

1 Introduced February 28, 2023, by Councilman  
2 Borchert, seconded by Councilman Dunham,  
3 (by request of Administration)

4 **Item No. 23-02-3466**

5 **ORDINANCE NO. 4119**

6  
7 An ordinance annexing into the City of Slidell 0.88 acres located along Frank J  
8 Pichon Rd, forming northeast corner at Lucille St, and establishing its City zoning  
9 classification as C-4 Highway Commercial (Cases A22-08 and Z22-10).

10  
11 WHEREAS, the Slidell City Council received a petition from Eugene Hotard of  
12 H.D. Land LLC to annex into the City of Slidell 0.88 acres of property he owns located  
13 along Frank J Pichon Rd, forming northeast corner at Lucille St, identified as Lots 12, 13,  
14 14, and 15, Square 5, Lake Gardens Subdivision, and establish its City zoning  
15 classification as C-4 Highway Commercial; and  
16  
17

18  
19 WHEREAS, the undeveloped is contiguous with the City's corporate limits  
20 along the eastern property boundary of 200 ft (26%); and  
21

22 WHEREAS, on November 2, 2022, the St. Tammany Parish Registrar of  
23 Voters certified that the property has ZERO (0) registered voters; and  
24

25 WHEREAS, the property is zoned by the Parish as HC-2 Highway  
26 Commercial; and  
27


28  
29 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the property  
30 is undeveloped commercial land and does not need concurrence from the Parish; and  
31


32 WHEREAS, the Slidell Director of Planning duly advertised and the Planning  
33 and Zoning Commissions held public hearings on February 13, 2022 for Cases A22-08  
34 and Z22-10.  
35  
36  
37  
38  
39

1 **ORDINANCE NO. 4119**  
2 **ITEM NO. 23-02-3466**  
3 **PAGE 2**

4 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
5  
6 hereby annex into the City of Slidell, into Council District B, certain property located along  
7  
8 Frank J Pichon Rd, forming northeast corner at Lucille St, identified as Lots 12, 13, 14, and  
9  
10 15, Square 5, Lake Gardens Subdivision, as shown on the subdivision map for Lake  
11  
12 Gardens Subdivision (Map 34B, 1954), and a drainage plan prepared by J.V. Burkes &  
13  
14 Associates, as described in the Slidell Planning Department Staff Report for cases A22-08  
15  
16 and Z22-10, and establish its City zoning classification as C-4 Highway Commercial.

17 **ADOPTED** this 28<sup>th</sup> day of March, 2023.

18  
19   
20 Kenny Tamborella  
21 Vice President of the Council  
22 Councilman, District E

23  
24   
25 Greg Cromer  
26 Mayor

27  
28   
29 Thomas P. Reeves  
30 Council Administrator

|           |                |
|-----------|----------------|
| DELIVERED | 3/30/23        |
| 8:45 am   | to the Mayor   |
| RECEIVED  | 4/4/23         |
| 11:15 am  | from the Mayor |



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:

Lots 12, 13, 14, 15 Frank Pichon Rd  
Lake Garden Subdivision

Acres Proposed to be Annexed: .88

Current Use: Vacant

Current Parish Zoning District: HC-2

Proposed City Zoning District\*: \_\_\_\_\_

\*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>tba</u>        | Fee \$ <u>145.00</u> | Case # <u>A22-08</u> |
| Related Case(s): <u>Z22-10</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.

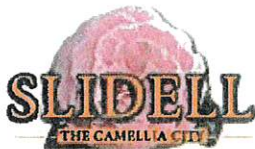
I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

SWORN TO AND SUBSCRIBED before me this 28  
day of November, 2022

Notary Public [Signature]  
Eric Larsen, Notary Public #157226  
My Commission expires with my life

| Name, Home or Mailing Address<br>(Street, City, State, Zip), and Email         | Check all that apply in relation<br>to the petitioned property   | Signature and Date                      |
|--|--|---|
| <u>Eusebio Ho Far</u><br><u>983 Lakeshore Blvd</u><br><u>Slidell, LA 70461</u> | <input checked="" type="checkbox"/> Am registered to vote at<br><input type="checkbox"/> Live (reside) at<br><input type="checkbox"/> Own all or a part of | <u>[Signature]</u><br><u>11-28-2022</u> |
|  | <input type="checkbox"/> Am registered to vote at<br><input type="checkbox"/> Live (reside) at<br><input type="checkbox"/> Own all or a part of            |   |
|  | <input type="checkbox"/> Am registered to vote at<br><input type="checkbox"/> Live (reside) at<br><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: \_\_\_\_\_

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

Lots 12, 13, 14, 15 Frank Pichon R Lake Garden

Bounded by (streets): Frank Pichon  
Lucille St

## Property Owner(s)

Name(s): HOLAND LLC.

Name(s): \_\_\_\_\_

Authorized Agent, if applicable:

Eugene Hotard

Mailing Address: 983 Lakeshore Blvd

City, State, Zip: Slidell LA 70461

Phone # 504-453-0959

Email: eugenhotard@gmail.com

|                                |                      |                      |
|--------------------------------|----------------------|----------------------|
| Received By: <u>tba</u>        | Fee \$ <u>145.00</u> | Case # <u>Z22-10</u> |
| Related Case(s): <u>A22-08</u> |                      |                      |

## Proposed Zoning Map Amendment

Proposed Zoning District: C-4

Acres Proposed to be (Re)zoned: 0.88

## 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] 11-28-2022  
Signature of Property Owner or Agent Date

\_\_\_\_\_  
Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 28  
day of November, 2022

[Signature]  
Notary Public  
Eric Larsen, Notary Public #157226  
My Commission expires with my life



## St. Tammany Parish Assessor's Office

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

Louis Fitzmorris  
Assessor

### 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:

2022 Tax Roll - Assessment Number 137-076-5929 (New Number 121996)

OWNERS: H.D. LAND LLC

983 LAKESHORE BLVD  
SLIDELL, LA 70461

PROPERTY DESCRIPTION: **2022 TAX ROLL**


LOTS 12 13 SQ 5 LAKE GARDENS SUB SEC 44 8 14 CB 233 470  
CB 29 032 CB 1209 INST NO 1929834 INST NO 1931530 INST NO  
2221302

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

|                                 |              |   |            |
|---------------------------------|--------------|---|------------|
| <b>2022 VALUATION:</b>          | Land         | - | 825        |
|                                 | Improvements | - | 0          |
| <b>TOTAL ASSESSED VALUATION</b> |              |   | <b>825</b> |

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

Slidell, Louisiana this the 31ST day of OCTOBER, 2022.

  
\_\_\_\_\_  
LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



# St. Tammany Parish Assessor's Office

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

Louis Fitzmorris  
Assessor

## 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 H.D. LAND LLC as owner for the tax year 2022 and whose address is 983 LAKESHORE BLVD, SLIDELL, LA 70461 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

2022 Tax Roll Assessment: Assessment Number: 137-076-5929  
(New Number 121996)

LOTS 12 13 SQ 5 LAKE GARDENS SUB SEC 44 8 14 CB 233 470 CB 29 032 CB 1209  
INST NO 1929834 INST NO 1931530 INST NO 2221302

The total assessed value of all property within the above described area is  
\$ 825.

- 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 \$ 825.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2022 ASSESSED VALUATION : \$ 825

In faith whereof, witness my official signature and the impress of my official seal, at  
Covington, Louisiana this the 31ST day of OCTOBER, 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 J. V. Burkes & Associates., Inc. Survey No. 20220220 dated June 13, 2022 and further identified as that portion of ground and all that certain lot or parcel of land being Lots 12, 13, 14, and 15, Square 5, of Lake Gardens Subdivision situated in Section 44, Township 9 South, Range 14 East, Eighth Ward 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 2<sup>nd</sup> day of November 2022.

A handwritten signature in blue 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

**Location:** Frank J Pichon Rd, north of Lucille St (**Figure 1**)

**Petitioner:** Eugene Hotard, H.D. Land, LLC, non-resident property owner

**Zoning:** Parish HC-2 Highway Commercial

**Future Land Use:** Commercial

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

**Parish Concurrence:** Not needed

**Planning & Zoning Commissions**

**Consent Agenda:** January 9, 2023

**Public Hearing:** February 13, 2023

**City Council (tentative)**

**Consent Agenda:** March 14, 2023

**Public Hearing:** April 11, 2023

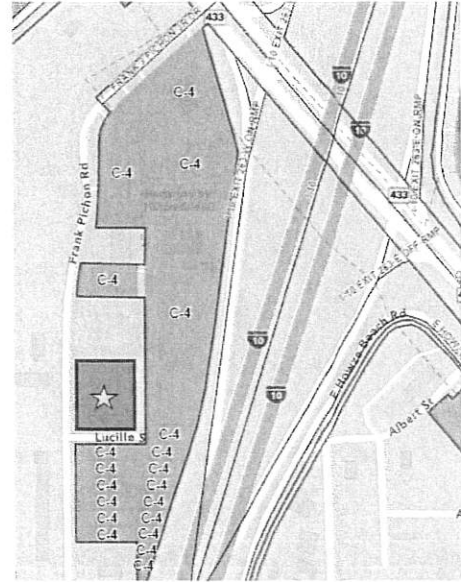


Figure 1. Location map and City zoning

## Recommendations

Planning Department  
Approval

Planning & Zoning Commissions  
Approval

City Council  
To be determined

## Findings

1. The petitioned property contains 0.88 acres and is vacant land (**Figures 2 and 3**).



Figure 2. Street view from February 2021

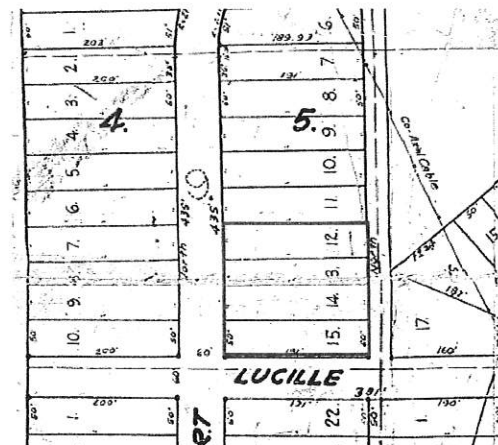


Figure 3. Lake Gardens Subd Map (1956)



2. The petitioned property has:
  - No registered voters (Certificate of Registrar of Voters dated November 2, 2022).
  - No resident property owners; and
  - The petitioned property has an assessed value of \$1,650. Non-Resident property owners representing 100% of the assessed value of the petitioned property signed the Annexation Petition, which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated October 31, 2022).
3. The petitioned property is contiguous with the City's corporate limits along the eastern property boundary of 200 ft (26%).
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.
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 located off a major road – Old Spanish Trail.
8. Other nearby properties on Frank J Pichon Rd are zoned Parish HC-2 and City C-4 (**Figures 1 and 4**).
9. C-4 is appropriate for this location because of its location off a major road and proximity to other properties with the same or similar commercial zoning.
10. City water is approximately 1,050 ft feet from the southwest corner of the subject property, just north of Lucille St. City sewer force main is approximately 1,070 feet from the same corner. (**Figure 5**). Because of the distance from City utilities, applicants will not be required to connect to City water and sewer.
11. If applicant choses to connect to the City services, the cost of connection will be applicant's responsibility.



Figure 4. Parish Zoning

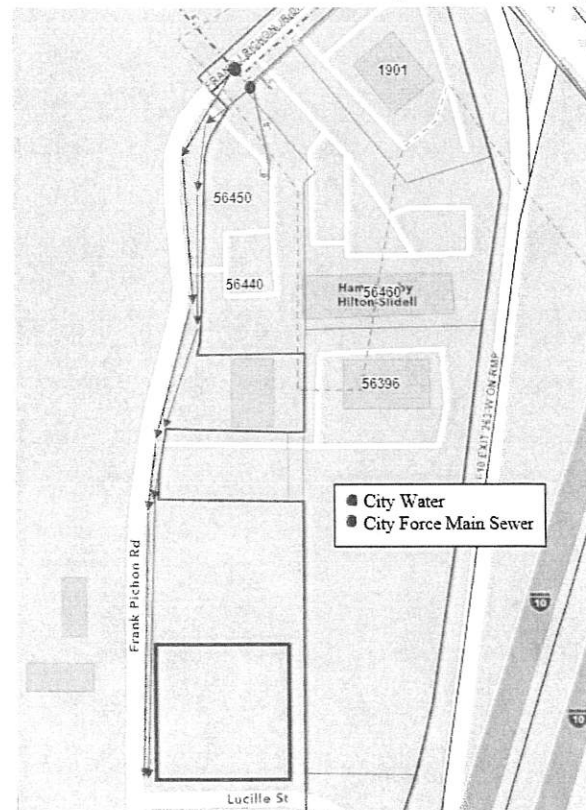


Figure 5. City water and sewer

12. The property is currently in an A5 (FL9) zone. Preliminary maps identify the property within the AE zone with base flood elevation of 13. Approximate ground elevation is at 5.7 ft. Any development on this property will be required to meet the City Flood Ordinances.

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

- Possible extension of City services.
- Configuration of municipal boundaries to fill in gaps.
- Character of the area is commercial and is needed for future commercial expansion.
- Supported by the City's Comprehensive Plan which identifies this area as Commercial (**Figure 6**).

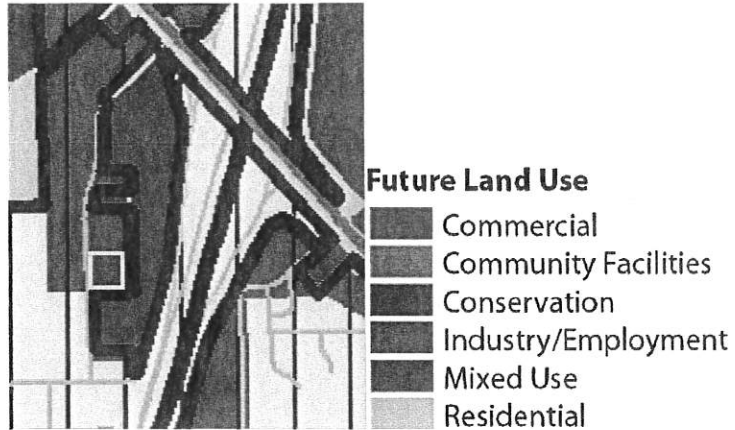



Figure 6. City Future Land Use Map (Comp Plan 2040).

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

[illegible]



## Geoportal Map



**DISCLAIMER:** Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Tammany Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

