



City of Slidell, Louisiana  
**Planning Commission**  
**Agenda**

May 20, 2024 at 7:00pm

City Hall Meeting Room, 2055 2<sup>nd</sup> St, Slidell, LA

Agenda packet available at [myslidell.com/planning/boards/pz](https://myslidell.com/planning/boards/pz)

For questions or to provide public comment before the meeting,  
email [PZ@cityofslidell.org](mailto:PZ@cityofslidell.org) or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME  
for the  
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from April 15, 2024
4. **Public Hearing**
  - a. **S24-04:** A request for a Final Plat to subdivide Lots 7, 9A1, 11A, and a portion of Lot 6, containing 1.206 acres; forming the northwest corner of the intersection of Carey St and Brakefield St, at 2359 Carey Street; into one lot (Lot 9-A-1-A), in Square C, Cousin Addition, City of Slidell, St Tammany Parish, Louisiana; by St Tammany Parish School Board.
  - b. **S24-05:** A request for a Final Plat to subdivide Lots 55 and 56, containing 0.451 acres; at 746 Old Spanish Trail; into one lot (Lot 55A), in Square 7, Pinecrest Subdivision, City of Slidell, St Tammany Parish, Louisiana; by Max Best Services.
  - c. **S24-06\*:** A request for a Final Plat to subdivide Lots 2A and 4, the East portion of Lot 5, and the Revoked Portion of St Anthony St, into one Lot (Lot 5A), containing 2.143 acres, in Square 14, Carolyn Park, at 1541 St Ann Place, City of Slidell, St Tammany Parish, Louisiana; by STARC.  
**\* APPLICANT HAS REQUESTED TO TABLE S24-06 UNTIL THE JUNE 17, 2024 MEETING.**
  - d. **A24-03:** A request to annex property located at 56633 Bosworth St; identified as Lot 19, Square 4, of Central Park Subdivision, Section A, containing 0.1 acre; into the City of Slidell; requested by 2239 1<sup>st</sup> St Family Properties.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

*The next Planning Commission meeting will be June 17, 2024.*



City of Slidell, Louisiana  
**Planning Commission**  
Minutes

April 15, 2024 @ 7:00 p.m.

City Hall Community Meeting Room, 2055 2<sup>nd</sup> Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:01 p.m.

<b>Commissioners Present</b>	<b>Commissioners Not Present</b>	<b>Staff Present</b>
Richard Reardon, Chair	Landon Washington, Vice Chair	Theresa Alexander, Planner
Sandy Hicks	Chad Duffaut, Jr.	
Michael Newton	Gayle Green	
Eric Shives		
  
2. **Pledge of Allegiance**
  
3. **Minutes.** Motion by Commissioner Shives to approve minutes of March 18, 2024 as written; Commissioner Hicks seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.
  
4. **Public Hearing**
  - a. **S24-03:** A request for a Final Plat to subdivide two lots with 0.910 acres; located along the western right-of-way line of Strawberry St; identified as Lots 1E and 1F in Carnation Business Park; into one lot, identified as Lot 1E-2, by PADS Concrete, LLC.  
Introduced by Chair Reardon. Mr. Mike Tharpe, owner was present to answer questions from the Commission. A motion to approve was made by Commissioner Shives and seconded by Commissioner Newton. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **S24-03**.
  
5. **Other Business**
  - a. There was none.
  
6. **General and Public Comments.** There were none.
  - a.
  
7. **Adjournment.** Meeting adjourned at 7:07 p.m. on motion by Commissioner Shives, seconded by Commissioner Hicks, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

Case No. S24-04

Subdivision of

Four Lots into One at 2359 Carey Street

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985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

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**Location:** 2359 Carey Street (Figure 1)

**Owner/Applicant:** St Tammany Parish School Board

**Zoning:** C-3 Central Business/Olde Towne Preservation District

**Future Land Use:** Mixed-Use Neighborhood

**Request:** A resubdivision of Lots 7, 9A1, and 11A, and a portion of Lot 6, INTO Lot 9-A-1-A, Square C, Cousin Addition

**Planning Commission:** May 20, 2024

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### STAFF RECOMMENDATION

Approval

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### FINDINGS

1. The petitioned property is currently developed with two commercial buildings and associated parking lots for St Tammany School Board Operations (**Figure 2**). It is zoned C-3.
2. The subject property is currently zoned C-3 and is located within the Olde Towne Preservation District.
3. The C-3 zoning district does not require minimum lot sizes unless the property is used for a dwelling. If this property were used for a dwelling, it would meet the minimum lot area and width as provided in the A-8 district regulations.
4. There are two public access drives to the 1.206-acre Parcel from Ciruti Street and Carey Street.
5. The property is located within a special flood hazard area, in flood zone AE11. The land has an elevation of approximately six feet. Combining the subject property into one larger lot would make any additional development of the property easier given the necessary elevation and grade changes to meet base flood elevation.
6. In an effort to comply with City and State regulations, the applicant proposes to combine the four lots into one lot (Lot 9-A-1-A) (**Figure 3**).
7. The combination of lots will not impact the use of the property, create any nonconforming situations, or impact the use of City utilities already in place.

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### RECOMMENDATION

8. The Planning Department recommends approval.

Figure 1. Location Aerial



Figure 2. Street Views (2019)



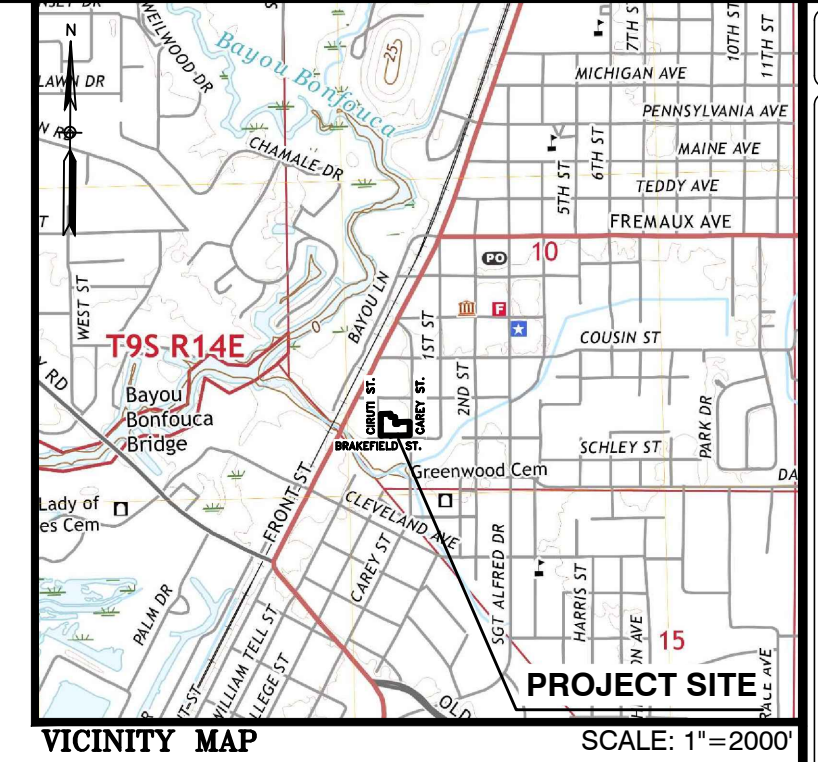
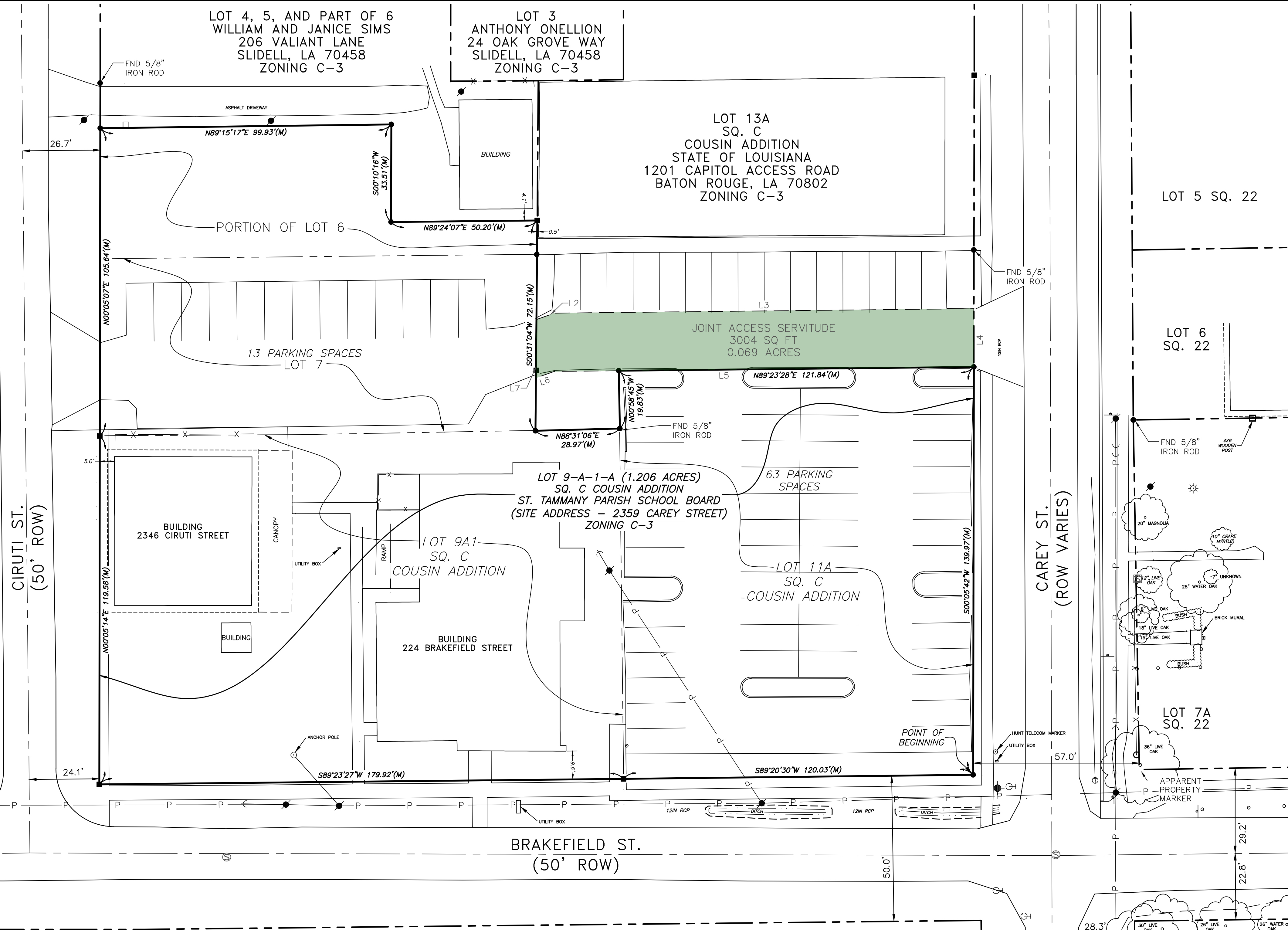
Ciruti and Brakefield St View



Brakefield and Carey St View



V:\PROJECTS\532 ST. TAMMANY SCHOOL BOARD\532-012.ROBERT ADDITION 7A.9 11A.CAD- FIELD DATA\532-012.ROBERT ADDITION 7A.9 11A.CAD.REV.04-24-24.DWG



**LEGEND (N.T.S.)**

- FOUND 3/4" IRON PIPE (OR AS SHOWN)
- FOUND "x" CUT IN CONCRETE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- SEWER CLEANOUT
- TELEPHONE MANHOLE
- DROP INLET
- SIGN

PROPERTY LINE  
ADJACENT PROPERTY LINE  
FENCELINE  
OVERHEAD POWERLINE  
ROAD CENTERLINE  
ROAD EDGE

(M) MEASURED BEARING AND/OR DISTANCE  
(R) RECORD BEARING AND/OR DISTANCE

**LEGAL DESCRIPTION—LOT 9-A-1-A**

A CERTAIN TRACT OF LAND SITUATED IN SLIDELL, ST. TAMMANY PARISH, LOUISIANA, LOCATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 14 EAST, DESIGNATED AS LOT 9-A-1-A CONTAINING 1.206 ACRES:

COMMENCING AT A POINT, BEING THE INTERSECTING CENTERLINES OF BRAKEFIELD ST. AND CAREY ST.; PROCEED N 44-16 W 4/- 39' TO THE POINT OF BEGINNING FOR LOT 11A, BEING A FOUND 3/4" IRON PIPE

THENCE BEARING S 89-20-30 W A DISTANCE OF 120.03;

THENCE BEARING S 89-23-17 W A DISTANCE OF 179.92;

THENCE BEARING N 00-05-14 E A DISTANCE OF 119.58;

THENCE BEARING N 00-05-07 E A DISTANCE OF 105.64;

THENCE BEARING N 89-15-17 E A DISTANCE OF 99.93;

THENCE BEARING S 00-10-16 W A DISTANCE OF 33.51;

THENCE BEARING N 89-24-07 E A DISTANCE OF 50.20;

THENCE BEARING S 00-31-04 W A DISTANCE OF 72.15;

THENCE BEARING N 88-31-06 E A DISTANCE OF 28.97;

THENCE BEARING N 00-58-45 W A DISTANCE OF 19.83;

THENCE BEARING N 89-23-28 E A DISTANCE OF 121.84;

THENCE BEARING S 00-05-42 W A DISTANCE OF 139.97;

SAID TRACT CONTAINING 1.206 ACRES

**JOINT ACCESS SERVITUDE**

LINE	BEARING	DISTANCE
L2	N70-28-52E	6.52'
L3	N89-23-28E	144.00'
L4	S00-04-09W	20.00'
L5	S89-23-28W	144.00'
L6	S70-29-07W	6.68'
L7	N00-31-04E	20.06'

**APPROVED:**

PLANNING COMMISSION CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF SLIDELL MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF SLIDELL COUNCIL PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_

MAP FILE NUMBER \_\_\_\_\_ DATE FILED \_\_\_\_\_

OWNER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

TOTAL AREA: 1.206 ACRES (52,541 SF)

**MAP SHOWING RESUBDIVISION OF LOTS 7, 9A1, 11A AND A PORTION OF LOT 6 OF COUSIN ADDITION, SQUARE C INTO LOT 9-A-1-A**

**SECTION 10 - TOWNSHIP 9S - RANGE 14E**

**LOCATED IN THE CITY OF SLIDELL**

**ST. TAMMANY PARISH, LA, GREENSBURG LAND DISTRICT**

**FOR**

**ST. TAMMANY PARISH SCHOOL BOARD**

**224 BRAKEFIELD STREET**

I CERTIFY THAT I MADE THE SURVEY SHOWN HEREON, THAT IT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY, AND THAT THERE ARE NO SIGNIFICANT VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED. FIELD SURVEY COMPLETED ON AND CERTIFIED AS OF 07/17/2023.

TODD A. HARRIS, P.L.S. DATE 04/24/2024  
LA LICENSE NO. 5049

REVISED 09/18/2023 REVISED 04/15/2024  
REVISED 02/14/2024 REVISED 04/24/2024

2023 - PROVIDENCE ENGINEERING - ALL RIGHTS RESERVED

GENERAL NOTES:

NOTE: THIS SURVEY IS SUBJECT TO THOSE FACTS WHICH MIGHT BE DISCLOSED BY A COMPLETE TITLE SEARCH. CERTIFICATION DOES NOT EXTEND TO ANY OTHER PARTY NOR IS THIS PLAT TO BE COPIED OR DISTRIBUTED WITHOUT WRITTEN PERMISSION OF THE LAND SURVEYOR.

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

FENCE LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL INFORMATION ONLY. NO DETERMINATION REGARDING POSSESSORY RIGHTS IS MADE BY THE LAND SURVEYOR.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA. REV. STATUTES TITLE 46: CHAPTER 29, AS A CLASS C SURVEY.

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NO. 220204, 0010 C DATED APRIL 21, 1999.

ZONE "AE" IS A SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD) AND REQUIRES A BASE FLOOD ELEVATION (B.F.E.) OF +9.00'. CONTACT CITY OF SLIDELL FLOOD PLAIN ADMINISTRATOR (985) 646-4323 TO VERIFY ELEVATION REQUIREMENTS.

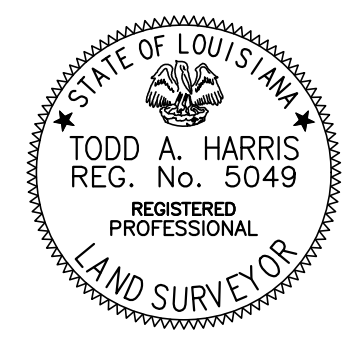
ADVISORY BASE FLOOD ELEVATION (A.B.F.E.) OF +10.00'

ZONING: C-3 CENTRAL BUSINESS DISTRICT (NO SETBACKS REQUIRED UNLESS WHEN USED FOR A DWELLING OR IN PART FOR A DWELLING)

BASIS OF BEARING: LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), DERIVED FROM LSU C4G REAL TIME NETWORK, NAD 83 (EPOCH 2010)

REFERENCE MAPS:

A. "SURVEY OF A PORTION OF LOT 6 & ALL OF LOT 7, LOT 9A1, LOT 11A, OF SQUARE C, COUSIN ADDITION, AND LOT 7A, OF SQUARE 22, ROBERT ADDITION, AND LOT 3 & LOT 4, OF SQUARE 31, ROBERT ADDITION" BY PROVIDENCE ENGINEERING, BY TERRAL MARTIN, PLS # 5030, DATED 09/16/2022, LAST REVISED 03/16/2023.



SHEET NUMBER 1

RESUBDIVISION OF LOTS 7, 9A1, 11A AND A PORTION OF LOT 6 OF COUSIN ADDITION, SQUARE C INTO LOT 9-A-1-A ST. TAMMANY PARISH SCHOOL BOARD

PROJECT 132-012  
DATE 07/17/2023  
SCALE 1:20

PROVIDENCE ENGINEERING  
1201 MAIN STREET, BATON ROUGE, LA 70802, PH: (225) 765-7600

ATTENTION: THIS BAR = 1 INCH ON ORIGINAL DRAWING. ADJUST SCALE IF THIS BAR DOES NOT = 1 INCH.

NO.	DATE	REVISION DESCRIPTION
1	09/18/2023	CORRECTED SIGNATURE BLOCK, ADDRESSES, ZONING, AND JOINT ACCESS SERVITUDE
2	02/14/2024	AS PER CITY OF SLIDELL PLANNING DEPARTMENT COMMENTS
3	04/15/2024	UPDATED SIGNATURE BLOCK AS PER CITY OF SLIDELL PLANNING DEPARTMENT COMMENTS
4	04/24/2024	CORRECTED ADDRESS, CHANGED SIGNATURE BLOCK BACK TO ORIGINAL AS PER SLIDELL PLANNING DEPT COMMENTS

**Location:** 744 Old Spanish Trail (**Figure 1**)

**Owner/Applicant:** Max Best Services

**Zoning:** C-4 Highway Commercial

**Future Land Use:** Commercial

**Request:** A resubdivision of Lots 55 and 56, Square 7, Pinecrest Subdivision, into Lot 55A, in Section 44, T-9-S, R-14-E, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana

**Planning Commission:** May 20, 2024

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### STAFF RECOMMENDATION

Approval

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### EXISTING CONDITIONS

1. The petitioned property consists of two lots of record and is vacant land (**Figure 2**). It is zoned C-4.
2. The C-4 zoning district does not require minimum lot sizes unless the property is used for a dwelling. If this property were to be used for a dwelling, it would have to meet the minimum lot area and width as provided in Sec. 2.11 for A-8 zoning district.
3. To move forward with the proposed use of used car dealership, Owner is required to combine the two existing lots of record, Lot 55 and 56, creating one official lot of record (55A).
4. The subject property has direct access to Old Spanish Trail.



*Figure 1. Location aerial*

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### FINDINGS

5. There is public water available to the subject property from Old Spanish Trail, with a 10-inch water main directly across the street along the southern right-of-way line of Old Spanish Trail. However, water services are available from adjacent properties at 726 and 748 Old Spanish Trail. Additionally, public sewer is also available to the property with an 8-inch gravity sewer line that intersects with the north right-of-way line of Old Spanish Trail at 726 Old Spanish Trail, approximately 130 feet from the centerline of the proposed property (**Figure 3**).
6. The applicant proposes to combine the two lots into one lot (Lot 55A) (**Figure 4**).
7. The property is located within a special flood hazard area, in flood zone AE11. The land has an elevation of approximately 4.5 feet. Combining the subject property into one larger lot would make any additional development of the property easier given the necessary elevation and grade changes to meet base flood elevation.



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**RECOMMENDATION**

1. The Planning Department recommends approval.

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**FIGURES**

*Figure 1. Location aerial*



Figure 2. Street View



Figure 3. City Utilities



*Figure 4. Proposed Resubdivision*

**GENERAL NOTES**

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 220204\_0010\_C, DATED: 04/21/1999. FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9.0'.

REFERENCE: A Subdivision Plat by A.T. Dusenberg Dated 05/02/1927.

REFERENCE: A Survey Plat by John E. Bonneau Dated 12/11/1984 Survey # 84158.

NOTES:  
1.) BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 01/24/2024.  
2.) PROPERTY IS ZONED C-4 HIGHWAY COMMERCIAL.

**Yards:**  
(a) Front: 20 feet landscaped in accordance with section 2.2513. No access to storage units shall be permitted from the front yard or any yard facing a public right-of-way.  
(b) Side: Five feet each side minimum or ten percent of lot width. If the side yard abuts a residentially zoned property, then the side yard building setback is 25 feet and landscaped in accordance with section 2.2207.  
(c) Rear: 25 feet. When the rear yard abuts a residentially zoned property then the rear ten feet must be landscaped in accordance with section 2.2207.  
(3) Height: No building shall exceed 35 feet in height.

**APPROVED:**

CHAIRMAN OF PLANNING COMMISSION	DATE
MAYOR	DATE
PRESIDENT OF CITY COUNCIL	DATE
CLERK OF COURT	DATE
MAP FILE NO.	DATE FILED
OWNER/AGENT	DATE
<b>TOTAL AREA: 19,643 SQ. FT. OR 0.451 ACRES</b>	

**Legal Description Lot 55A:**

A certain parcel of land, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the intersection of the westerly right of way line of Pine Tree Street and the northerly right of way line of Old Spanish Trail in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana run along said northerly right of way line of Old Spanish Trail northwesterly a distance of 850 feet to a 1/2" iron pipe found and the Point of Beginning.

From the Point of Beginning continue along said northerly right of way line of Old Spanish Trail North 53 Degrees 31 Minutes 23 Seconds West a distance of 99.59 feet to a 1/2" iron rod found; Thence leaving said northerly right of way line of Old Spanish Trail run North 37 Degrees 29 Minutes 48 Seconds East a distance of 200.33 feet to a 1/2" iron pipe found; Thence run South 47 Degrees 09 Minutes 40 Seconds East a distance of 100.40 feet to a fence post found; Thence run South 37 Degrees 36 Minutes 47 Seconds West a distance of 189.21 feet and back to the Point of Beginning.

Said Lot 55A contains 0.451 acres of land more or less, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

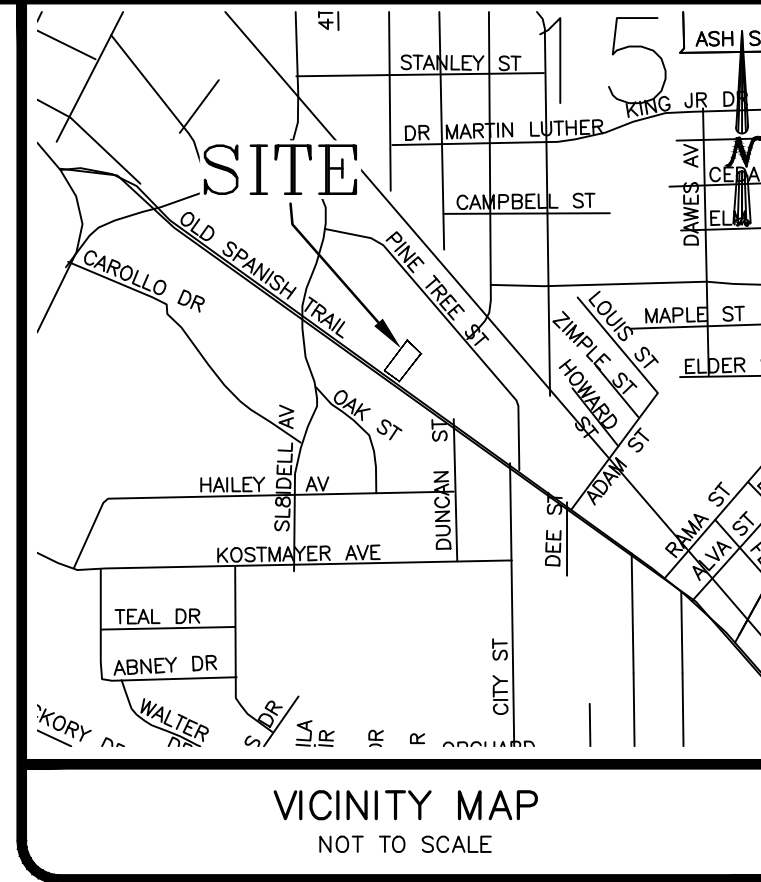
**LEGEND**

	S	SEWER MANHOLE, SEWER LINE
	W	WATER MANHOLE, WATER LINE
	G	GAS MANHOLE, GAS LINE
	T	TELE. MANHOLE, TELE. LINE
	D	DRAIN MANHOLE, DRAIN LINE
	I	DRAIN INLET, DRAIN LINE
	E T TV	POWER POLE / OVERHEAD LINES
	E T TV	ELEC. TOWER / OVERHEAD LINES
	C	CATCH BASIN
	L	LIGHT STANDARD
	TRLT	TRAFFIC LIGHT
	TELE.	TELE., ELEC., CATV PEDESTAL
	G	GAS, WATER, ELECTRIC METER
	W	GAS, WATER VALVE
	S	SEWER, DRAIN CLEANOUT
	F	FIRE HYDRANT
	G	GUY WIRE ANCHOR
	S	SIGN
	P	PYLON
	M	MAILBOX
	T	TREE
	S	SHRUB
	F	FENCE

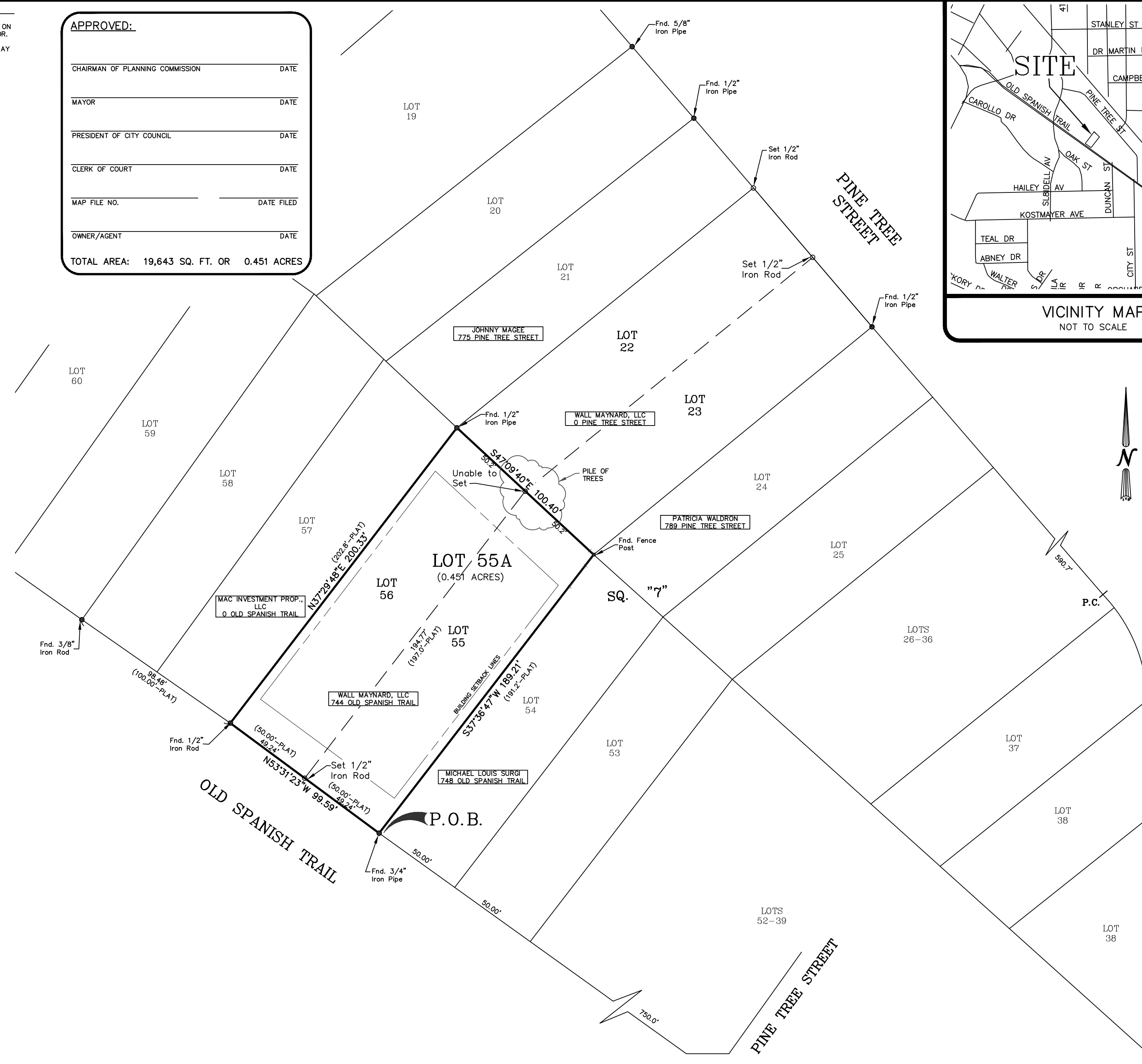
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 40 ft.



VICINITY MAP  
NOT TO SCALE



P.C.

LOTS 26-36

LOT 53

LOT 37

LOT 38

PINE TREE STREET

OLD SPANISH TRAIL

LOT 55A  
(0.451 ACRES)

SQ. "7"

LOT 55

LOT 54

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154

**A RESUBDIVISION PLAT OF  
LOTS 55-56 INTO LOT 55A, SQ. 7,  
PINECREST S/D IN THE CITY OF SLIDELL,  
IN SEC. 44, T-9-S, R-14-E, GLD,  
ST. TAMMANY PARISH, LOUISIANA**

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.  
MAX BEST SERVICES

SCALE: 1" = 40'  
DATE: 01/19/2024  
DRAWN BY: VLL CHECKED BY: JDL  
DWG. NO. 20240013  
SHEET 1 OF 1

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

PATHFILE: G:\SURVEYING\2024\LOT SURVEY\PLAT SURVEY\PLAT SURVEY\20240013.LOTS 27-23.SD.7.MAX\20240013.dwg

**Location:** 56633 Bosworth Street (**Figure 1**)

**Petitioner(s):** 2239 1<sup>st</sup> St Family Properties, through Jason Clayton, 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:** Needed; request sent on April 8, 2024; Concurrence Hearing June 6, 2024

**Planning & Zoning Commissions**

**Consent Agenda:** April 15, 2024

**Public Hearing:** May 20, 2024

**City Council (anticipated)**

**Consent Agenda:** June 11, 2024

**Public Hearing:** June 25, 2024

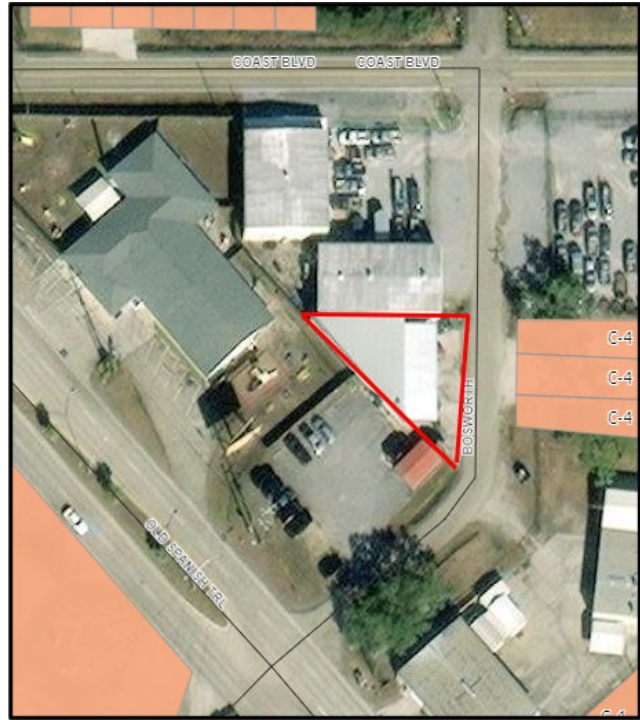


Figure 1. Location map and City zoning

**RECOMMENDATIONS**

*Planning Department*

Approval

*Planning & Zoning Commissions*

TBD

**FINDINGS**

1. The petitioned property contains 0.1 acres and is developed property as a commercial auto shop (**Figures 2 and 3**).
2. The petitioned property has:
  - No registered voters (Certificate of Registrar of Voters dated March 21, 2024).
  - No resident property owners.
  - The petitioned property has an assessed value of \$12,046. Non-resident property owners representing 100% of the assessed value of the petitioned property signed the Annexation Petition.
  - Certificate of Ownership, and Certificate of Ownership and Assessed Valuation dated April 3, 2024.
3. The petitioned property is not contiguous to the City’s corporate limits. City jurisdictional properties are located directly opposite Bosworth Street, approximately 35 feet. (**Figure 1**)

4. Bosworth Street is a 50 foot right-of-way currently within the St Tammany Parish jurisdiction, with an improved asphalt surface and a combination of covered concrete culverts and open drainage ditches on both sides between Coast Boulevard and Old Spanish Trail.
5. 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.
6. C-4 allows similar uses as HC-2; it does not allow more intense uses.
7. For the purpose of the Sales Tax Enhancement Plan, the property is developed commercial. The Parish needs to concur to this annexation; the Planning Department sent notification to the Parish on April 8, 2024.
8. The subject property is located on a Parish local road – Bosworth Street, approximately 125 feet northeast of Old Spanish Trail.
9. Other nearby properties along Bosworth and Old Spanish Trail are HC-2 and C-4 (**Figures 1 and 4**).
10. 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.
11. City water is approximately 125 feet from the southeast corner of the subject property on Bosworth St from Old Spanish Trail. It is believed a water extension line may be immediately adjacent to the subject property. City sewer is available immediately across the street currently servicing 56634 Bosworth St (**Figure 5**). Applicants understand the property will be required to connect to City water and sewer.
12. The property is located within a special flood hazard area, in flood zone AE12. The land has an elevation of approximately 9 feet.

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## RECOMMENDATIONS

1. The Planning Department finds the annexation is reasonable for the following reasons:
  - Configuration of municipal boundaries to fill in gaps.
  - The character of the area is already urbanized.
  - Supported by the City’s Comprehensive Plan.
2. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.
3. The annexation of all or a portion of the Bosworth Street right-of-way may need to be considered by City Council based on the recommendation of the Planning & Zoning Commissions, the City Engineering Department, and the City Attorney.

**FIGURES**

**Figure 1. Location map and City Zoning**



**Figure 2. Street View (Google Maps, Jan. 2019)**



Figure 3. Property Survey (McKay & Associates – Jan. 2024)

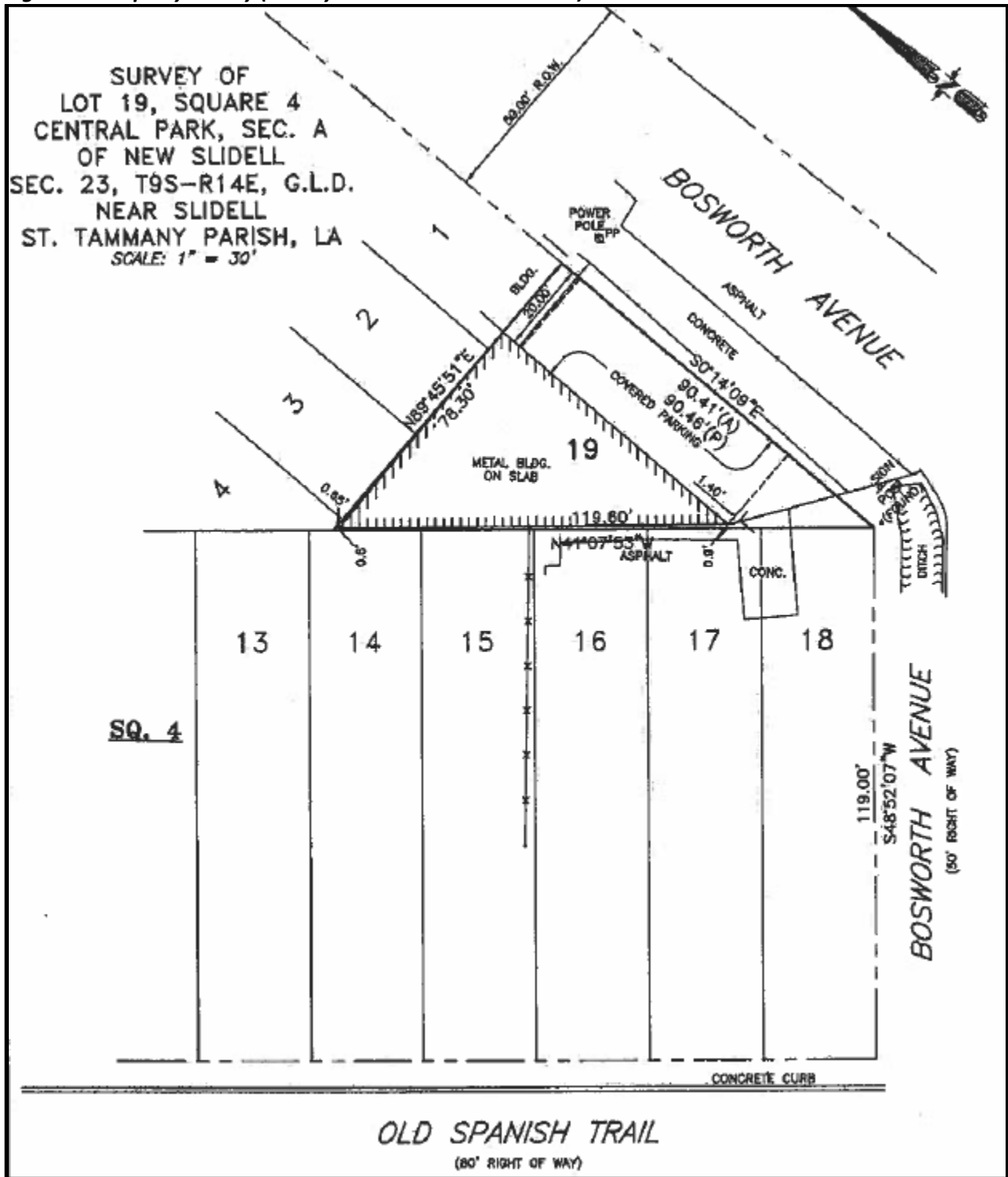




Figure 4. St. Tammany Parish Zoning

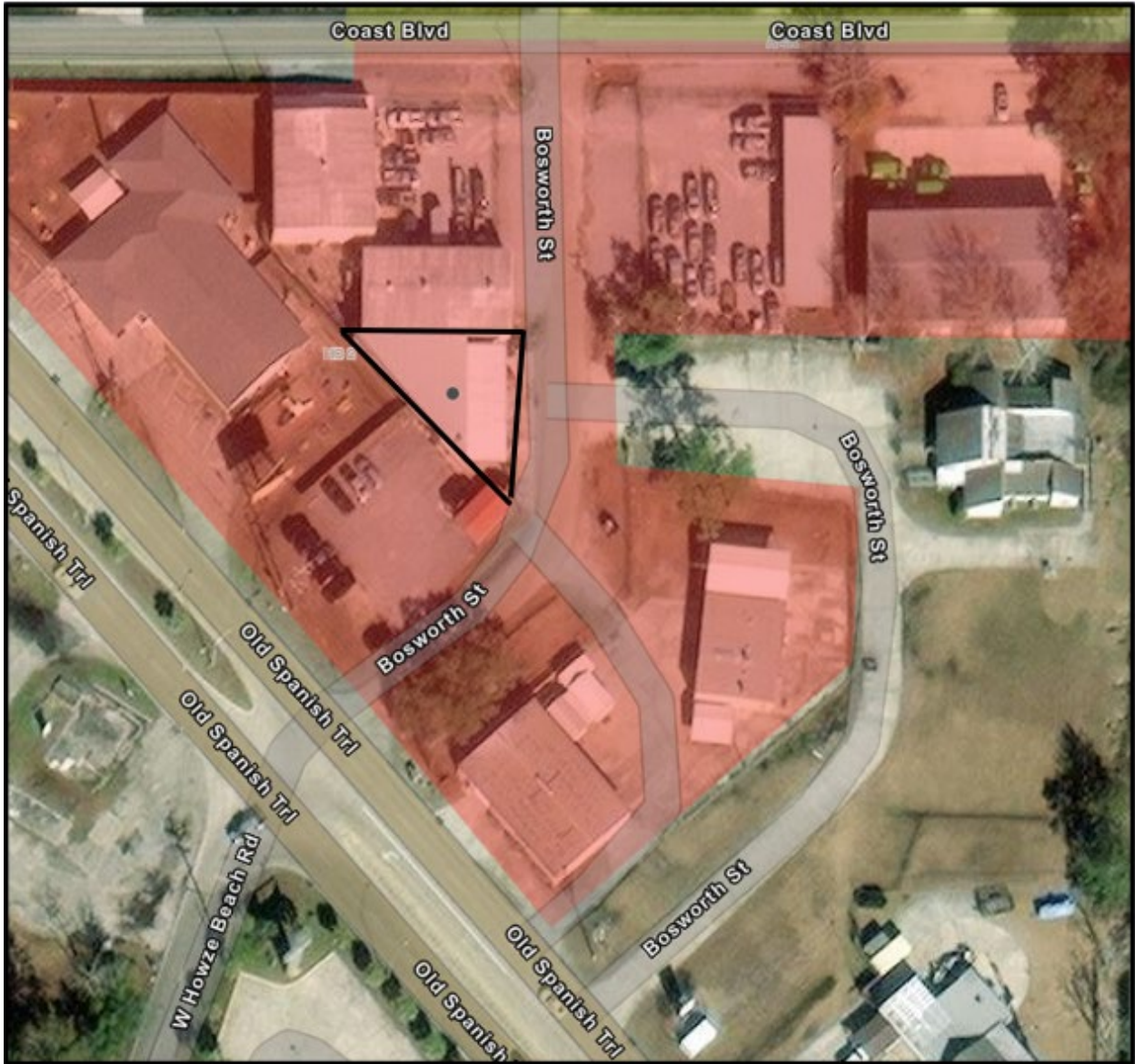


Figure 5. City Utilities

