

1 Introduced December 13, 2022, by Councilman
2 Borchert, seconded by Councilman DiSanti, (by
3 request of Administration)

4 **Item No. 22-12-3458**

5 **ORDINANCE NO. 4112**

6
7 An ordinance annexing a certain parcel of land into the City of Slidell, LA
8 consisting of 2.027 acres, located in Section 37, T8S, R14E and further identified in R.W.
9 Krebs Survey No. 221972 dated September 22, 2022, and establishing its City zoning
10 classification as C-4 Highway Commercial (Cases A22-07 and Z22-09).

11 WHEREAS, the City of Slidell City Council received a petition from Bayou
12 Liberty Property, LLC to annex a parcel of land into the City of Slidell consisting of 2.027
13 acres located in Section 37, T8S, R14E and further identified in R.W. Krebs Survey No.
14 221972 dated September 22, 2022, and establishing its City zoning classification as C-4
15 Highway Commercial; and

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17 WHEREAS, the property is 80% contiguous with the City; and

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19 WHEREAS, on September 29, 2022, the St. Tammany Parish Registrar of
20 Voters certified that the property has zero (0) registered voters; and

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22 WHEREAS, the property is undeveloped; and

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24 WHEREAS, the property is zoned by St. Tammany Parish as HC-2, Highway
25 Commercial; and

26
27 WHEREAS, for the purpose of the Sales Tax Enhancement Plan By and
28 Between the Parish, Sales Tax District No, 3, and the City of Slidell, the property is
29 undeveloped and does not need concurrence from the Parish; and

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31 WHEREAS, the City of Slidell Planning Department duly advertised and the
32 Planning and Zoning Commissions held public hearings for Cases A22-07 and Z22-09.
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3 **PAGE 2**

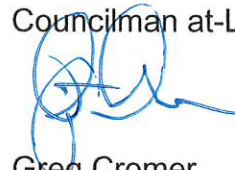
4 WHEREAS, the City of Slidell Planning and Zoning Commissions at their
5 November 21, 2022, meeting voted to recommend approval for annexing the property and
6 zoning it City of Slidell C-4 Highway Commercial.
7

8
9 NOW, THEREFORE, BE IT ORDAINED by the City of Slidell City Council that
10 it does hereby annex into the City of Slidell, Council District D, a certain parcel of land into
11 the City of Slidell consisting of 2.027 acres located in Section 37, T8S, R14E and further
12 identified in R.W. Krebbs Survey No. 221972 dated September 22, 2022; and as described
13 in the City of Slidell Planning Department Staff Report for cases A22-07 and Z22-09; and
14 establish its City zoning classification as C-4 Highway Commercial.
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20 **ADOPTED** this 10th day of January, 2022.

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23 Bill Borchert
24 President of the Council
25 Councilman at-Large

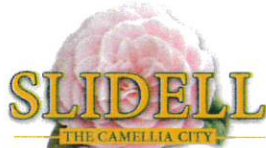
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28 Greg Cromer
29 Mayor

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32 Thomas P. Reeves
33 Council Administrator

DELIVERED	1/13/23
12:45 p.m. to the Mayor	
RECEIVED	1/13/23
12:45 pm from the Mayor	



Planning Department

STAFF REPORT

Case No. A22-07 & Z22-09

Annexation and Establishment of City Zoning Classification of
Property located along the south side of Gause Blvd West (Hwy 190) between
intersections of Northshore Blvd and Mall Blvd

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

Location: The subject property is 2.027 acres located in Section 37, T8S, R14 and further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022, which is included in the attached annexation application (**Figure 1**).

Petitioner: Bayou Liberty Property, LLC

Zoning: St. Tammany Parish, HC-2 Highway Commercial

Future Land Use: Commercial

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

Parish Concurrence: Not required

Timeline:

Organization	Consent/Introduction	Public Hearing
Planning and Zoning Commission	10-17-2022	11-14-22
St. Tammany Parish Council	N/A	N/A
The City of Slidell Council	12-06-2022	1-10-2023

Recommendations/Concurrence:

Organization	Recommendation/Concurrence
Planning Department	Annex and zone C-4 Highway Commercial
Planning and Zoning Commission	Recommends approval of annexation and zoning as C-4 Highway Commercial at November 21, 2022 meeting.
St. Tammany Parish Council	N/A

1. Findings

- A. *Location.* The subject property is 2.027 acres located in Section 37, T8S, R14 and further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022. The property is located on the south side of US Hwy 190 (Gause Blvd West) between intersections with Northshore Blvd and Mall Blvd (**Figure 1**).
- B. *Existing conditions.* The petitioned property has:
 - 1) Zero (0) registered voters (Certificate of Registrar of Voters dated September 29, 2022).

- 2) An assessed value of \$37,419. The property owner, who represents 100% of the assessed value of the property, signed the Annexation Petition (Assessors Certificate of Ownership dated September 29, 2022).
- C. *Eligibility for Annexation.* The petitioned property is contiguous with the City's corporate limit along its northern and eastern property line making it approximately 80% 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 property as commercial.
- E. *Zoning (Figure 2).*
- 1) *St. Tammany Parish zoning.* The property is currently zoned HC-2 Highway Commercial. Adjacent property that will remain in St. Tammany Parish is currently zoned:
 - a) South boundary: A-2 Suburban.
 - b) West boundary: A-2 Suburban.
 - 2) *City of Slidell zoning.*
 - a) East Boundary: City of Slidell C-4 Highway Commercial.
 - b) North across US Hwy 190 (Gause Blvd): City of Slidell C-4 Highway Commercial.
 - c) Mall Area north side of US Hwy 190 (Gause Blvd): C-6 Shopping Mall.
 - 3) *Zoning comparison.* Compatible. **Figure 3** compares St. Tammany Parish HC-2 Highway permitted and conditional uses with City of Slidell C-4 Highway Commercial.
- F. *Sales Tax Enhancement Plan.* As rezoning to City of Slidell C-4 Highway commercial from St. Tammany Parish HC-2 Highway commercial will not be an intensification of use, the City and Parish will split sales tax 50/50.
- G. *Access and Utilities (Figure 1).*
- 1) *Access.* The subject property has frontage on US Hwy 190 (Gause Blvd. West).
 - 2) *Water.* The City of Slidell has an existing eight (8) inch water line located across US Hwy 190 (Gause Blvd. West) which must be extended approximately one hundred seventy-five (175) feet under US Hwy 190 (Gause Blvd. West) to support development of the site.
 - 3) *Fire Service.* There is currently no fire hydrant located within three hundred (300) feet of the property. If the property is developed, a fire hydrant must be installed. The extension of the eight (8) inch water line can support a fire hydrant.
 - 4) *Sewer.* The City of Slidell has an existing sewer main located across US Hwy 190 (Gause Blvd West) which must be extended approximately one hundred seventy-five (175) feet under US Hwy 190 (Gause Blvd West) to support development of the site.
 - 5) *Storm Water Drainage.* Storm water flows into drainage ditches along both US Hwy 190 (Gause Blvd West).

H. *Flood Zone.*

1) *Effective FIRM:*

- a) West portion: A2 Zone with a BFE of approximately twelve (12) feet above msl
- b) East Portion: Zone B

2) *ABFE:* Not applicable.

3) *Ground Height.* Approximately Twelve (12) feet above mean sea level (msl) as determined by LIDAR data.

I. *Wetlands.* Upon review of the U. S Department of Wildlife and Fisheries National Wetlands Inventory Map (**Figure 4**) there are no wetlands on or near the Sizeler property.

2. Conclusions

- A. The subject property consisting of 2.027 acres located in Section 37, T8S, R14 and further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022, and is eligible for annexation (**Figure 1**).
- B. Both the proposed annexation and rezoning of the property to C-4 Highway Commercial are consistent with the Slidell 2040 Comprehensive Plan.
- C. Zoning the property C-4 Highway Commercial would not be an intensification of zoning from St. Tammany Parish HC -2 Highway Commercial.
- D. Access to the property from a public ROW is available from US Hwy 190 (Gause Blvd West).
- E. The property can be supported by utilities that must be installed by the developer of the property. Water and sewer service must be extended approximately one hundred seventy-five (175) feet under US Hwy 190 (Gause Blvd West) to the property and a fire hydrant must be installed.
- F. Development of the property will not have an adverse effect on the City's floodplain.
- G. Development of the property will not affect a delineated wetland.

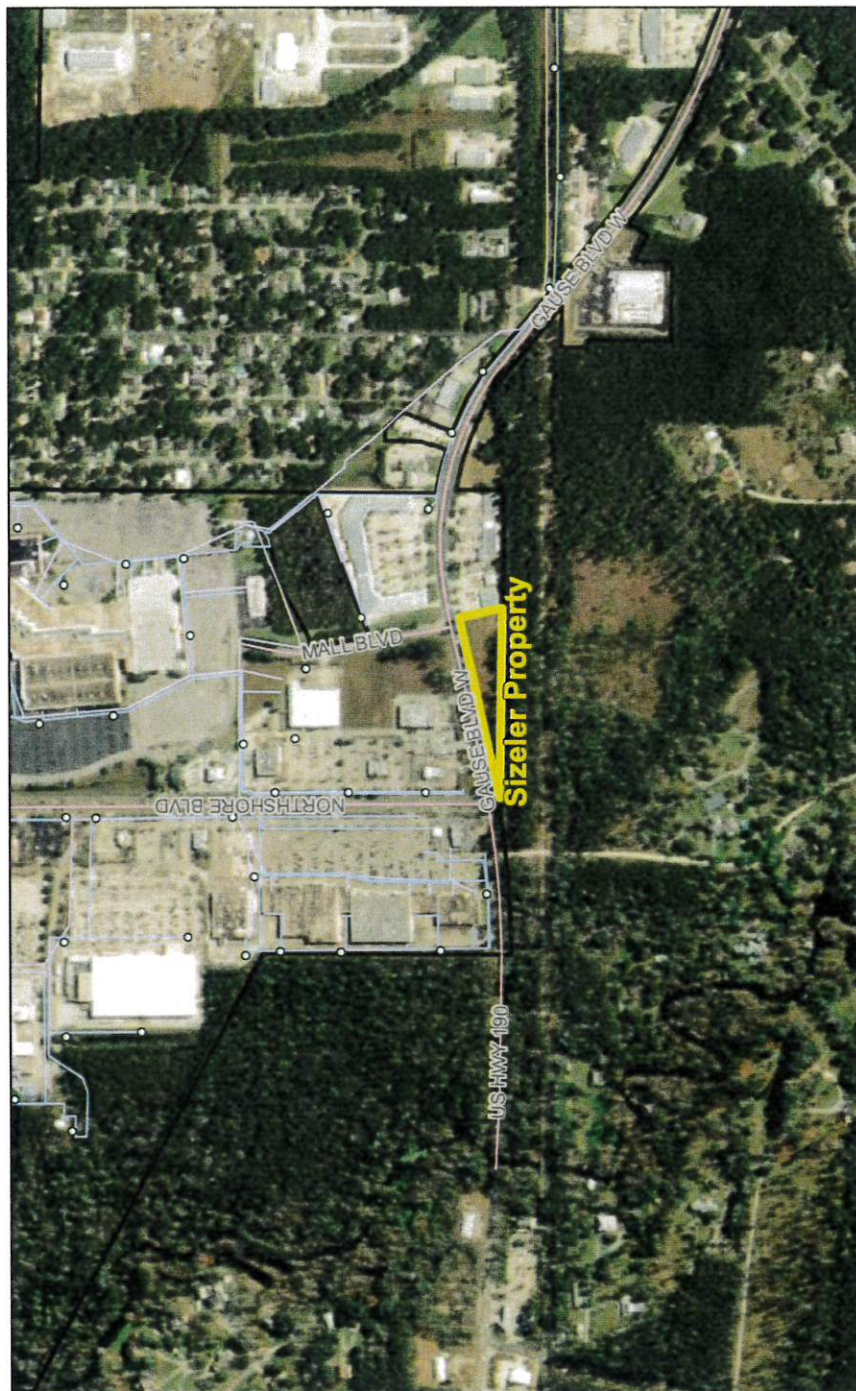
3. Staff Recommendation

- A. The City of Slidell annex the subject property, which is 2.027 acres and located in Section 37, T8S, R14, further identified in R.W. Krebbs Survey # 221972 dated September 22, 2022 (**Figure 1**).
- B. The annexed property be zoned City of Slidell C-4 Highway Commercial.

4. Planning & Zoning Commissions' Recommendation

At its meeting of November 21, 2022, the Planning and Zoning Commissions voted in favor of approval of the proposed annexation and zoning as petitioned.

Sizeler Property Location



10/25/2022

o Slidell_Fire_Hydrants
 Slidell_Water_Lines
 Slidell_Sewer_Lines
 Slidell_City_Outline
 Slidell_Street_Master
 World Imagery

Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery

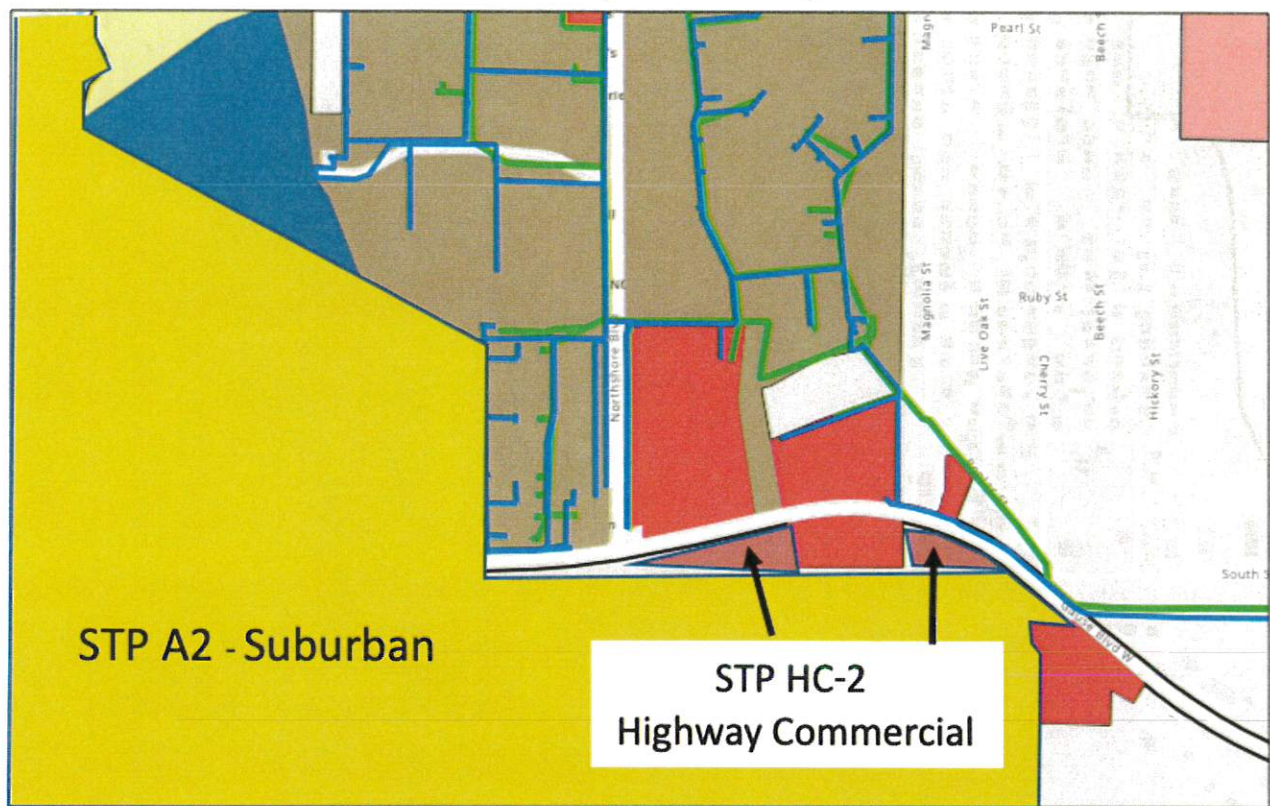
Citations
 2.4m Resolution Metadata

1:8,208
 0 0.05 0.1 0.15 0.2 mi
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 North
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Eric Lundin

Figure 1: Sizeler Property

Sizeler City Of Slidell Map



10/25/2022

Slidell Water Lines Slidell Zoning A-8 Slidell City Outline
Slidell sewer lines A-1 C-4 World Hillshade
A-6 C-6



1:8,208
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

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Eric Lundin

Figure 1: St Tammany Parish and City of Slidell Zoning

Parish Permitted Uses	Parish HC-2	City C-4
Printing Establishments		
Indoor Research & Testing		
Specialty Food Processing		
Parking Lots		
Portable Storage Containers		
Display of Pre-Assembled Equipment		
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		
Offices		
Parks		
Fine Arts Buildings		
Clubs, Lodges, etc.		
Lodging		
Dental Laboratories		
Army Surplus Sales		
Pizza Parlors		
Photographic Studios		
Dry Goods Stores		
Shoe Stores		
Parish Conditional Uses	Parish HC-2	City C-4
Seasonal Seafood Peddlers		
Seasonal Produce Stands		
Wholesale Merchandise Broker		
Snowball Stands		
Christmas Tree Sales		
Convenience Stores (With Gas)		
Single-Family Dwelling		
Notes		
Permitted Use		
Conditional or no exact match		
Prohibited		

Figure3: Comparison of St. Tammany Parish and City of Slidell Zoning

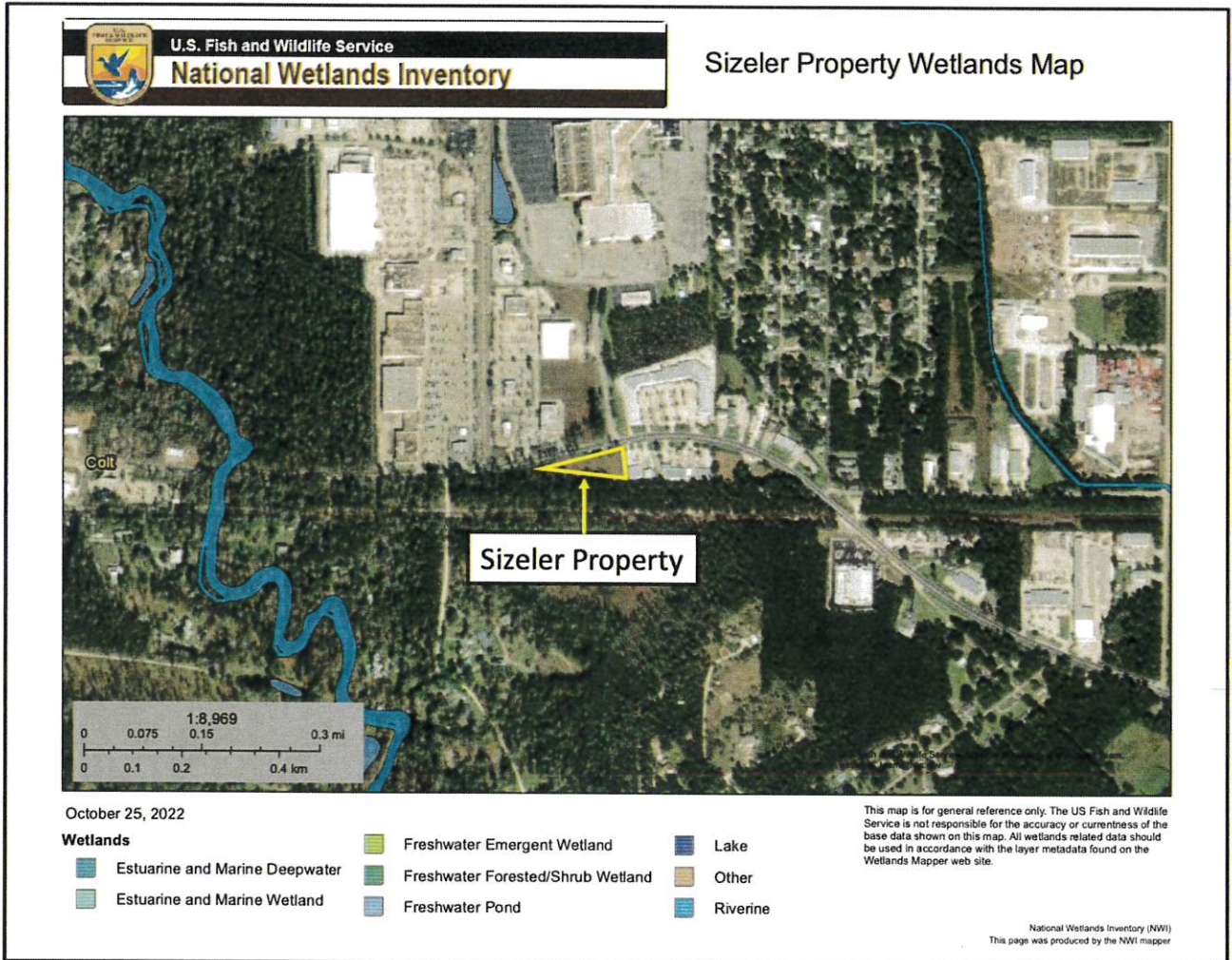


Figure 4: US Wildlife and Fisheries Wetlands Delineation Map



**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 Bayou Liberty Property LLC as owner for the tax year 2021 and whose address is 1750 Clearview Pkwy Ste 200, Metairie, LA 70001 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


2021 Tax Roll Assessment: Assessment Number: 128-819-1654

2.027 ACS M/L IN SEC 37 8 14

- I. The total assessed value of all property within the above described area is
\$ 37,419.
- 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 \$ 37,419
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2021 ASSESSED VALUATION : \$ 37,419

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this this 29th day of September, 2022.



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:

2021 Tax Roll - Assessment Number 128-819-1654

OWNERS: Bayou Liberty Property LLC
1750 Clearview Pkwy Ste 200
Metairie, LA 70001

PROPERTY DESCRIPTION: **2021 TAX ROLL**

2.027 ACS M/L SEC 37 8 14


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

2021 VALUATION:	Land	-	37,419
	Improvements	-	0
TOTAL ASSESSED VALUATION			37,419

Commercial property is assessed 10% on the land 15% on the improvements

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

Slidell, Louisiana this the 29th day of September, 2022.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

**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 attached survey by R.W. Krebs Professional Land Surveying, LLC Survey No. 221972 dated September 22, 2022 and further identified as a certain portion of ground being a portion of former Portion of Plot 1 containing 2.027 acres of land located in Section 37, Township 8 South, Range 14 East in the Parish of St. Tammany, State of Louisiana and 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 29th day of September 2022.

A handwritten signature in black ink, appearing to read "M. Dwayne Wall", is written over a horizontal line.

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

Attachments:

Legal description, Map and Survey

Cc: Lauren Brock, Elections Services, Secretary of State

A CERTAIN PORTION OF GROUND, together with all buildings and improvements thereon, and all the rights, ways, servitudes, privileges and advantages thereunto belonging or in anywise appertaining, being a portion of former Portion of Plot I, located in Section 37, T 8 S. R. 14 E, St Tammany Parish, Louisiana, as shown on a survey made by J.J. Krebs & Sons, Inc., dated December 6, 1983 according to which, said portion of ground comprising 2.027 acres is more particularly described as follows:

Commence at the southwest intersection of Rifle Range Road and U.S. Highway 190, the POINT OF BEGINNING; thence in an easterly direction along a curve fronting on U.S. Highway 190 having a radius of 6,066.64', 472.50' to a point; continue N 76°01'35" E 280.50' to a point; continue along a curve having a radius of 1,454.02', 46.69' to a point and corner; thence in a southerly direction S 10°34'22" E 199.45' to a point and corner; thence in a westerly direction along Old State Road S 89°19'16" W 816.25' to a point and corner; thence along Rifle Range Road N 01°03'47" W 31.33' to a point, the POINT OF BEGINNING.