

1 Introduced June 27, 2023, by Councilman
2 Borchert, seconded by Councilman Tamborella,
3 (by request of Administration)

4 **Item No. 23-06-3486**

5 **ORDINANCE NO. 4138**

6
7 An ordinance annexing into the City of Slidell 0.69 acres located approx. 125 ft
8 North of Natchez Dr on the West ROW Line of Tyler Drive and establishing its City zoning
9 classification as C-4 Highway Commercial (Cases A23-02 and Z23-05).

10
11 WHEREAS, the Slidell City Council received a petition from Mr. Howard N
12 Methvin Jr to annex into the City of Slidell 0.69 acres of property he owns located on the
13 west side of Tyler Drive approx. 125 north of Natchez Dr, identified as Lot 1A, Square 15,
14 Robbert Park Subdivision, Annex No. 3, with a municipal address of 58427 Tyler Drive,
15
16 and establish its City zoning classification as C-4 Highway Commercial; and
17
18

19 WHEREAS, the undeveloped property is more than 90% contiguous to City
20 boundaries; and
21

22 WHEREAS, on April 24, 2023, the St. Tammany Parish Registrar of Voters
23
24 certified that the property has ZERO registered voters; and

25 WHEREAS, the property is zoned by the Parish as NC-2 Neighborhood
26 Institutional; 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 Planning Department forwarded a courtesy copy of the
33 petition for annexation, with concurrent establishment of City zoning, to the St. Tammany
34 Parish Council and St. Tammany Parish Development Department via email on May 8,
35
36 2023; and
37
38
39


1 **ORDINANCE NO. 4138**
2 **ITEM NO. 23-06-3486**
3 **PAGE 2**


4 WHEREAS, the Slidell Director of Planning duly advertised and the Planning
5 and Zoning Commissions held public hearings for Cases A23-02 and Z23-05 on June 12,
6 2023.
7

8
9 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
10 hereby annex into the City of Slidell, into Council District E, certain property located on
11 Tyler Drive, identified as Lot 1A, Square 15, Robbert Park Subdivision, Annex No. 3, as
12 shown on a survey map for Howard Methvin Jr., prepared by John G Cummings &
13 Associates and signed by John G Cummings, Professional Land Surveyor, on November
14 10, 2022 and as described in the Slidell Planning Department Staff Report for cases A23-
15 02 and Z23-05, and establish its City zoning classification as C-4 Highway Commercial.
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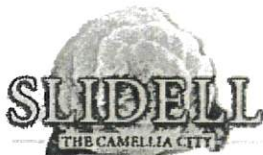
22 **ADOPTED** this 25th day of July, 2023.

23
24 
25 Kenny Tamborella
26 President of the Council
27 Councilman, District E

28 
29 Greg Cromer
30 Mayor
31

32
33 
34 Thomas P. Reeves
35 Council Administrator
36
37
38
39

DELIVERED	7/24/23
2:10 pm	to the Mayor
RECEIVED	7/28/23
11:05 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 Tax Parcel Identification Number as found on the St Tammany Parish Tax Assessor map:

Lot 1-A square 15, Robert Park Subdivision, Annex No. 3 Located in Section 12 Township 9 South Range 14 East

Acres Proposed to be Annexed: 29,919 sq. Ft.

Current Use: Vacant

Current Parish Zoning District: NC-4

Proposed City Zoning District*: C-4

*Must submit separate Petition for Zoning Map Amendment

Proposed City Council District: E

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 \$135	Case # A 23 02
Related Case(s): <u>223-05</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 24th day of APRIL, 2023.

Notary Public

Guy H. Leland
Notary Public
Louisiana Bar # 25764

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
<u>Howard N. Methvin Jr.</u> <u>Post Box 597 Chalmette La</u> <u>70044</u> <u>midnighthaul70044@gmail.com</u>	<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> <u>4/24/2023</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: NC-4
- Current Use: Vacant
- Street Address: Tyler Dr., Lot 1-A
- Lot, Square/Block, Subdivision (or attach boundary survey):
Lot 1-A, Sq 15, Robert Park
- Bounded by (streets): West Side of
Tyler Dr. and North of
Natchez Dr.
- Council District: E

Property Owner(s)

- Name(s): Howard Mathvin Jr.
- Name(s): _____
- Authorized Agent, if applicable:

- Mailing Address: Post Box 597
- City, State, Zip: Chalmette, La 70044
- Phone #: 504-312-2857
- Email: midnighthaul70044@gmail.com

Received By: <u>BA</u>	Fee \$ <u>135</u>	Case # <u>223-05</u>
Related Case(s):	<u>A23-02</u>	

Rec'd 4/24/23

Proposed Zoning Map Amendment

- Proposed Zoning District: C-4
- Acres Proposed to be (Re)zoned: 29,919 sq. ft.

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.

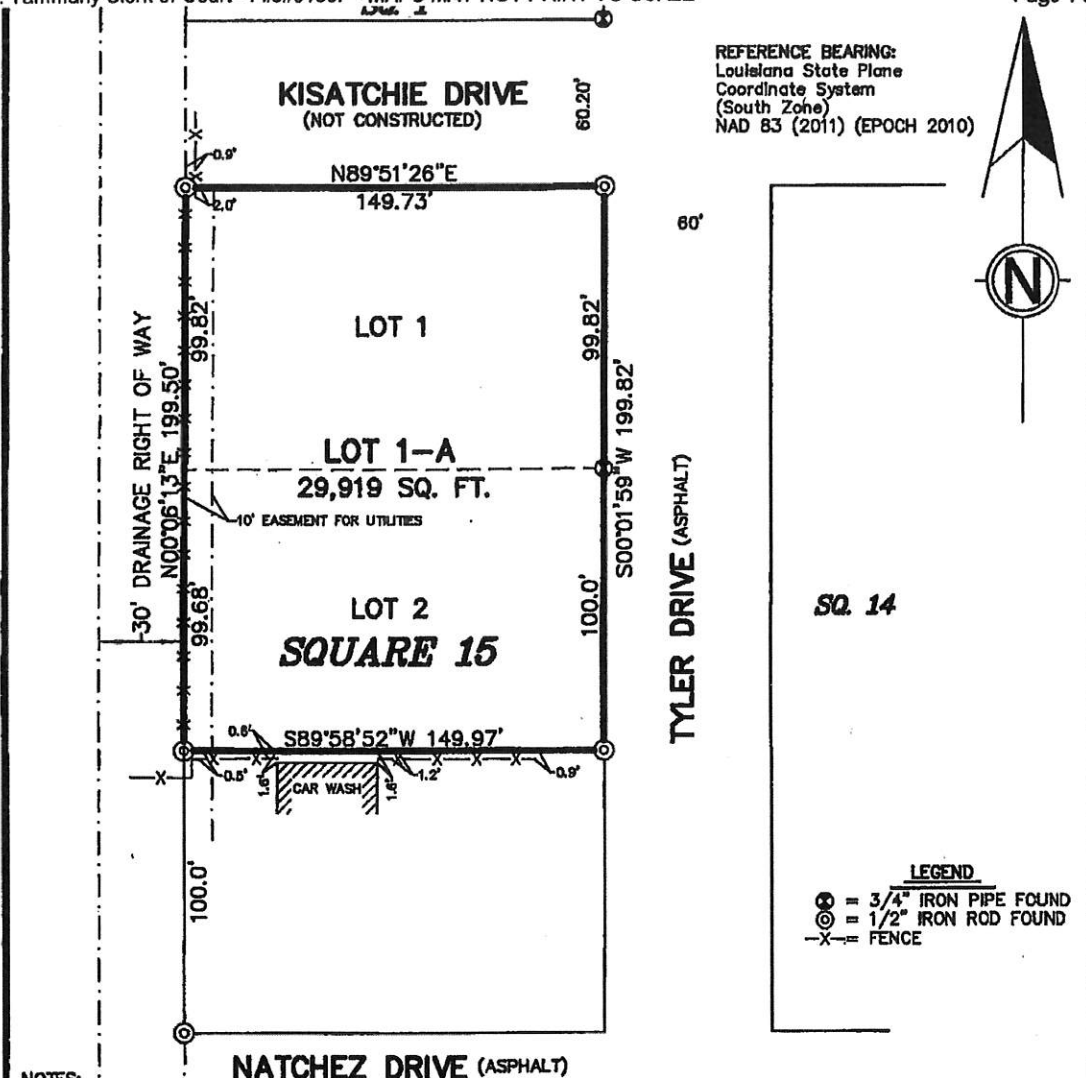
[Signature] 4/24/2023
Signature of Property Owner or Agent Date

Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 24th
day of APRIL, 20 23.

[Signature]
Notary Public

Guy H. Leland
Notary Public
Louisiana Bar # 25764



NOTES:

1. This property is located in Flood Zone X, per F.E.M.A. Map No. 220204 0010 C, dated April 21, 1999.

2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

Plat of Robbert Park Subdivision Annex No. 3, by John H. Solberger, Civil Engineer, dated July 30, 1960, filed St. Tammany Parish Clerk of Court Map File No. 24D.

2. Survey for David J. Halpern by John G. Cummings, Surveyor, dated July 5, 2016, Job No. 16167.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING DEPARTMENT

CLERK OF COURT

Monique T. Bringol, Deputy Clerk

12-16-2022
DATE FILED

6180 F
FILE NO.

(883) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (885) 892-9250

503 N. JEFFERSON AVENUE

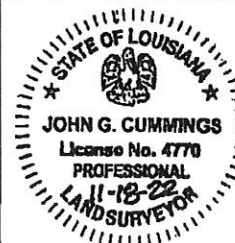
COVINGTON, LA 70433

PLAT PREPARED FOR: **Howard Methvin, Jr.**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 1 & 2 INTO LOT 1-A, SQUARE 15, ROBBERT PARK SUBDIVISION, ANNEX NO. 3, LOCATED IN SECTION 12, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

JOB NO. 22237

DATE: 11-10-2022

REVISED:

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 John Cummings and Associates, Job No. 22237 dated 11/10/2022 and further identified as a resubdivision of lots 1 & 2 into lot 1-A Square 15, Robert Park Subdivision, Annex No. 3, Located in section 12, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana. By the records in the Registrar of Voters, office has no registered voters within said property.

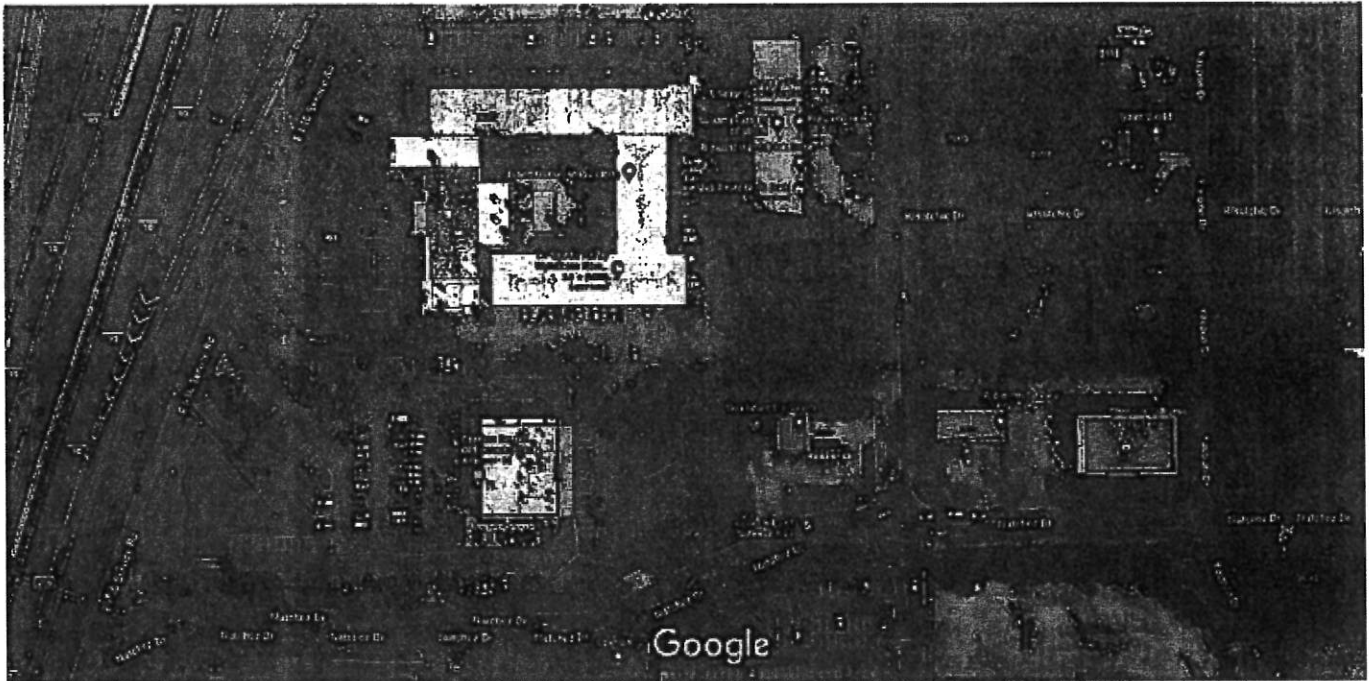
In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana on this 24th day of April 2023.

Sincerely,

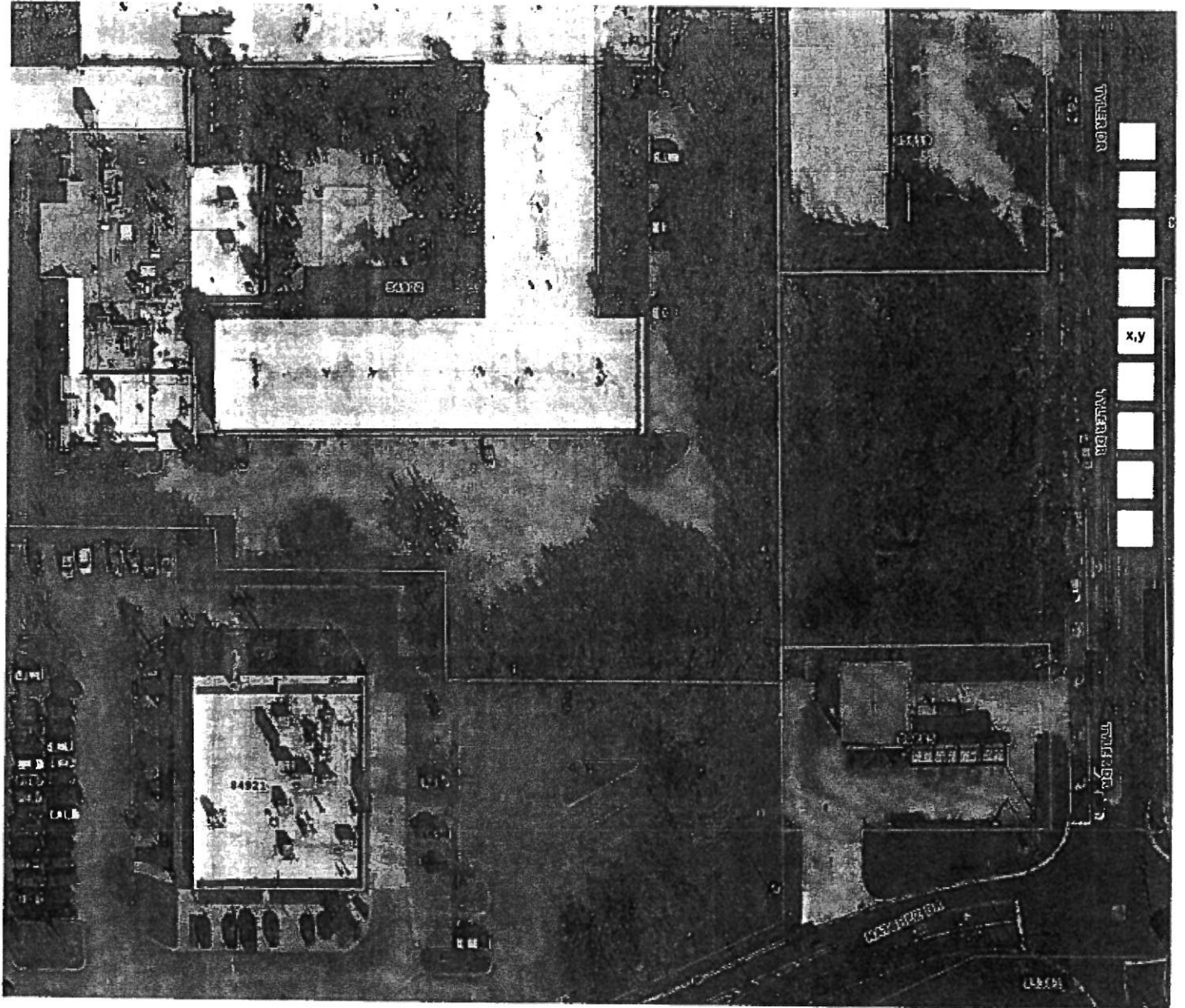
A handwritten signature in black ink, appearing to read "M. Dwayne Wall", is written over a faint, circular official seal.

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

Google Maps Tyler Dr



Imagery ©2023 CNES / Airbus, Maxar Technologies, Mississippi GIS Coordinating Council, U.S. Geological Survey, Map data ©2023 Google 50 ft





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 **ALACK, FRANK B** as owner for the tax year **2022** and whose address is **4116 JAMES DR., METAIRIE, LA 70003** 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: 38309

Lot 1 Sq 15 ROBBERT PARK SUB


The total assessed value of all property within the above described area is
\$ 1,500.

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 **\$ 1,500.**

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

2022 ASSESSED VALUATION : \$ 1,500

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 24th day of April, 2023.



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

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 38309

OWNERS: ALACK, FRANK B

4116 JAMES DR
METAIRIE, LA 70003

PROPERTY DESCRIPTION: **2022 TAX ROLL**

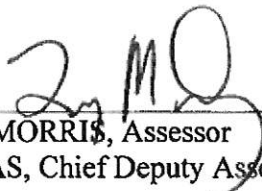
Lot 1 Sq 15 ROBBERT PARK SUB

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

2022 VALUATION:	Land	-	1,500
	Improvements	-	0
TOTAL ASSESSED VALUATION			<u>1,500</u>

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

Slidell, Louisiana this the 24th day of April, 2023.



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

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 36212

OWNERS: ALACK, FRANK B

4116 JAMES DR
METAIRIE, LA 70003

PROPERTY DESCRIPTION: **2022 TAX ROLL**


Lot 2 Sq 15 ROBBERT PARK SUB

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

2022 VALUATION:	Land	-	1,500
	Improvements	-	0
TOTAL ASSESSED VALUATION			<u>1,500</u>

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

Slidell, Louisiana this the 24th day of April, 2023.



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 ALACK, FRANK B as owner for the tax year 2022 and whose address is 4116 JAMES DR., METAIRIE, LA 70003 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: 36212

Lot 2 Sq 15 ROBBERT PARK SUB


The total assessed value of all property within the above described area is
\$ 1,500.

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 \$1,500.

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

2022 ASSESSED VALUATION : \$ 1,500

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 24th day of April, 2023.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

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.



Planning Department

Staff Report

Case Nos. A23-02 / Z23-05

Annexation and Establishment of City Zoning Classification of
Vacant Land along Tyler Drive

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

Location: Vacant Land containing 0.69 acres, 125 ft North of Natchez Dr on the West ROW Line of Tyler Dr (Figure 1)

Petitioner(s): Non-Resident Owner Howard N Methvin Jr, represented by Edward Fleming

Zoning: Parish NC-4 Neighborhood Institutional

Future Land Use: Commercial

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

Parish Concurrence: Not needed

Planning & Zoning Commissions

Consent Agenda: May 15, 2023

Public Hearing: June 12, 2023

City Council

Consent Agenda: June 27, 2023

Public Hearing: July 25, 2023

Recommendations

Planning Department
Approval

Planning & Zoning Commissions
Approval

Findings

1. The petitioned property contains 0.69 acres and is vacant land (Figures 2 and 3).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated April 24, 2023);
 - No resident property owners; and
 - The petitioned property has an assessed value for 2022 of \$1,500 for Lot 1; Assessed value for 2022 of \$1,500 for Lot 2. (Certificate of Ownership and Assessed Valuation dated April 24, 2023).
3. The petitioned property was purchased by Petitioner in September 2022 (Inst. No. 2347284) and subdivided the two lots into Lot 1-A, recorded by St Tammany Parish as Map 6180F. (Figure 3)
4. The petitioned property is 100% surrounded by the City's corporate limits. (Figure 1).
5. The subject property is zoned by the Parish as NC-2 Neighborhood Institutional (Figure 4). The applicant proposes to establish City zoning as C-4 Highway Commercial.
6. NC-4 Neighborhood Institutional includes permitted uses allowed within the C-4 Highway Commercial; C-4, however, does allow more intense uses.



Figure 1. Location map and City zoning

7. For the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is more than 90% surrounded by the City. The Parish does not need to concur in the annexation. Courtesy notice was given to the Parish on May 8, 2023.
8. The subject property is located on a major connector road – Tyler Dr.
9. Other nearby properties on Tyler Dr are zoned Parish NC-4, NC-2 Indoor Retail & Service and City C-4 and C-2 Neighborhood Commercial (Figures 1 & 4).

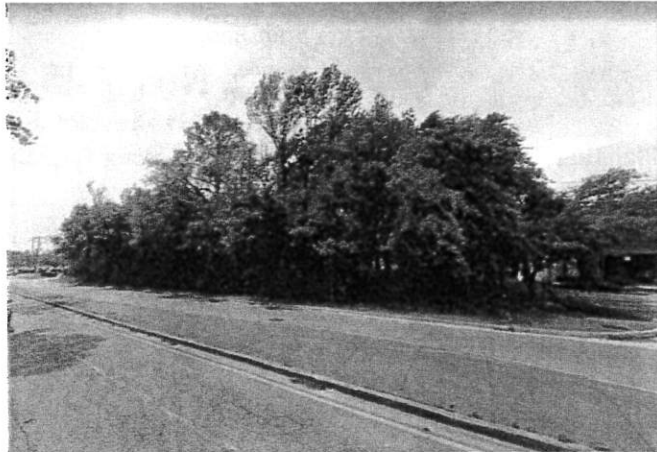


Figure 2. Street view from May 2023

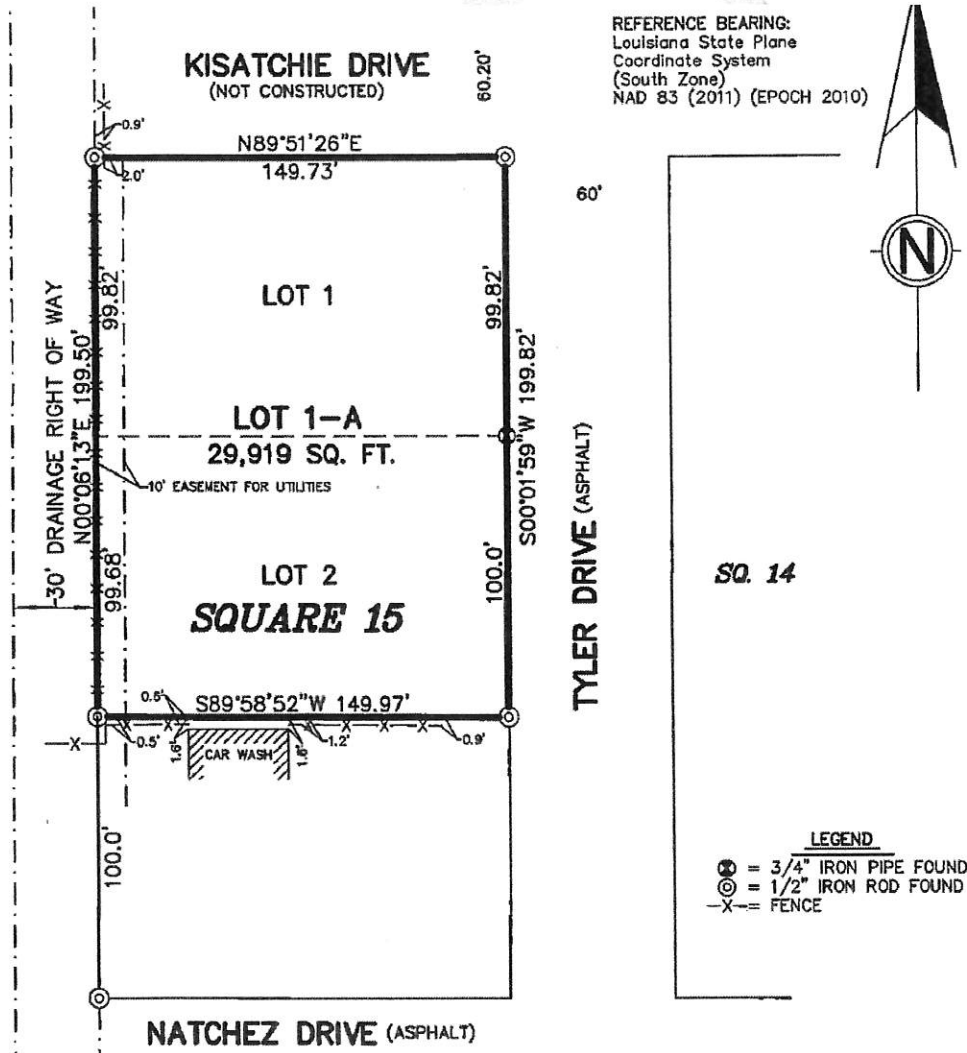


Figure 3. Resubdivision survey (2022)

10. C-4 is appropriate for this location because of its location on a major commercial corridor and proximity to other properties with the same or similar commercial zoning.

11. City water is immediately across Tyler Dr. City sewer is immediately adjacent to the property (Figure 5). Applicants understand any development of the property will be required to connect to City water and sewer.

12. The property has a 0.2% chance of flooding, is outside of the BFE and has an approximate ground elevation of 13.1 feet.

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

- Configuration of municipal boundaries to fill in gaps, follow natural boundaries.
- Character of the area as commercial extended.
- Supported by the City's Comprehensive Plan by enclosing City boundaries.



Figure 4. Parish Zoning

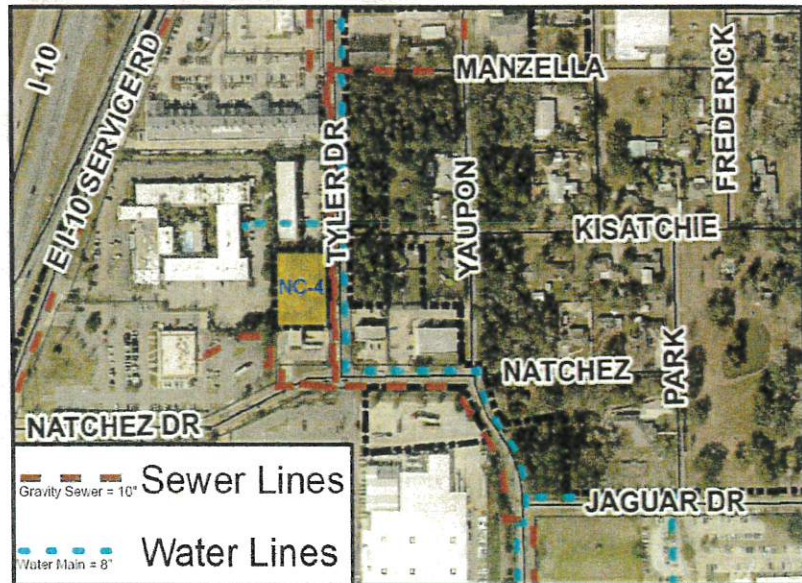


Figure 5. City water and sewer

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