

1 Introduced March 8, 2022, by Councilwoman
2 Denham, seconded by Councilman Dunham,
3 (by request of Administration)

4 **Item No. 22-03-3414**

5 **ORDINANCE NO. 4075**

6
7 An ordinance annexing into the City of Slidell 11.374 acres located on the
8 east side of McKinney Rd about 800 feet north of Lindberg Dr, identified as Parcels 1 & 2
9 being 11.374 acres in Section 11, T-9-S, R-14-E, Greensburg Land District, St. Tammany
10 Parish, Louisiana; and establishing its City zoning classification as C-4 Highway
11 Commercial (Cases A22-01 and Z22-01).

12 WHEREAS, the Slidell City Council received a petition from McKinney
13 Development LLC to annex into the City of Slidell 11.374 acres of property it owns located
14 on the east side of McKinney Rd about 800 feet north of Lindberg Dr, identified as Parcels
15 1 & 2 being 11.374 acres in Section 11, T-9-S, R-14-E, Greensburg Land District, St.
16 Tammany Parish, Louisiana, and establish its City zoning classification as C-4 Highway
17 Commercial; and
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22 WHEREAS, the property is contiguous 295 ft (11%) with the City; and

23
24 WHEREAS, on January 12, 2022, the St. Tammany Parish Registrar of
25 Voters certified that the property has Zero (0) registered voters; and
26

27 WHEREAS, the property is undeveloped vacant land; and

28
29 WHEREAS, the property is zoned by the Parish as HC-2 Highway
30 Commercial; and
31

32 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the
33 property is undeveloped commercial land and does not need concurrence from the Parish;
34 and
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3 **PAGE 2**

4 WHEREAS, the Slidell Director of Planning duly advertised and the Planning
5 and Zoning Commissions held public hearings for Cases A22-01 and Z22-01.

7 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
8 hereby annex into the City of Slidell, into Council District C, certain property located on the
9 east side of McKinney Rd about 800 feet north of Lindberg Dr, identified as Parcels 1 & 2
10 being 11.374 acres in Section 11, T-9-S, R-14-E, Greensburg Land District, St. Tammany
11 Parish, Louisiana, as shown on a survey map for Lavin National prepared by JV Burkes &
12 Associates Inc and signed by Daniel J Poche', Professional Land Surveyor, on December
13 20, 2021 and as described in the Slidell Planning Department Staff Report for cases A22-
14 01 and Z22-01, and establish its City zoning classification as C-4 Highway Commercial.
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21 **ADOPTED** this 24th day of May, 2022.
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26 Leslie Denham
27 President of the Council
28 Councilwoman, District A

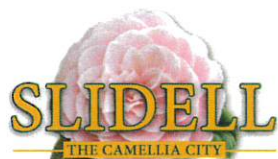
29 
30

31 Greg Cromer
32 Mayor
33

34 
35

36 Melissa Mendoza
37 Council Administrative Assistant
38
39

DELIVERED	5/26/22
8:00 am	to the Mayor
RECEIVED	5/27/22
1:30 pm	from the Mayor



Planning Department

Staff Report

Case Nos. A22-01 & Z22-01

Annexation and Establishment of City Zoning Classification of
11.3 ac Parcel on McKinney Rd

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

Location: McKinney Road (Figure 1)

Petitioner(s): McKinney Development, LLC (non-resident property owner)

Zoning: Parish HC-2 Highway Commercial

Requests: Annex and establish City zoning classification as C-4 Highway Commercial

Parish Concurrence: Not needed

Planning & Zoning Commissions

Consent Agenda: February 21, 2022

Public Hearing: March 21, 2022 –

Tabled until: May 16, 2022

City Council (tentative)

Consent Agenda: June 14, 2022

Public Hearing: July 12, 2022



Figure 1. Location map and City zoning

Recommendations

Planning Department
Approval

Planning & Zoning Commissions
Approval

Findings

1. The petitioned property contains 11.3 acres and is vacant land (Figures 2 and 3).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated January 12, 2022);
 - No resident property owners; and
 - The petitioned property has an assessed value of \$323. Non-resident property owners representing \$323 (100%) of the assessed value of the petitioned property signed the Annexation Petition. (Certificate of Ownership and Assessed Valuation dated January 6, 2022)



Figure 2. Street view from McKinney Rd looking toward Lindberg Dr

- One non-resident property owner, represented by its sole member Thomas E Lavin, who signed the Annexation Petition.
3. The petitioned property is contiguous with the City's corporate limits, sharing approx. 295 ft. along the southern property line with Parcel D (approx. 11% contiguous). (Figure 3)
 4. The subject property is zoned by the Parish as HC-2 Highway Commercial (Figure 4). The applicants propose to establish City zoning as C-4 Highway Commercial.

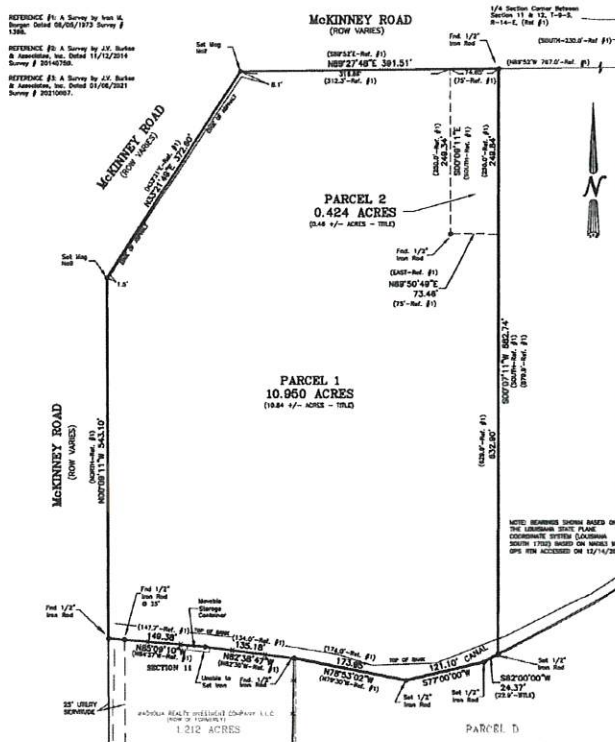


Figure 3. Property survey (2021)



Figure 4. Parish Zoning

5. C-4 allows similar uses as HC-2; it does not allow more intense uses.
6. For the purpose of the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is less than 90% surrounded by the City with proposed City zoning that is not more intense. The Parish does not need to concur in the annexation.
7. The subject property is not located on a major road – McKinney Road – which is a Parish right-of-way.
8. Other nearby properties along McKinney Road are zoned Parish HC-2 and City C-4 (Figures 1 and 4), with residential properties to the west which front on Marsha Dr.
9. C-4 is appropriate for this location because of proximity to an interstate interchange and the same or similar commercial zoning of nearby properties.
10. City water is immediately adjacent to the property at the southwest corner of the subject property, along the easterly right-of-way line of McKinney Rd. City sewer is located along the eastern right-of-way line of McKinney Rd starting at Alice Ave running north then east to the City's jurisdictional line. (Figure 5). Applicants understand any development of the property will be required to connect to City water and sewer.

11. The property is in Flood Zone C. This area has a minimum flood hazard with an elevation higher than the elevation of the 0.2 % annual chance of flooding.

12. The survey provided does not identify any existing wetlands within the boundaries of the property (Figure 3).

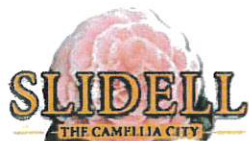
13. The Planning Department finds the annexation is reasonable for the following reasons:

- The property is contiguous to existing city limits
- City utilities are adjacent to the property
- Annexation of this property would contribute to the eventual annexation of a large unincorporated area that is surrounded by the city
- Configuration of municipal boundaries to fill in gaps.
- Supported by the City's Comprehensive Plan with the extension of Commercial Use.

14. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.



Figure 5. City water and sewer



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:

+/-11.3 acres in Section 11, T9S, R14E, along McKinney Road, St. Tammany Parish, LA

Acres Proposed to be Annexed: 11.30

Current Use: Vacant

Current Parish Zoning District: HC-2 Highway Commercial

Proposed City Zoning District*: C-4 Highway Commercial

*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>RA</u>	Fee \$ <u>-0-</u>	Case # <u>A22-01</u>
Related Case(s): <u>Z-22-01</u>		

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.

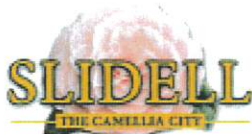
SWORN TO AND SUBSCRIBED before me this 11
day of January, 20 22.

Rachel R. Guarisco
Notary Public



Rachel R. Guarisco
Notary Public
LA Bar No. 37280
State of Louisiana
My Commission is for life.

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
McKinney Development, LLC Attn: Thomas Lavin, Member 1331 Ochsner Blvd., Suite 200 Covington, LA 70433 Email: tomlavin@me.com	<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>
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
	<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 Highway Commercial

Current Use: Vacant

Street Address: McKinney Road

Lot, Square/Block, Subdivision (or attach metes and bounds):
+/-11.3 Acres in Section 11, T9S, R14E

Bounded by (streets): along McKinney Road

Property Owner(s)

Name(s): McKinney Development, LLC

Name(s): _____

Authorized Agent, if applicable:

Thomas Lavin, Member

Mailing Address: 1131 Ochsner Blvd., Suite 200

City, State, Zip: Covington, LA 70433

Phone # _____

Email: tomlavin@me.com

Received By: <u>tba</u>	Fee \$ <u>310.00</u>	Case # <u>Z 22-01</u>
Related Case(s): <u>A22-01</u>		

Proposed Zoning Map Amendment

Proposed Zoning District: C-4 Highway Commercial

Acres Proposed to be (Re)zoned: 11.3 +/-

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.

Signature of Property Owner or Agent [Signature] Date 1-27-22

Signature of Property Owner or Agent _____ Date _____

SWORN TO AND SUBSCRIBED before me this _____ day of January, 20 22.

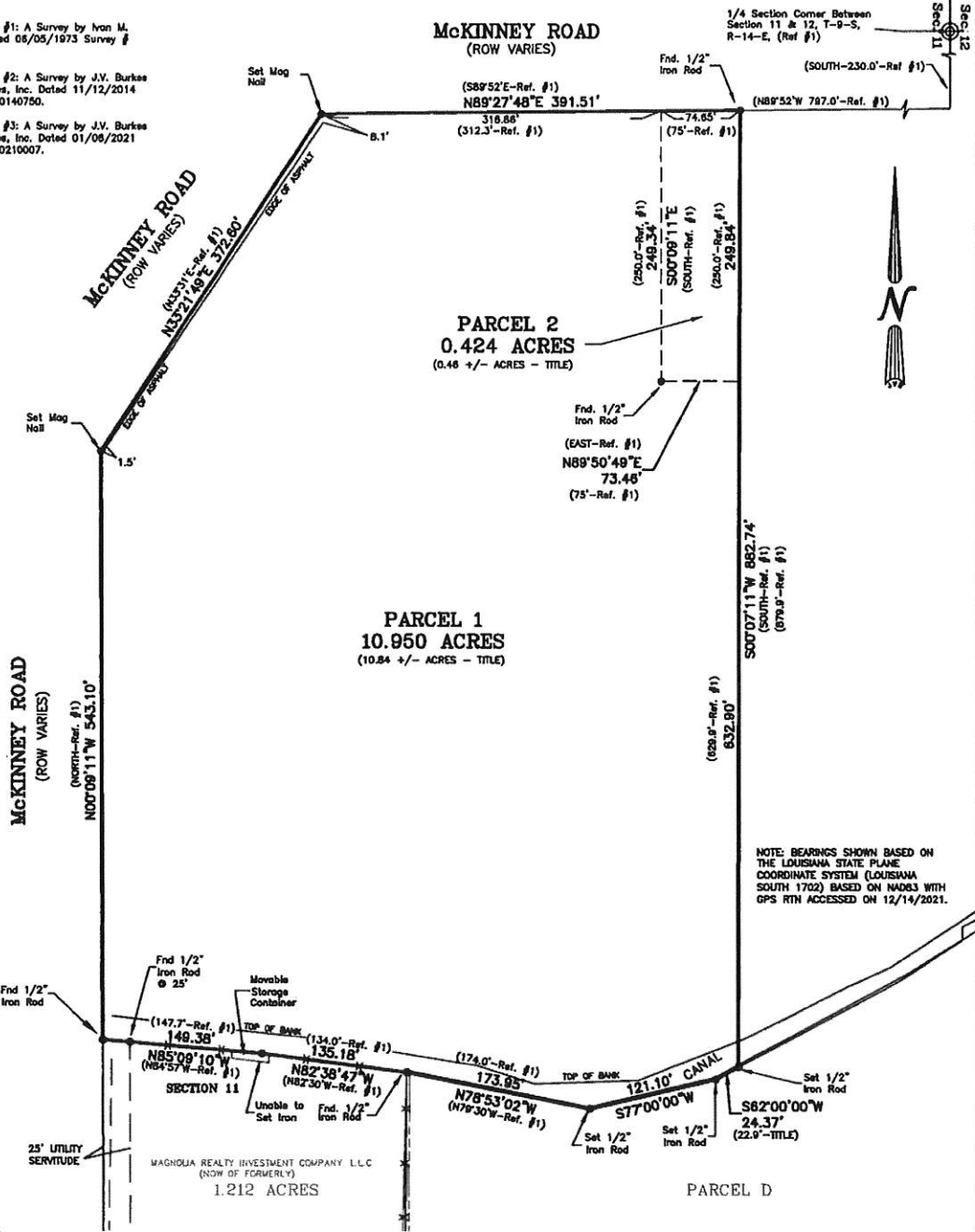
Notary Public

Paul J. Myron
525788

REFERENCE #1: A Survey by Ivan M. Borgen Dated 05/05/1973 Survey # 1360.

REFERENCE #2: A Survey by J.V. Burkes & Associates, Inc. Dated 11/12/2014 Survey # 20140750.

REFERENCE #3: A Survey by J.V. Burkes & Associates, Inc. Dated 01/08/2021 Survey # 20210007.



ADDRESS: McKINNEY ROAD

I CERTIFY THAT THIS PLAT 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.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.L.M. No. 225205.0420.E
F.L.M. Date: 04/21/2021
Z.N. C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

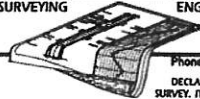
DRAWING NO.
20210760

DATE:
12/20/2021

REVISED:

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING & ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 885-848-0075 Fax: 885-848-0154



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.

DRAWN BY: VLL CHECKED BY: DJP

SCALE:
1" = 100'

**A SURVEY PLAT OF PARCELS 1 & 2
BEING 11.374 ACRES SITUATED IN
SECTION 11, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: LAVIN NATIONAL

DANIEL J. POCHE
LA. REG. No. 5066