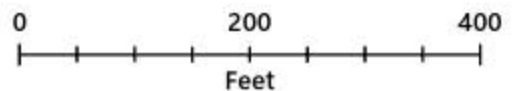
## Slidell Annexation ( SL2024-01 )

### Political Map

- Rivers
- Roads
- Annexation Request
- Assessor Parcels
- City Limit
- Council Districts
- Section Township Range
- Wards



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STAFF COMMENTS FOR (SL2024-01)

CIVIL DIVISION ADA COMMENT: 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.

The property that is proposed to be annexed appears to have had no recent use. Pictometry images indicate that, except for a billboard lease, the site was vacant for at least two (2) years prior to the date of the Petition for Annexation. It is contiguous to SL2023-03.

Article 1 of the Agreement addresses annexation. Per Section B, "undeveloped" means, among other things, vacant land.

Article 1, Section B (2) of the agreement states that:

"In all cases where undeveloped properties as annexed in accordance with state law, following the effective date of this agreement, dealers in retail sales shall collect only the District's 2% sales tax and remit the entire amount to the District. An amount equal to fifty (50%) percent of the net proceeds of these taxes shall be paid to the City in the manner hereinafter specified. The net sales tax revenues shall be those received by the District after accounting for all expenses of collection and as set forth in Article 3.

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. If, in the opinion of the Parish and City Engineers, a different application of regulations should apply to the property, modifications to the applicable regulations may be made upon the written concurrence of the Engineering Departments. In this regard, the Parties 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."

Therefore, STD#3 proceeds shall be divided 50/50 Parish/City.

Article 4, Zoning of Annexed Properties, states in part that:

A. If City, after the adoption of this agreement, annexes developed (non-commercial) or undeveloped property into the municipality and proposes actions, within two (2) years of the annexation, to enact a zoning classification for that property that permits more intense commercial, industrial or other land uses than the zoning classification adopted for the property by the Parish prior to the annexation, the following shall apply:

1. Upon application by the City, the Parish Council may concur with the proposed change in zoning and, if it does concur, the District shall retain fifty (50%) percent of the net proceeds and fifty (50%) percent shall be paid to the City at the time and in the manner previously specified.

2. in the event that the Parish Council does not concur with the proposed change in zoning, the District shall retain all net proceeds for a period of two (2) years following annexation of the property by the City. Following the two (2) year period, the District shall retain fifty (50%) percent of the net proceeds and fifty (50%) percent of the net proceeds shall be paid to the City in the manner previously specified.

Any request for a zoning change that permits a more intense land use shall be forwarded to the Parish Council Office and Parish Director of Planning by certified mail, return receipt requested.

If the Parish Council does not deny the request within 75 days of receipt of the request, it shall be deemed approved by the Parish.

The provisions of this Article shall not apply to properties ninety (90%) percent surrounded by the City, exclusive of roads.

Therefore, if the proposed change in zoning from Parish HC-2 to City C4 represents an intensification, Parish Council concurrence will result in a STD#3 proceeds division 50/50 Parish City. If the Parish Council does not concur, the Parish shall retain all STD#3 proceeds for two years following annexation, and then STD#3 proceeds shall be divided 50/50 Parish/City.

Finance Comments: No sales tax revenue has been generated by this property.

Engineering Comment: 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.

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.

DES Comments - No DES Issues

Public Works Comments - No Public Works Issues

Planning - The proposed change in zoning from Parish HC-2 to City C4 **does not** represent an intensification.