

1 Introduced October 11, 2022, by Councilman
2 Borchert, seconded by Councilman Tamborella,
3 (by request of Administration)

4 **Item No. 22-10-3449**

5 **ORDINANCE NO. 4104**

6
7 An ordinance annexing a certain parcel of land into the City of Slidell, LA
8 consisting of 0.479 acres located in southwest quadrant of the intersection of Airport Road
9 and Sunset Drive in Section 30, T-8-S, R-14-E, Greensburg Land District as identified in J.
10 V. Burkes & Associates Survey No. 20220020, dated February 2, 2022, and establishing
11 its City zoning classification as C-4 Highway Commercial (Cases A22-05 and Z22-06).

12 WHEREAS, the City of Slidell City Council received a petition from Kingsmill
13 Airport Rd, LLC to annex a parcel of land into the City of Slidell consisting of 0.479 acres
14 located in southwest quadrant of the intersection of Airport Road and Sunset Drive in
15 Section 30, T-8-S-, R-14-E, Greensburg Land District as identified in J. V. Burkes &
16 Associates Survey No 20220020, dated February 2, 2022, and establishing its City zoning
17 classification as C-4 Highway Commercial; and
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22 WHEREAS, the property is 25% contiguous with the City; and

23
24 WHEREAS, on July 14, 2022, the St. Tammany Parish Registrar of Voters
25 certified that the property has 0 registered voters; and
26

27 WHEREAS, the property is undeveloped; and

28
29 WHEREAS, the property is zoned by St. Tammany Parish as A-4 Single
30 Family Residential; and
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32 WHEREAS, for the purpose of the Sales Tax Enhancement Plan by and
33 between the Parish, Sales Tax District 3, and the City of Slidell, the property is
34 undeveloped and was forwarded to the Parish to review for concurrence or non-
35 concurrence; and
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3 **PAGE 2**

4 WHEREAS, the St. Tammany Parish Council on September 1, 2022, at Parish
5 Council meeting voted to non-concur with the annexation; and

7 WHEREAS, the City of Slidell Planning Department duly advertised and the
8 Planning and Zoning Commissions held public hearings on September 19, 2022 for Cases
9 A22-05 and Z22-06; and

12 NOW, THEREFORE, BE IT ORDAINED by the City of Slidell City Council that
13 it does hereby annex into the City of Slidell, Council District D, a certain parcel of land into
14 the City of Slidell consisting of 0.479 acres located in southwest quadrant of the
15 intersection of Airport Road and Sunset Drive in Section 30, T-8S-, R-14-E, Greensburg
16 Land District as identified in J. V. Burkes & Associates Survey No. 20220020 dated
17 February 2, 2022; and as described in the City of Slidell Planning Department Staff Report
18 for cases A22-05 and Z22-06; and establish its City zoning classification as C-4 Highway
19 Commercial.

25 **ADOPTED** this 8th day of November, 2022.

27 

28 Bill Borchert
29 President of the Council
30 Councilman at-Large

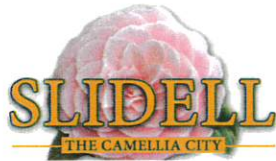
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32 Greg Cromer
33 Mayor

35 

36 Thomas P. Reeves
37 Council Administrator

DELIVERED	11/14/22
2:00pm	to the Mayor
RECEIVED	11/28/22
10:20am	from the Mayor



Planning Department

STAFF REPORT

Case No. A22-05 & Z22-06

Annexation and Establishment of City Zoning Classification of 0.479 Acres located in southwest quadrant of the intersection of Airport Rd. and Sunset Dr. in Section 30, T-8S-, R-14-E, Greensburg Land District as identified in J. V. Burkes & Associates Survey No.20220020, dated February 2, 2022

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

Location: Southwest quadrant of the intersection of Airport Road and Sunset Drive as identified in J. V. Burkes & Associates Survey No. 20220020, dated February 2, 2022 (**Figures 1 and 2**).

Petitioner: Kingsmill Airport Rd, LLC.

Zoning: St. Tammany Parish, A-4 Single Family Residential

Future Land Use: Commercial

Requests: Annexation and rezoning to City of Slidell, C-4 Highway Commercial

Parish Concurrence: Required

Timeline:

Organization	Consent/Introduction	Public Hearing
Planning and Zoning Commission	08-15-2022	09-19-2022
St. Tammany Parish Council	N/A	TBD
The City of Slidell Council	9-13-2022	10-11-2-2022

Recommendations/Concurrence:

Organization	Recommendation/Concurrence
Planning Department	Annex and zone C-4 Highway Commercial
Planning and Zoning Commission	Approval
St. Tammany Parish Council	Non-Concur

1. Findings.

- A. *Location.* The subject property is 0.479 acres and located in southwest quadrant of the intersection of Airport Road and Sunset Drive in Section 30, T-8S-, R-14-E, Greensburg Land District (**Figures 1 and 2**).
- B. *Existing conditions.* The petitioned property has:
 - 1) Zero (0) registered voters (Certificate of Registrar of Voters dated July 14, 2022);
 - 2) Two (2) non-resident property owners (Assessors Certificate of Ownership dated July 12, 2022); and

- 3) An assessed value of \$634.00. The property owner who represents \$634.00 (100%) of the assessed value of the property signed the Annexation Petition (Assessors Certificate of Ownership dated July 12, 2022).
- C. *Eligibility for Annexation.* The petitioned property is contiguous with the City's corporate limit along its eastern property line making it 25% contiguous with the City boundary (**Figure 1**).
- D. *Consistency with Slidell 2040 Comprehensive Plan.* The property is in the City of Slidell's Growth Management Zone. The Slidell 2040 Comprehensive Plan identifies the future land use of the properties on the west side of airport road as commercial. The future land use plan shows property on the east side of Airport Rd as residential (**Figure 3**).
- E. *Zoning (Figures 4 and 5).*
- 1) *St. Tammany Parish zoning.* The property is currently zoned A-4 Single Family Residential. Adjacent property that will remain in St. Tammany Parish is currently zoned:
 - a) A-4 Single Family Residential on the north, west, and south sides.
 - b) NC-4 and City of Slidell C-4 to the east across Airport Rd.
 - c) There is a lot/Parcel north up Airport Road zoned HC-2.
 - d) There are other Commercial and Industrial lots further north up Airport Road.
 - 2) *City of Slidell zoning.* The City of Slidell lot located to the east across Airport Road is zoned C-4 Highway Commercial.
 - 3) *Zoning comparison.* **Figure 6** illustrates and highlights comparisons between existing St. Tammany Parish (A-4 Single Family and HC-2 Highway Commercial) with City of Slidell zoning districts (C-4 Highway Commercial, C-2 Neighborhood Commercial, and A-9 Apartment District).
- F. *Sales Tax Enhancement Plan.* Because the property is currently undeveloped, zoned residential, and the City proposes to re-zone it commercial; the Parish Council must decide whether to concur or non-concur with the annexation.
- 1) If the St. Tammany Parish Council concurs, then the City and Parish shall split the District tax 50/50.
 - 2) If the St. Tammany Parish Council non-concurs, then St. Tammany Parish retains 100% of the District Tax for the first two (2) years following annexation. After two (2) years the District Tax would be split 50/50 between the Parish and the City.
- G. *Access and Utilities.*
- 1) *Access.* The subject property currently has frontage on both Airport Road, which is a City of Slidell Right-of-Way (ROW), and Sunset Drive, which is a St. Tammany Parish ROW (**Figure 1**).
 - 2) *Water.* The City of Slidell has an existing ten (ten) inch water line along Airport Road that currently supplies water to an existing restaurant (**Figure 1, Sonic**). To facilitate development of the site, this existing water line could potentially be extended approximately 1,000 feet along the ROW to the northern end of the annexed property (**Figure 1**).

- 3) *Fire Service.* There is currently no fire hydrant located within 300' of the property. If the property is developed, a fire hydrant would need to be installed in the ROW towards the northern side of the annexed property. The extension of the 10" water line could potentially support a fire hydrant (**Figure 1**).
 - 4) *Sewer.* The City of Slidell has an existing six (6) inch sewer force main in the Airport Road ROW near the northern boundary of the existing restaurant. If the property is developed, the force main could potentially be extended approximately 900' to the northern property line of the annexed property (**Figure 1**). Additionally, because the sewer line is a force main, the developer of the subject property should plan to install a lift station on the property in order to tap into the existing sewer line.
 - 5) *Storm Water Drainage.* Storm water flows into drainage ditches along both Airport Road and Sunset Drive then downstream into Bayou Liberty (**Figure 1**).
- H. *Flood Zone.*
- 1) *Effective FIRM:* Zone C (which is now Zone X).
 - 2) *ABFE:* Not applicable.
 - 3) *Ground Height.* 14.9' msl as determined by LIDAR data.
- I. *Wetlands.* Upon review of the U. S Department of Wildlife and Fisheries National Wetlands Inventory Map (**Figure 7**), the drainage ditch running along north side of the property and separating the property from Sunset Drive has been determined to be a wetland categorized as R4SBC (R = Riverine/ 4 = Intermittent / SB = Streambed / C = Seasonally Flooded).

2. Conclusions.

- A. The 0.479 acre property located in southwest quadrant of the intersection of Airport Road and Sunset Drive in Section 30, T-8S-, R-14-E, Greensburg Land District is eligible to be annexed by the City of Slidell.
- B. Both the proposed annexation and rezoning of the property C-4 Highway Commercial is consistent with the Slidell 2040 Comprehensive Plan.
- C. Zoning the property C-4 Highway Commercial would be an intensification of zoning from single family residential (St. Tammany Parish A-4 zoning district) to highway commercial (City of Slidell C-4 zoning district). This intensification of land use is consistent with the City's plan for Airport Road to be a commercial corridor. The Parish's zoning along Airport Road is a mix of residential, neighborhood, and highway commercial further north and fronting on Airport Road, and industrial farther up Airport Road around the Slidell Airport.
- D. Access to the property from a public ROW is available from either Airport Road or Sunset Drive.
- E. The property can be supported by utilities that must be installed by the developer of the property. Water and sewer service could be extended from the existing restaurant along the Airport Road ROW to the northern end of the property. A lift station located on the private property would be required to connect to the sewer force main. A fire hydrant would need to be installed in the Airport ROW at the northern end of the property. All utility improvements must be installed prior to construction of a building on the site consistent with the requirements set forth in an approved building permit and associated plans.

- F. Development of the property will not have an adverse effect on the City's floodplain.
- G. Development of the property could affect a delineated wetland. To address these impacts, relatively simple, standard best management practices could be implemented to mitigate any risk to the wetland during construction and subsequent operation.

3. Recommendation.

The City of Slidell annex the 0.479 Acres located in southwest quadrant of the intersection of Airport Road and Sunset Drive in Section 30, T-8S-, R-14-E, Greensburg Land District and zone the property City of Slidell C-4 Highway Commercial.

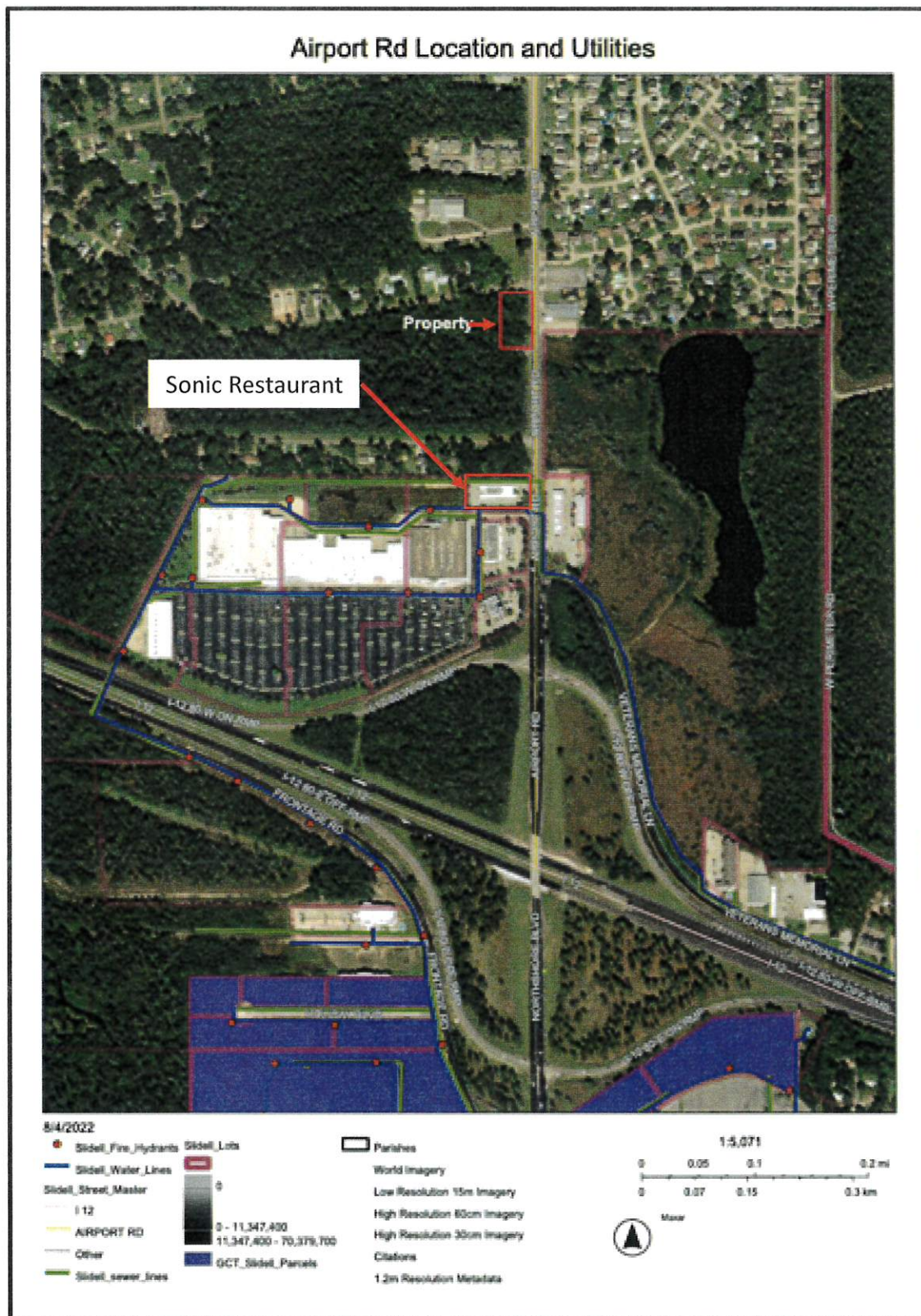


Figure 1: Airport Rd Location and Utilities

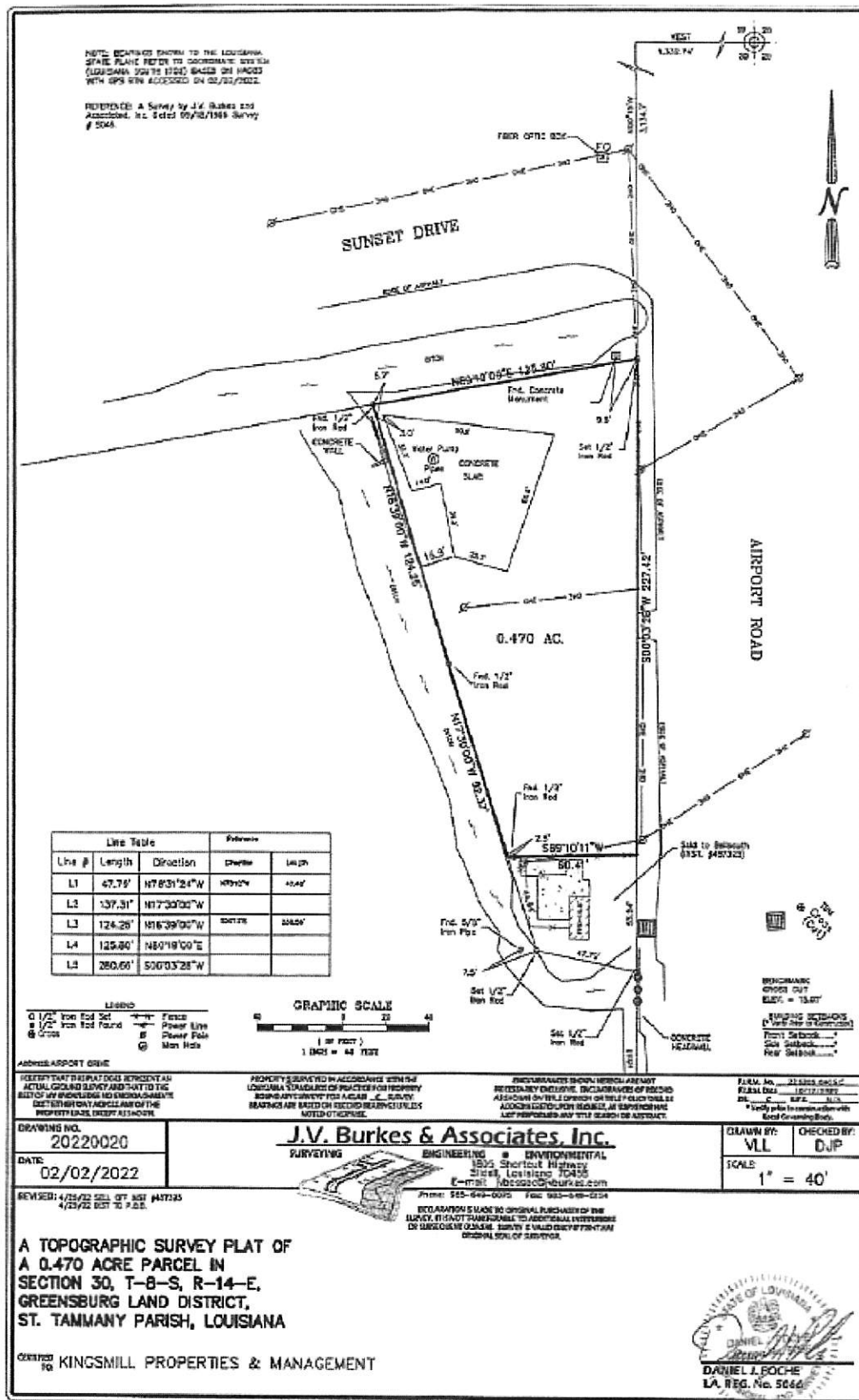


Figure 2: JV Burkes Survey Parcel at Airport Rd and Sunset Dr

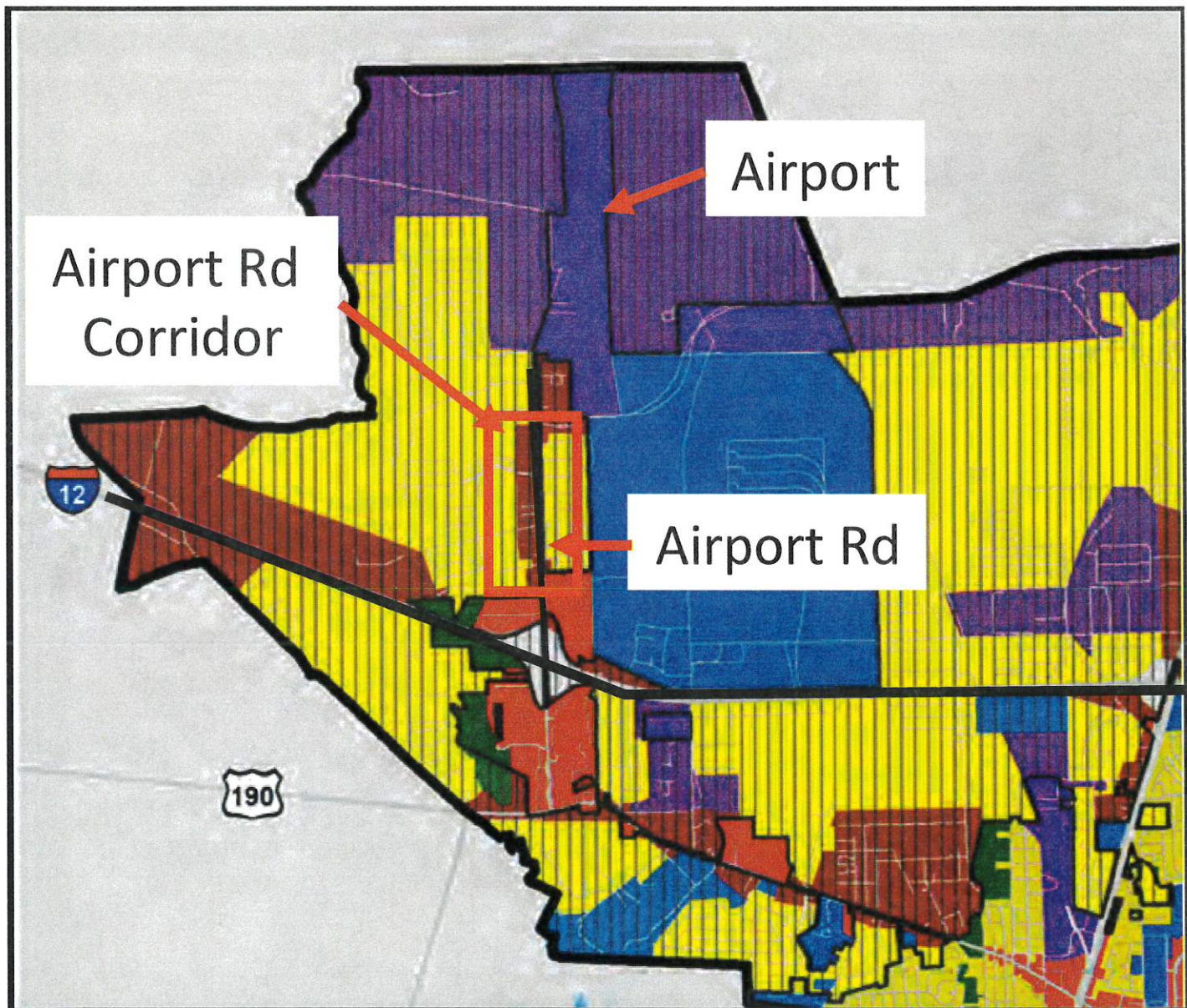


Figure 3: City of Growth Management, Future Land Use, and Zoning

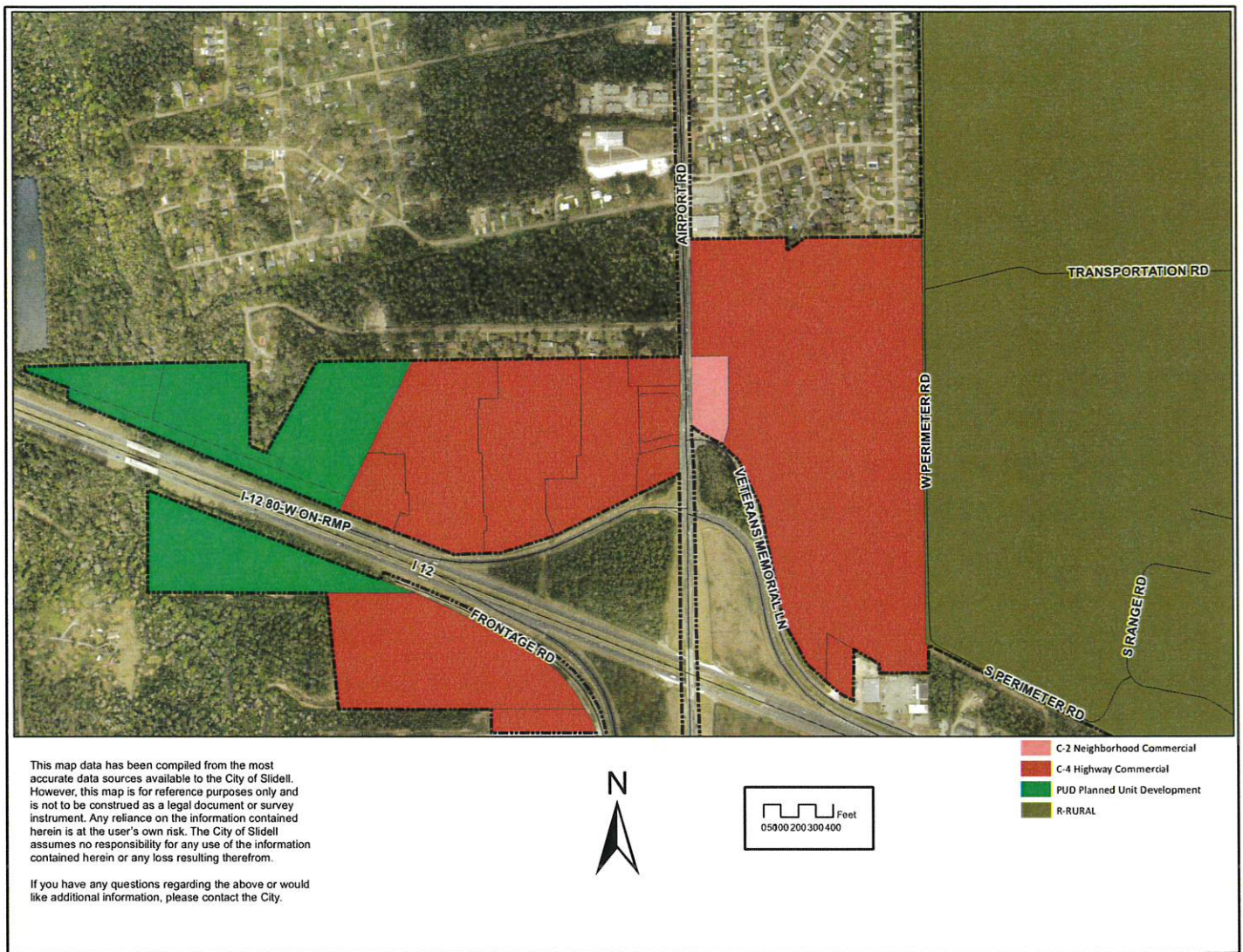


Figure 4: City of Slidell Current Zoning Map



Figure 5: St Tammany Parish Zoning Along Airport Rd

Uses	PARISH HC-2	Parish A-4 Single Family	City C-4	City C-2	City A-9
Single family					
Multi Family			20 Acre minimum lot size or first floor must be commercial		
Group Homes					
Boarding Houses					
Day care					
Senior Service Centers					
Lodges and Civic Organizations					
Cultural Exhibits and Library services					
Light Industrial					
Printing Establishments			Publishing and Distribution, not printing	Publishing and Distribution, not printing	
Indoor Research & Testing					
Specialty Food Processing					
Parking Lots					
Portable Storage Containers					
Display of Pre-Assembled Equipment					
Hospitals and Nursing Care					
Veterinary Clinics					
Warehouse Centers					
Liquor Stores					
Commercial Kennels					
Outdoor Storage Yards					
Automotive Repairs					
Automotive Sales					
Health Establishments					
Home Building Supply Show Rooms					
Publishing Establishments					
Drug Stores					
Dry Cleaning					
Laundries					
Auditoriums					
Car Wash					
Banks					
Drive-In Restaurants					
Athletic/ Cardio Studios					
Restaurants					
Grocery Stores					
Farmer's Market					
Automotive Parts Stores					
Business Schools					
Catering Establishments					
Department Stores					
Funeral Homes					
Parcel Post Delivery Stations					
Clinics					
Gas Stations/Convenience Store					
Offices					
Parks					
Fine Arts Buildings					
Clubs, Lodges, etc.					
Lodging					
Dental Laboratories					
Army Surplus Sales					
Pizza Parlors					
Photographic Studios					
Dry Goods Stores					
Shoe Stores					

Figure 6: Comparison of St. Tammany Parish and City of Slidell Zoning

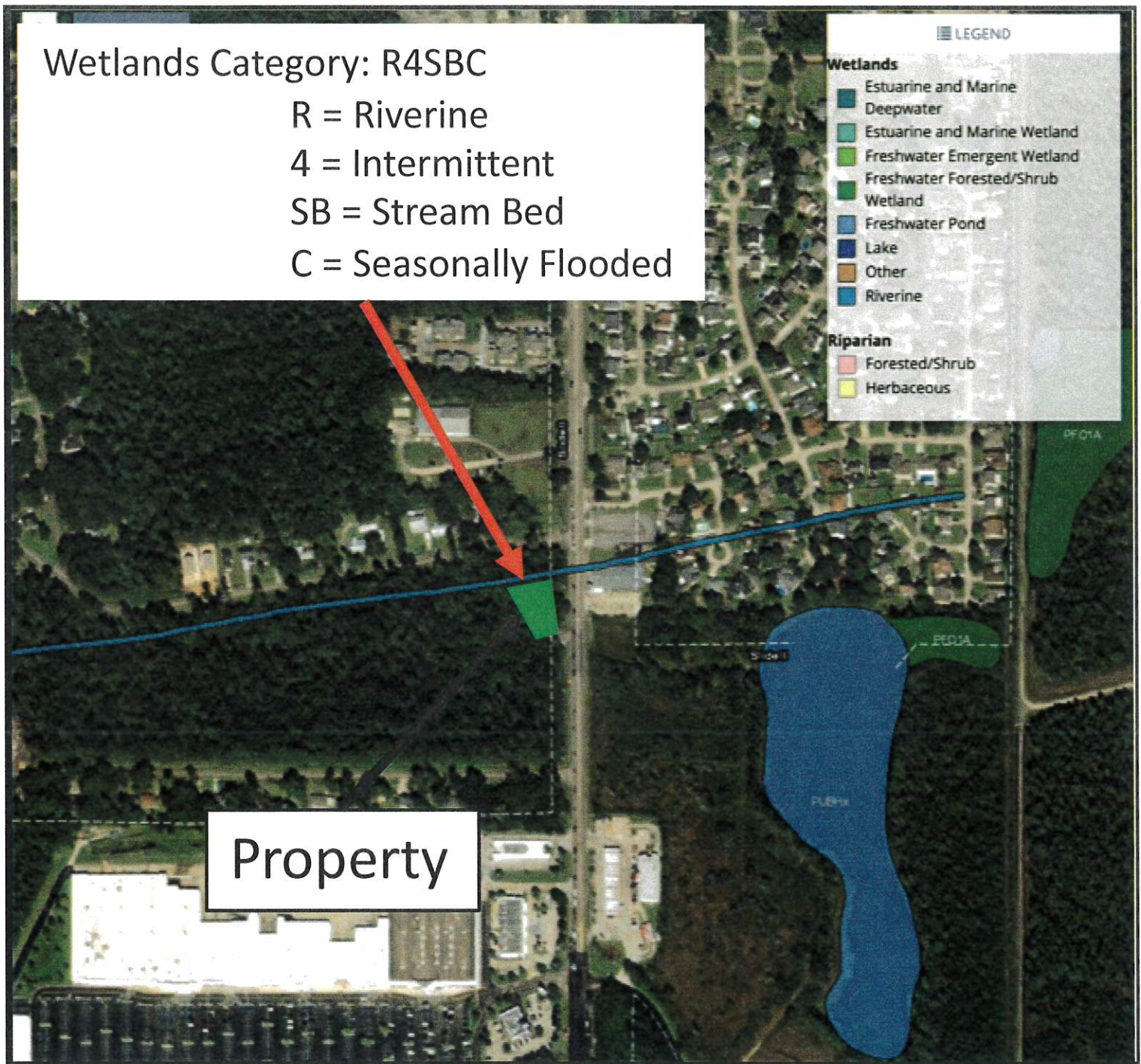


Figure 7: US Wildlife and Fisheries Wetlands Delineation Map

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-6655

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING & DEV

RESOLUTION TO **NOT CONCUR** WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 0.470 ACRES, MORE OR LESS, FROM PARISH A-4 SINGLE-FAMILY RESIDENTIAL DISTRICT: TO SLIDELL C-4 HIGHWAY COMMERCIAL. PROPERTY LOCATED AT THE SOUTHWEST CORNER OF AIRPORT RD AT SUNSET DRIVE, IDENTIFIED AS 0.470 ACRE PARCEL SITUATED IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 14 EAST; WARD 8, AND DISTRICT 11.

WHEREAS, the City of Slidell is contemplating annexation of 0.470 acres, more or less, owned by Kingsmill Airport Road, LLC, and is located Airport Road at Sunset Drive, identified 0.470 Acres, situated in Sections 30, Township 8 South, Range 14 East, Ward 8, and District 11 (see attachments for complete description) (the "Property"), and as fully described below,

A CERTAIN PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances, and advantages thereunto belonging or in anywise appertaining thereto, lying and situated in Section 30, Township 8 South, Range 14 East, Greensburg Land District, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

From the Section corner common to Sections 19, 20, 29 and 30, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run West a distance of 1332.74 feet to a point; Thence run South 00 Degrees 15 Minutes 00 Seconds East a distance of 3134.70 feet to a 1/2" iron rod set at the intersection of the southerly right of way line of Sunset Drive and the westerly right of way line of Airport Road and the Point of Beginning.

From the Point of Beginning run along said westerly right of way line of Airport Road South 00 Degrees 03 Minutes 28 Seconds West a distance of 227.42 feet to a point; Thence leaving said westerly right of way line of Airport Road run South 89 Degrees 10 Minutes 11 Seconds West a distance of 60.41 feet to a point; Thence run North 17 Degrees 30 Minutes 00 Seconds West a distance of 92.37 feet to a 1/2" iron rod found; Thence run North 16 Degrees 39 Minutes 00 Seconds West a distance of 124.25 feet to 1/2" iron rod found on the southerly right of way line of Sunset Drive; Thence run along said southerly right of way line of Sunset Drive North 80 Degrees 19 Minutes 00 Seconds East a distance of 125.80 feet and back to the Point of Beginning.

Said parcel contains 0.470 acres of land more or less, lying and situated in Section 30, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

All as is more fully shown on the survey of J. V. Burkes & Associates, Inc. dated February 2, 2022, a copy of which is attached hereto and made part hereof.

The property bears the Municipal No. 61259 Airport Road, Slidell, Louisiana.

WHEREAS, the Property, upon annexation, will be rezoned from Parish A-4 Single Family Residential District: to Slidell C-4 Highway Commercial, a change which **is an intensification of zoning**; and

WHEREAS, the Property **is not** developed. 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 undeveloped, subsequently annexed properties in Article 1(B)(2). If the Parish Council Concurs, Sales tax proceeds shall be divided 50% to St. Tammany Parish Government (the "Parish") and 50% to the City of Slidell (the "City"); and 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 PARISH OF ST. TAMMANY HEREBY RESOLVES to **not concur** with the City of Slidell annexation and rezoning of the Property from Parish A-4 Single Family Residential District; to Slidell C-4 Commercial Highway; in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property located in a critical drainage area be annexed, the St. Tammany Parish Council requires that the City of Slidell review of development proposals utilizing the applicable Drainage Model and compliance with Parish Drainage Regulations. 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 renovations, remodels, site work, etc. 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.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Slidell provide water and sewer services to the Property;

BE IT FURTHER RESOLVED that since this property abuts two parish-maintained laterals (D09BW01023 and D09CW01037) No construction shall be allow within 20' of Laterals.

THE PARISH COUNCIL OF ST. TAMMANY HEREBY RESOLVES.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY MR. DRUMM, SECONDED BY MR. T. SMITH

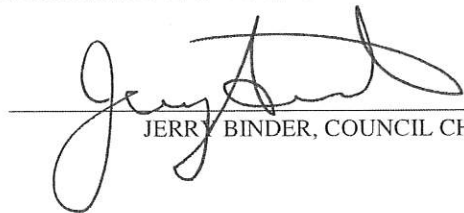
YEAS: DEAN, FITZGERALD, CAZAUBON, LORINO, TOLEDANO, TANNER, DAVIS, CANULETTE, M. SMITH, O'BRIEN, DRUMM, BINDER, AIREY, T. SMITH (14)

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 1ST DAY OF SEPTEMBER, 2022, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.


JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:


KATRINA L. BUCKLEY, CLERK OF COUNCIL