

1 Introduced October 24, 2023, by Councilman
2 Tamborella, seconded by Councilwoman
3 Denham, (by request of Administration)

4 **Item No. 23-10-3494**

5 **ORDINANCE NO. 4145**

6
7 An ordinance annexing into the City of Slidell 0.25 acres located at the
8 termination of Selbourne Ave on the northwest side of the street; identified as Lots 53, 54
9 and 55 of Square 2, Central Park Subdivision, Section A, and establishing its City zoning
10 classification as C-4 Highway Commercial (Cases A23-04 and Z23-08).

11 WHEREAS, the Slidell City Council received a petition from Walter and
12 Shannon Ybos to annex into the City of Slidell 0.25 acres of property they own located at
13 the termination of Selbourne Ave on the northwest side of the street; identified as Lots 53,
14 the termination of Selbourne Ave on the northwest side of the street; identified as Lots 53,
15 54 and 55 of Square 2, Central Park Subdivision, Section A, and establish its City zoning
16 classification as C-4 Highway Commercial; and
17

18 WHEREAS, the property is less than 90% contiguous with the City; and
19

20 WHEREAS, on August 21, 2023, the St. Tammany Parish Registrar of Voters
21 certified that the property has ZERO (0) registered voters; and
22

23 WHEREAS, the property is undeveloped; and
24

25 WHEREAS, the property is zoned by the Parish as A-4 Single Family
26 Residential; and
27

28 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the property
29 is undeveloped residential land and needs concurrence from the Parish; and
30

31 WHEREAS, the Planning Department forwarded the petition for annexation,
32 with concurrent establishment of City zoning, to the St. Tammany Parish Council and
33 St. Tammany Parish Development Department on August 23, 2023; and
34
35
36
37
38
39

1 **ORDINANCE NO. 4145**
2 **ITEM NO. 23-10-3494**
3 **PAGE 2**

4 WHEREAS, the St. Tammany Parish Council, by Resolution No. C-6831,
5
6 concurred with the requested annexation on October 5, 2023; and

7 WHEREAS, the Slidell Director of Planning duly advertised and the Planning
8
9 and Zoning Commissions held public hearings for Cases A23-04 and Z23-08.

10 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
11
12 hereby annex into the City of Slidell, into Council District A, certain property located at the
13
14 termination of Selbourne Ave on the northwest side of the street; identified as Lots 53, 54
15
16 and 55 of Square 2, Central Park Subdivision, Section A, as shown on a survey map for
17
18 Randy M. Kiley, prepared by Albert A. Lovell & Associates, Inc. and signed by Albert AS.
19
20 Lovell, Professional Land Surveyor, on August 8, 1984 and as described in the Slidell
21
22 Planning Department Staff Report for cases A23-04 and Z23-08, and establish its City
23
24 zoning classification and as C-4 Highway Commercial.

25 **ADOPTED** this 28th day of November, 2023.

26
27 

28 Kenny Tamborella
29 President of the Council
30 Councilman, District E

31
32 

33 Greg Cromer
34 Mayor

35
36 

37 Thomas P. Reeves
38 Council Administrator
39

DELIVERED	11/30/23
9:00 am	to the Mayor
RECEIVED	12/1/23
10:45 am	from the Mayor

Location: Western right-of-way line of Selbourn St, approx. 660 ft North of Coast Blvd (Figure 1)

Petitioner(s): Walter and Shannon Ybos

Zoning: Parish A-4 Single-family residence

Future Land Use: Commercial

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

Parish Concurrence: Needed; request sent on August 23, 2023, hearing on October 5, 2023

Planning & Zoning Commissions

Consent Agenda: September 18, 2023

Public Hearing: October 16, 2023

City Council (tentative)

Consent Agenda: October 24, 2023

Public Hearing: November 28, 2023

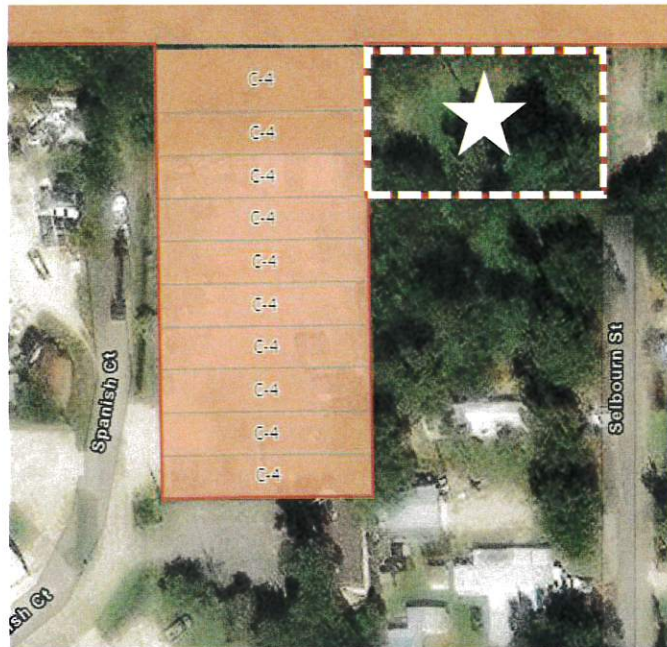


Figure 1. Location map and City zoning

Recommendations

Planning Department
Approval

Planning & Zoning Commissions
Approval

City Council
Pending

Findings

1. The petitioned property is identified as Lots 53, 54 and 55 of Square 2, Central Park Subdivision, Section A, contains 0.25 acres and is currently vacant property (**Figures 2 and 3**).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated August 21, 2023).
 - Two non-resident property owners, all of which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated August 22, 2023).
3. The petitioned property is 50% contiguous with the City's corporate limits, sharing 125 feet along its northern property line with the Amazon Distribution Center at 1914 Town Center Pkwy, and 86.8 with property recently annexed along Spanish Court, all of which is zoned C-4. (**Figure 3**).

4. The subject property is currently zoned Parish A-4 Single-family residential. The rezoning to City C-4 Highway Commercial is an intensification of zoning (**Figure 4**).
5. Adjacent properties are zoned A-4 (Parish) and C-4 (City) (**Figure 1**).
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 more intense City zoning proposed. The Parish needs to concur to this annexation; the Planning Department forwarded the request for concurrence on August 23, 2023, which has been set for public hearing before Parish Council on October 5, 2023.
7. The subject property is located off a major road – Coast Blvd and Old Spanish Trail.
8. The applicants propose to establish City zoning as C-4 Highway Commercial, combining it for development with properties recently annexed and zoned C-4 on Spanish Court. Other properties along Selbourn St are zoned Parish A-4 Single-family residential (**Figure 4**).
9. C-4 is appropriate for this location because of its location near a major arterial road and proximity to other properties with the same or similar commercial zoning on 50% of the property boundary.
10. City water is approximately 600 feet from the subject property south to Coast Blvd. City sewer is not within a distance to allow connection (**Figure 5**). Applicants understand any development of the property will be required to connect to the local water.
11. The property is currently in an X flood zone. The proposed Preliminary Maps identify the property within an AE 12 zone, which would, if adopted, require any development to meet the City's flood ordinances.
12. 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, follow natural boundaries.
 - The commercial character of the area is needed for future commercial expansion.
 - Supported by the City's Comprehensive Plan (FLUM Map, **Figure 6**)
13. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.
14. The Planning and Zoning Commissions find the annexation and zoning map amendment request meet applicable requirements and are appropriate, and provide a Favorable Recommendation to City Council.

Figures



Figure 2 – Street View from Jan. 2019

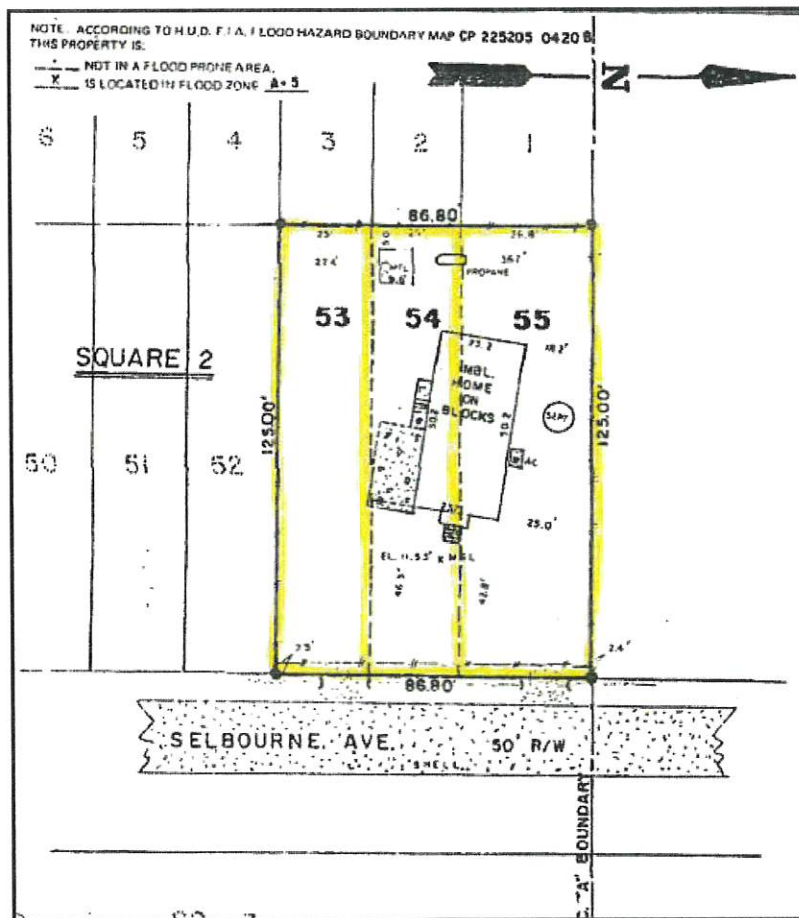
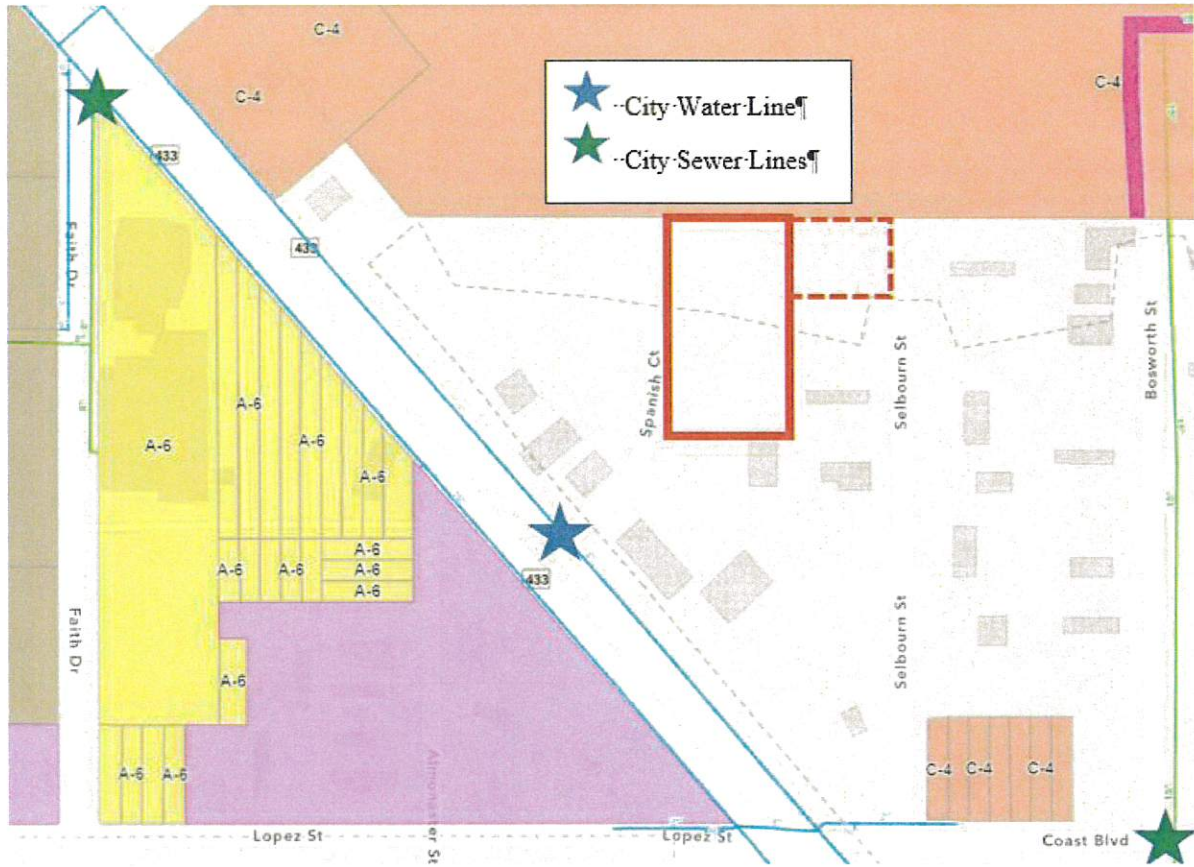
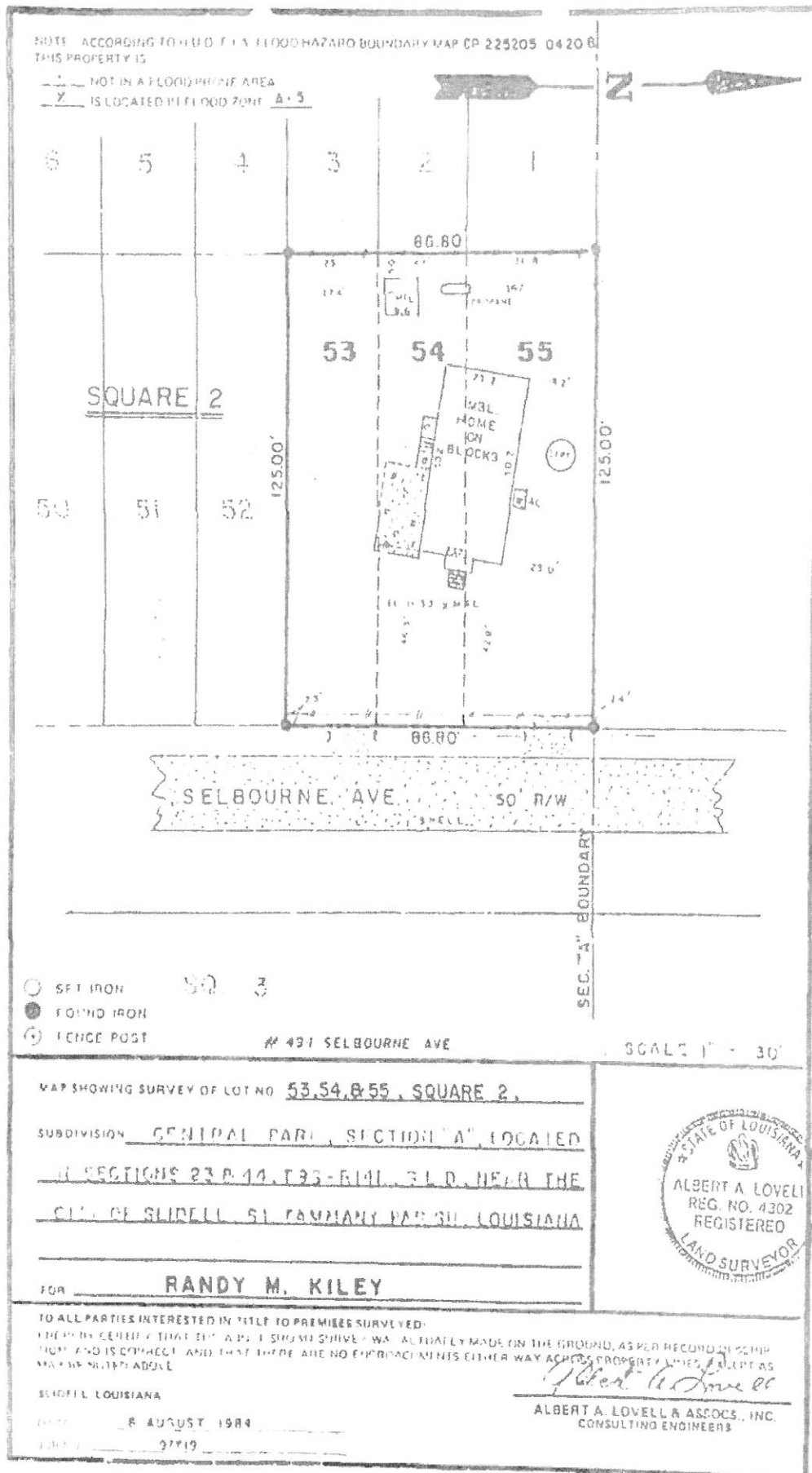


Figure 3. Property survey (1984)



Figure 4. Parish Zoning





ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-6831

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING & DEVELOPMENT

RESOLUTION TO CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF LOT 53-55, SQ 2 CENTRAL PARK S/D, FROM PARISH A-4A (SINGLE FAMILY RESIDENTIAL) TO CITY OF SLIDELL C-4 (HIGHWAY COMMERCIAL). PROPERTY IS LOCATED NEAR INTERSECTION OF COAST BLVD & SELBOURNE AVE., SLIDELL, LA, SITUATED IN SECTION 23 & 44, TOWNSHIP 9 SOUTH, RANGE 11 EAST; WARD 8, DISTRICT 12.

WHEREAS, The City of Slidell is contemplating annexation of Lots 53-55, Square 2, Central Park Subdivision, owned by Walter & Shannon Ybos. Situated in Section 23 & 44, Township 9 South, Range 11 East, Ward 8, District 12 as described below,

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in CENTRAL PARK SUBDIVISION, SECTION A located in Sections 23 and 44, Township 9 South, Range 14 East, G.L.D., near the City of Slidell, St. Tammany Parish, Louisiana, to-wit:

LOTS 53, 54 and 55, SQUARE 2 of said subdivision and more fully described as follows:

Said Lots 53, 54 and 55 measure together 86.80 feet front on Selbourne Avenue, same width in the rear, by a depth of 125.00 feet between equal and parallel lines,

All In accordance with survey by Albert A, Lovell & Associates Inc., Consulting Engineers, dated August 6, 1984, Job No. 97719 a copy of to COB1167/44 in St. Tammany Parish, LA.

For informational purposes only:

Being the same property or a portion of the same property

acquired by Act dated 07/29/2002 and recorded at CIN 1167/44, #554-099 in the official records of the clerk of court, St. Tammany Parish, La.

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

WHEREAS, no sales tax revenue has been generated by this property. The proposal is consistent with the sales tax agreements with the City of Slidell. The proposed change in zoning from Parish A-4A to City C4 represents an intensification of zoning. Parish Council *concurrence* will result in a STD#3 proceeds division 50/50 Parish City. If the Parish Council *does not concur*, the Parish shall retain all STD#3 proceeds for two years following annexation, and then STD#3 proceeds shall be divided 50/50 Parish/City.

WHEREAS, 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. If, in the opinion of the Parish and City Engineers, a different application of regulations should apply to the property, modifications to the applicable regulations may be made upon the written concurrence of the Engineering Departments. In this regard, the Parties agree to cooperate in the review and approval of any drainage plans and traffic impact analysis, in order to ensure the least amount of adverse drainage impacts and traffic on surrounding areas and on existing and future drainage and traffic infrastructure.

WHEREAS, the proposed City zoning is C-4, which *is an intensification* of the residentially zoned portion.

THE PARISH COUNCIL OF ST. TAMMANY HEREBY RESOLVES to concur with the City of Slidell annexation and rezoning of the Property from Parish A4A to City Of Slidell C-4 Highway Commercial, in accordance with the Sales Tax Enhancement Plan.

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

MOVED FOR ADOPTION BY: MR. BINDER

SECONDED BY: MR. LAUGHLIN

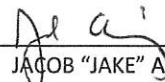
YEAS: DEAN, FITZGERALD, LORINO, TOLEDANO, TANNER, DAVIS, CANULETTE, SMITH, O'BREIN, LAUGHLIN, BINDER, AIREY, RANDOLPH (13)

NAYS: (0)

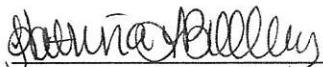
ABSTAIN: (0)

ABSENT: CAZAUBON (1)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 5TH DAY OF OCTOBER 2023, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.


JACOB "JAKE" A AIREY, COUNCIL CHAIR

ATTEST:


KATRINA L. BUCKLEY, COUNCIL CLERK

Administrative Comment

October 5, 2023 St. Tammany Parish Council Meeting

Planning & Development

The City of Slidell requests to annex Lot 53-55, Sq. 2, Central Park S/D located near the intersection of Coast Blvd & Selbourne Ave – Slidell, LA

Current Use – Vacant & Storage for at least (2) two years

Current Zoning – (A4-A) Single Family Residential

Proposed City of Slidell Zoning – (C-4) Hwy Commercial



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 **RANDY M KILEY** as owner for the tax year **2022** and whose address is **515 SPARTAN DR #7101, SLIDELL LA 70458** 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: 95967

Lot 53 54 55 Sq 2 CENTRAL PARK

The total assessed value of all property within the above described area is
\$ 707.

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 **\$ 707**.

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

2022 ASSESSED VALUATION : \$ 707

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 22nd day of August, 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 95967

OWNERS: RANDY M KILEY

515 SPARTAN DR #7101
SLIDELL, LA 70458

PROPERTY DESCRIPTION: **2022 TAX ROLL**

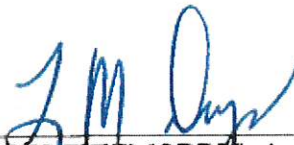
Lot 53 54 55 Sq 2 CENTRAL PARK

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

2022 VALUATION:	Land	-	707
	Improvements	-	0
TOTAL ASSESSED VALUATION			707

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

Slidell, Louisiana this the 22nd day of August, 2023.



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 56221 Selbourn Street, Slidell, LA 70458 further described as:

Central Park Subdivision, Section A located in Sections 23 and 44, Township 9 South, Range 14 East, G.L.D., near the City of Slidell, St. Tammany Parish, Louisiana, to-wit:

LOTS 53, 54 and 55, SQUARE 2 of said subdivision and more fully described as follows:

Said Lots 53, 54 and 55 measure together 86.80 feet front on Selbourne Avenue, same width in the rear, by a depth of 125.00 feet between equal and parallel lines. All in accordance with survey by Albert A. Lovell & Associates, Inc., Consulting Engineers, dated August 6, 1984 Job No. 97719 a copy of to COB 1167/44 in St. Tammany Parish, LA. 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 21st day of August, 2023.

Sincerely,

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

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