City of Slidell, Louisiana

Planning Commission

Agenda

SCAN ME
for the
PC website

October 19, 2026 at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA
Agenda packet available at **myslidell.com/planning/boards/pz**
For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)

- Please silence all phones and electronic devices.
- For all Appeals, fees apply per Appendix F of the City of Slidell Municipal Code.
- All Speakers must sign in at the podium before speaking on any issue.
- Public Speaking – 3 minutes is allowed per person and 1 minute for additional comments.
- Please exit the building immediately after the conclusion of the meeting.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes**. Approve minutes from September 21, 2026
4. **Public Hearing**
   a. **AZ2026-0006**: A request to annex into the City of Slidell property located at 500 Edgewood Drive; identified as a part of Fairview Drive in Woodland Park Subdivision, containing 0.135 acres (Parcel 144189), and establish City zoning classification as R3 High Density Residential.
   b. **WITHDRAWN - AZ2026-0007**: ~~A request to annex into the City of Slidell property located at 456 Edgewood Drive; identified as Lots 32 and 33, Square 1, Woodland Park Subdivision, containing 0.13 acres (Parcel 108889), and establish City zoning classification as R3 High Density Residential.~~
   c. **WITHDRAWN - AZ2026-0008**~~: A request to annex into the City of Slidell property located at 450 Edgewood Drive, identified as Lot 30A, Square 1, Woodland Park Subdivision containing 0.14 acres (Parcel 106506); and establish City zoning classification as R3 High Density Residential~~
5. **Other Business**
   a. **SUBD2026-0038:** A request for resubdivision of a tract of land in the City of Slidell addressed as 39200 Highway 190 East and containing 53.79 acres, bounded by Hwy 190 East to the north and Brookter Street to the west, into three tracts identified as Tracts AG-1 (7.346 acres), AG-2 (4.468 acres), and AG-3 (41.979 acres). (*Subject to annexation by City Council on November 10*)
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be November 16, 2026.

City of Slidell, Louisiana

Planning Commission

Minutes

September 21, 2026 @ 7:00 p.m.
Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Green at 7:03 p.m.

Commissioners Present	Commissioners Not Present	Staff Present
Gayle Green, Chair	Sandy Hicks	Daniel McElmurray, Planning Director
Richard Reardon, Vice Chair		Erica Smith, Planning Secretary
Chad Duffaut, Jr.		Delaney Fulton, Planning Intern
Jordan Granier		
Brandee Krieger		
Michael Newton		

2. **Pledge of Allegiance**

3. **Minutes**. Motion by Commissioner Duffaut to approve minutes of August 17, 2026 as written; Commissioner Newton seconded. A vote of 5 YAYS, 0 NAYS, 1 ABSTAIN approved the minutes.

4. **Public Hearing**

   a. **AZ2026-0006**: A request to annex into the City of Slidell property located at 500 Edgewood Drive; identified as a part of Fairview Drive in Woodland Park Subdivision, containing 0.135 acres (Parcel 144189), and establish City zoning classification as R3 High Density Residential.

   b. **AZ2026-0007**: A request to annex into the City of Slidell property located at 456 Edgewood Drive; identified as Lots 32 and 33, Square 1, Woodland Park Subdivision, containing 0.13 acres (Parcel 108889), and establish City zoning classification as R3 High Density Residential.

   c. **AZ2026-0008**: A request to annex into the City of Slidell property located at 450 Edgewood Drive, identified as Lot 30A, Square 1, Woodland Park Subdivision containing 0.14 acres (Parcel 106506); and establish City zoning classification as R3 High Density Residential

   Introduced by Chair Green. A motion was made by Commissioner Duffaut to combine AZ2026-0006, AZ2026-0007 and AZ2026-0008 and that they be voted on as one case. Commissioner Krieger seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved this. Several Parish residents of the Woodland Park neighborhood were present to voice concerns and express their desire to have this project stopped. Mr. Paul Mayronne, representative for the developer, was present to address the Commission in support of the project and to answer questions by the Commission. Director McElmurray addressed the Commission and recommended approval. Commissioner Reardon made a motion to defer until the October 19, 2026, meeting pending the study of more information. Commissioner Granier seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN deferred AZ2026-0007 and AZ2026-0008 to the October 19, 2026, meeting.

   d. **DEXCP 2026-0005**: A request for a design exception to the design standards of the Unified Development Code for a proposed tilt-wall concrete warehouse and distribution building (252,720 sq ft) on a 15.25 ac new parcel at 1951 Town Center Parkway.

e. **DEXCP 2026-0006**: A request for a design exception to the design standards of the Unified Development Code for a proposed Retail Store at 1350 Town Center Parkway (Parcel 86153).

Introduced by Chair Green. Mr. Mark Salvetti of Stirling Properties was present to answer questions by the Commission. Director McElmurray addressed the Commission and recommended approval. Commissioner Granier made a motion to approve DEXCP2026-0006. Commissioner Newton seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved **DEXCP2026-0006.**

f. **DEXCP 2026-0007**: A request for a design exception to the design standards of the Unified Development Code for a proposed tilt-wall concrete warehouse and distribution building (252,720 sq ft) on a 22.778 ac new parcel at 1701 Town Center Parkway.

Introduced by Chair Green. A motion was made by Commissioner Duffaut to combine DEXCP2026-0005 and DEXCP2026-0007 and be heard as one case. Commissioner Granier seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved it. DEXCP2026-0006 will be voted on separately. Mr. Mark Salvetti of Stirling Properties was present to answer questions by the Commission. Director McElmurray addressed the Commission and recommended approval. Commissioner Granier made a motion to approve DEXCP2026-0005 and DEXCP2026-0007. Commissioner Duffaut seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved **DEXCP2026-0005 and DEXCP2026-0007.**

5. **Other Business**

   a. **SUBD2026-0032:** A request for a Plat to subdivide Parcel 12 in Fremaux Town Center Subdivision into Parcels 12A (0.611 ac) and 12B (0.479 ac) located along a private drive (Levis Lane) and north of the W-14 Canal within the Fremaux Town Center

   b. **SUBD2026-0033:** A request for a Plat to subdivide Tract 1B-1 in Bayer Subdivision into Tracts 1B-1A (1.404 ac), 1B-1B (13.531), 1B-1C (4.174 ac), and 1B-1D (0.417 ac), located east of Town Center Pkwy, south of Levis Lane and north of the W-14 Canal within the Fremaux Town Center.

   c. **SUBD2026-0036:** A request for a Plat to subdivide Tract 1B-1B and Parcel 12B in Fremaux Town Center Subdivision into Tract 1B-1B-1 (14.04 ac), in Fremaux Town Center Subdivision, east of Town Center Pkwy, south of Levis Lane, and north of the W-14 Canal, within the Fremaux Town Center.

   Introduced by Chair Green. A motion was made by Commissioner Krieger to combine **SUBD2026-0032, SUBD2026-0033** and **SUBD2026-0036** into one case. Commissioner Duffaut seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved. This. Director McElmurray addressed the Commission, answered questions and recommended approval. Commissioner Krieger made a motion to approve, seconded by Commissioner Newton. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved **SUBD2026-0032, SUBD2026-0033 and SUBD2026-0036**.

6. **General and Public Comments**. Director McElmurray formally introduced our two new Commissioners, Brandee Krieger and Jordan Granier.

7. **Adjournment.** Meeting adjourned at 9:45 p.m. on a motion by Commissioner Duffaut, seconded by Vice Chair Reardon, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

STAFF REPORT

Case No. AZ 2026-0006

Annexation of that parcel of land identified as Tax Parcel 144189 containing .11 acres addressed as

500 Edgewood Drive

Planning Department

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

Location: Tax Parcel 144189 in Woodland Park Subdivision, Edgewood Drive at Fairview Drive (***Figure 1***)

Petitioner(s): Jeff Vallee, authorized representative of H South LLC

Future Land Use: Residential (***Figure 2***)

Zoning: R3 High Density Residential (***Figure 3***); current Parish Zoning: R-2 Rural Residential District ***(Figure 4)***

Requests: Annex and establish City zoning classification as R3 – High Density Residential

Parish Concurrence: Not needed

Planning & Zoning Commissions

Public Hearing: October 19, 2026 (*deferred from September 21*)

City Council (tentative)

Consent Agenda: October 27, 2026
Public Hearing: November 10, 2026

RECOMMENDATIONS

Planning Department	***Planning Commission***
APPROVAL	TBD

FINDINGS

1. The property identified as St Tammany Parish Assessor Tax Parcel 144189 is 0.11 acres and is undeveloped, was created as a land parcel from land formerly designated as an extension of Fairview Drive in the Woodland Park Subdivision. This lot is used as an accessway for 502 Edgewood Drive which is expected to continue upon completion of Sagefield Drive. **(*Figure 1*)**

2. The petitioned property has:
   - No registered voters (Certificate of Registrar of Voters dated June 23, 2026).
   - No resident property owners.
   - The petitioned property has an assessed value of $698. Non-resident property owners representing (100%) of the assessed value of the petitioned property signed by one corporate property owner, a representative of which signed the Annexation Petition on July 26, 2026.
   - One corporate property owner, a representative of which signed the Annexation Petition.

3. The petitioned property is contiguous with the City's corporate limits via 14% of shared boundary with 1450 Gause Boulevard West.

4. Proposed residential zoning is consistent with the *Slidell 2040 Comprehensive Plan* Future Land Use Map **(*Figure 2*)**

5. The parcel for the current petition is currently zoned R-2 Parish zoning Rural Residential. ***(Figure 4)***
6. The applicant requests establishment of City zoning as R3 High Density Residential to coincide with the R-3 zoning of the adjacent property at 1450 Gause Boulevard West that was recently annexed into the City by the same developer for the Sagefield subdivision. The site is proposed to be utilized as a secondary point of ingress and egress into the proposed subdivision with no dwelling unit added to the site. **(*Figure 5)***
7. No utility connections are required for this parcel to be used as a secondary ingress/egress point. ***(Figure 6)***
8. The property is in Flood Zone A2 with an approximate ground elevation of 12 feet. (***Figure 7***)
9. An objection to the proposed Sagefield subdivision by Shelia Patterson of 514 Edgewood Drive has been received. ***(Figure 8)*** *Additional comments were received at the September 19 Planning Commission meeting and have been added to this staff report.*

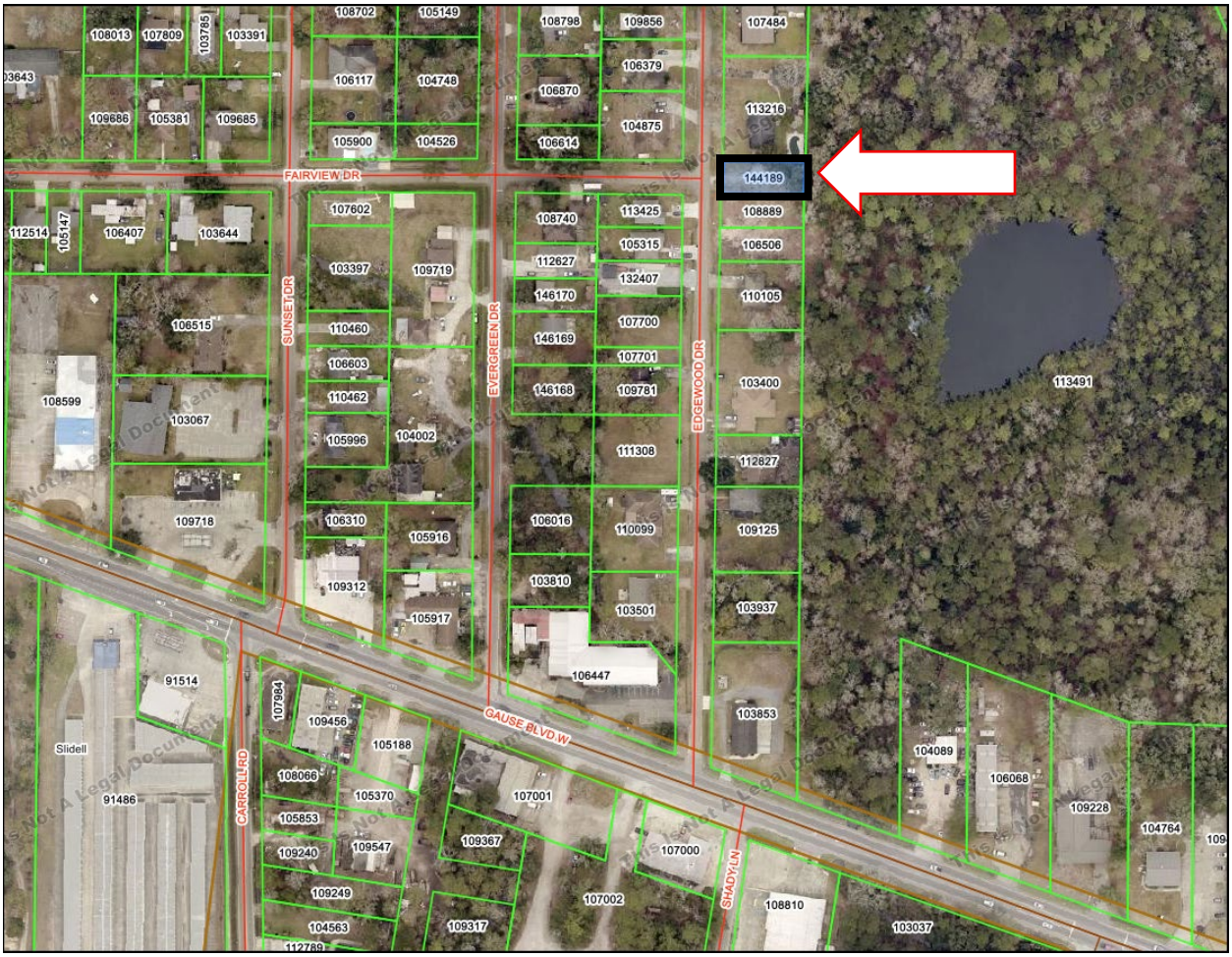
ASSESSMENT OF REQUEST

The Planning Department finds the annexation and zoning map amendment request adheres to applicable requirements and is appropriate/reasonable for the following reasons:

- The proposed use as a public right-of-way is consistent with adjacent residential use and historic layout of the Woodland Park subdivision.
- The right-of-way will provide a necessary secondary ingress and egress point to the proposed adjacent Sagefield subdivision.
- The request is consistent with City of Slidell Subdivision regulations and State of Louisiana Fire Marshal regulations for the provision of additional point of ingress/egress to the proposed subdivision.
- The request is consistent with the *Slidell 2040 Comprehensive Plan*.

FIGURES

Figure 1. Site Location



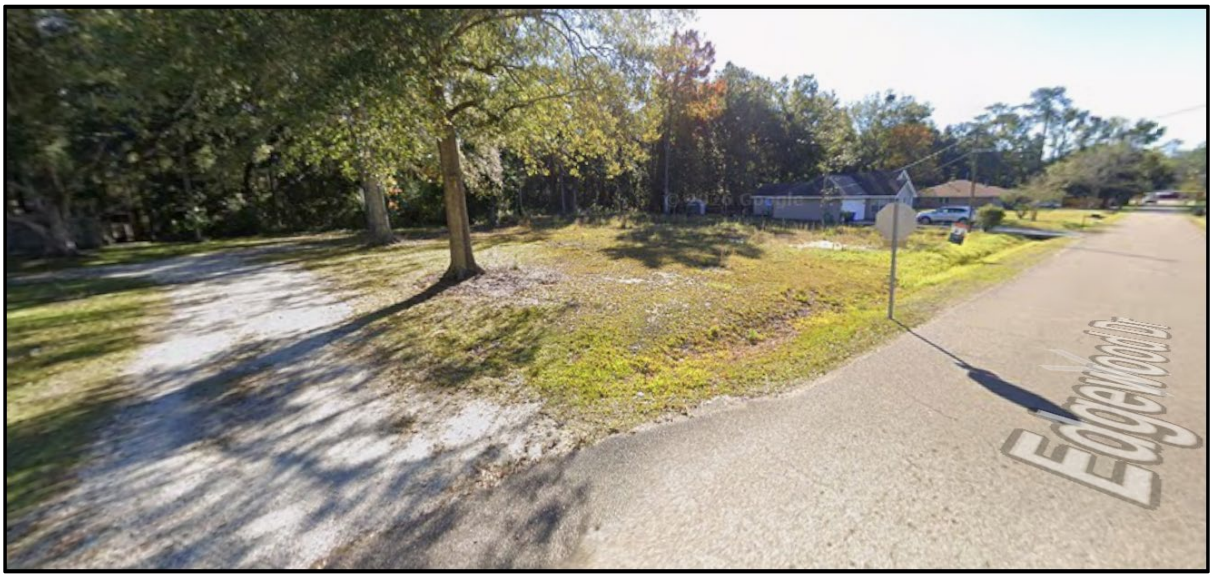


Figure 2. Future Land Use Map (Slidell 2040 Comprehensive Plan)

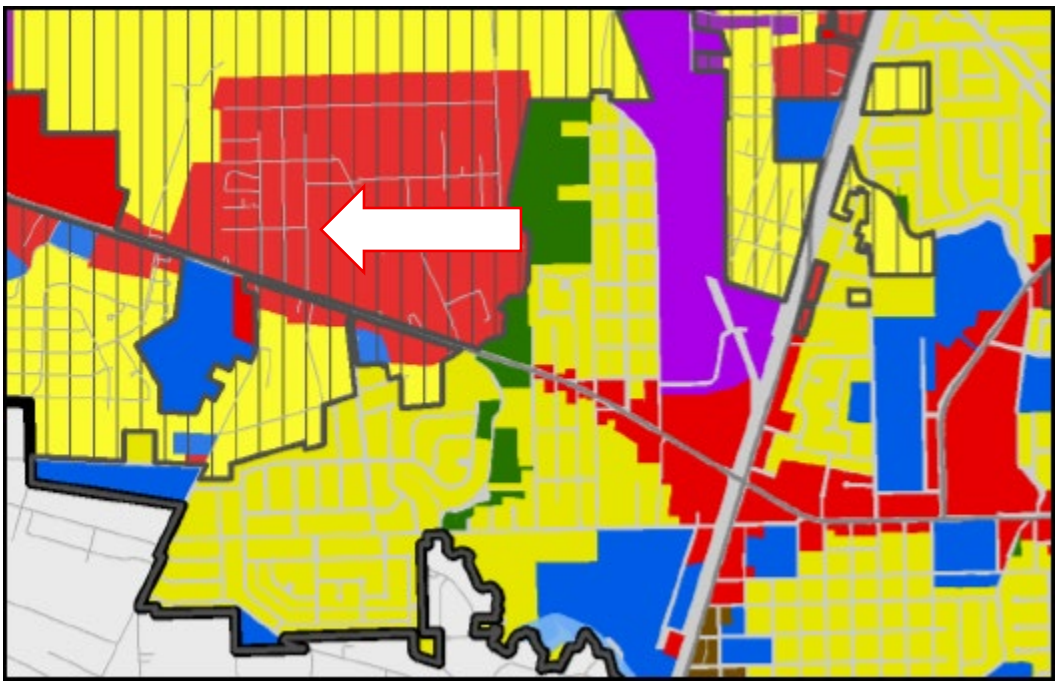




Figure 3. City Zoning

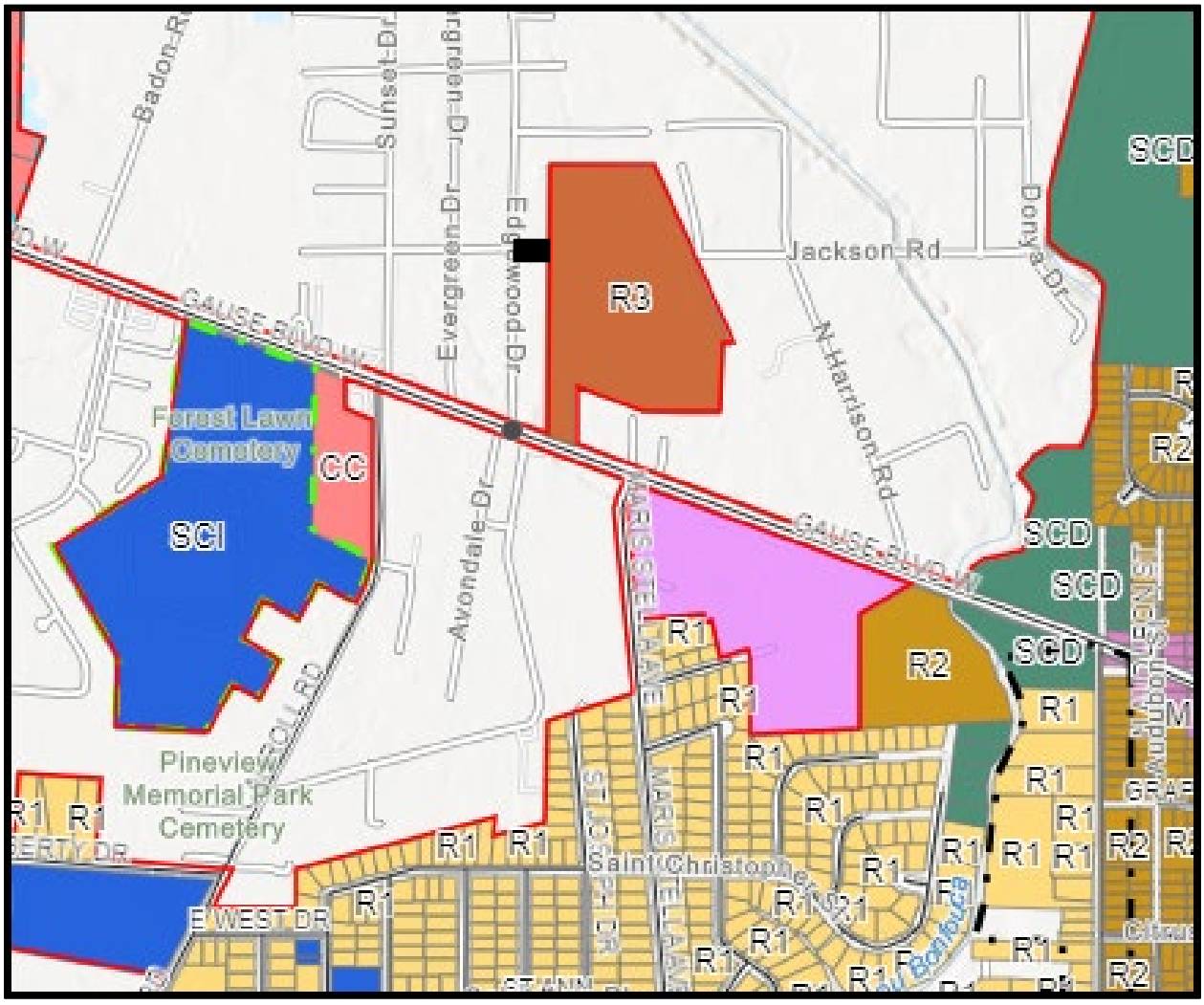


Figure 4. Parish Zoning

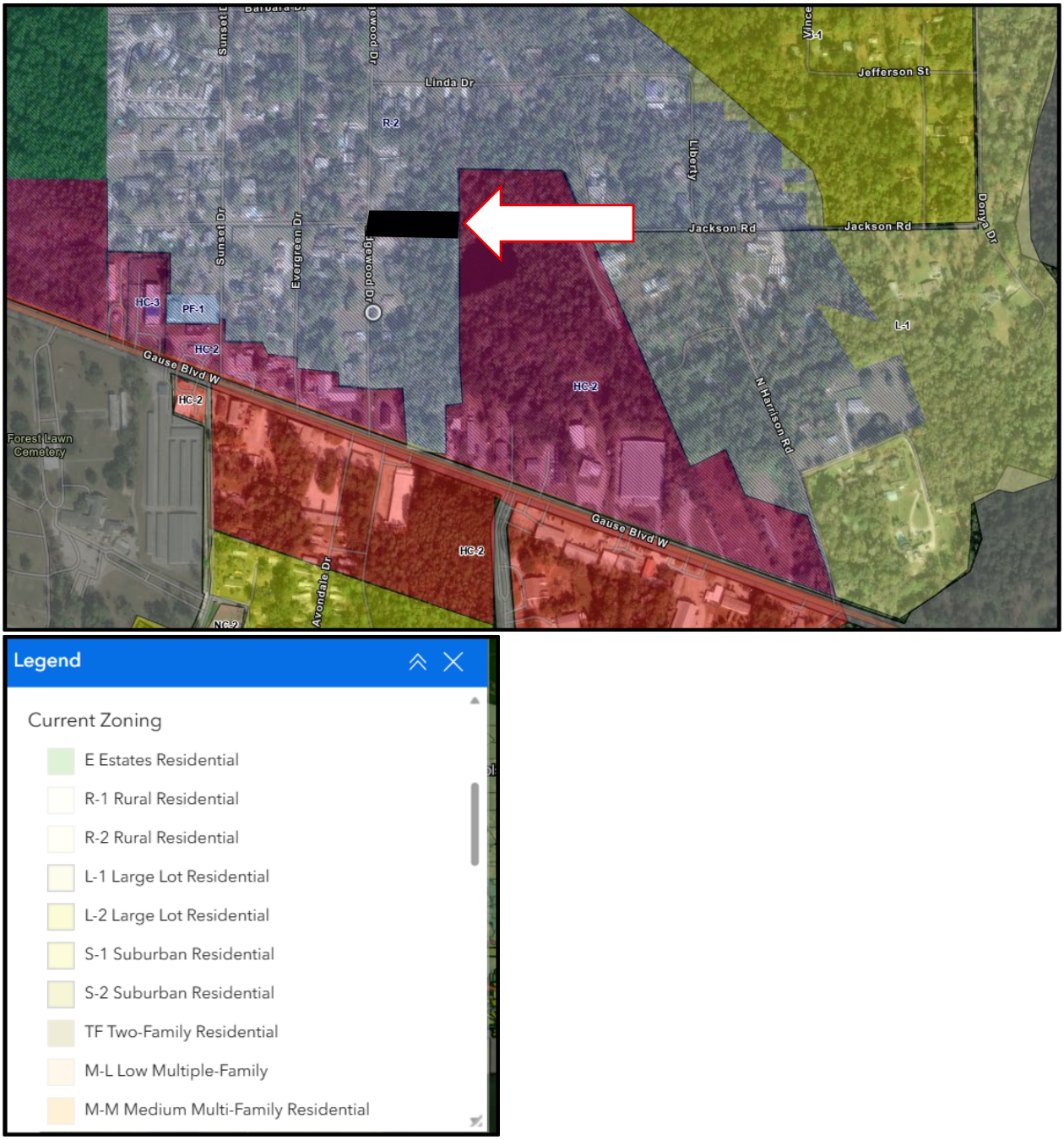


Figure 5: Survey

(see following page)

PRELIMINARY PLAT OF SAGEFIELD SUBDIVISION

SECTION 4, TOWNSHIP 9 SOUTH, RANGE 14 EAST,
GREENSBURG LAND DISTRICT,
CITY OF SLIDELL,
ST. TAMMANY PARISH, LOUISIANA

NOTE:
MEASURED BEARINGS AND DISTANCES BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2025.69).

CONTROLLING STATION: SLIDELL, LA (SJHS)

LAT: 30°16'49.45656" N
LON: 89°46'47.85818" W

TO CONVERT TO GEODETIC BEARINGS USE:
Θ = 00°49'50.10"

TO CONVERT DISTANCES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99993622

ELEVATION NOTE:

ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 18) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C4G NETWORK (2025.69).

SITE BENCHMARK A: 60D NAIL SET IN THE NORTH SIDE OF A POWERPOLE ±150' EAST OF THE INTERSECTION OF GAUSE BLVD. AND EDGEWOOD DR. AND ±40' NORTH OF CENTERLINE OF GAUSE BLVD. (SEE DRAWING FOR LOCATION)

ELEVATION: 9.72'

SITE BENCHMARK B: 60D NAIL SET IN THE NORTH SIDE OF A POWERPOLE ±30' EAST OF THE INTERSECTION OF GAUSE BLVD. AND EDGEWOOD DR. AND ±40' NORTH OF CENTERLINE OF GAUSE BLVD. (SEE DRAWING FOR LOCATION)

ELEVATION: 11.51'

Curve Table

CURVE #	LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C1	157.09'	100.00'	N44°30'14"E \ 141.43'
C2	42.89'	125.00'	S80°39'52"E \ 42.68'
C3	23.87'	75.00'	N79°57'08"W \ 23.77'
C4	31.93'	75.00'	S12°09'10"E \ 31.69'
C5	28.65'	25.00'	N57°10'28"W \ 27.10'
C6	27.46'	65.00'	S75°43'23"W \ 27.25'
C7	103.33'	50.00'	N57°10'28"W \ 85.90'
C8	29.93'	65.00'	N11°09'34"W \ 29.66'
C9	53.22'	125.00'	N12°09'10"W \ 52.81'
C10	20.86'	65.00'	N09°09'00"W \ 20.77'
C11	111.41'	50.00'	N45°29'13"E \ 89.75'
C12	20.86'	65.00'	S79°52'34"E \ 20.77'
C13	39.78'	125.00'	S79°57'08"E \ 39.61'
C14	25.73'	75.00'	S80°39'52"E \ 25.61'
C15	78.54'	50.00'	N44°30'14"E \ 70.71'
C16	32.99'	100.00'	S80°03'19"W \ 32.84'
C17	39.53'	125.00'	N81°26'05"W \ 39.36'
C18	3.36'	125.00'	N71°36'19"W \ 3.36'
C19	2.47'	65.00'	S88°54'45"W \ 2.47'
C20	15.22'	65.00'	S81°07'06"W \ 15.18'

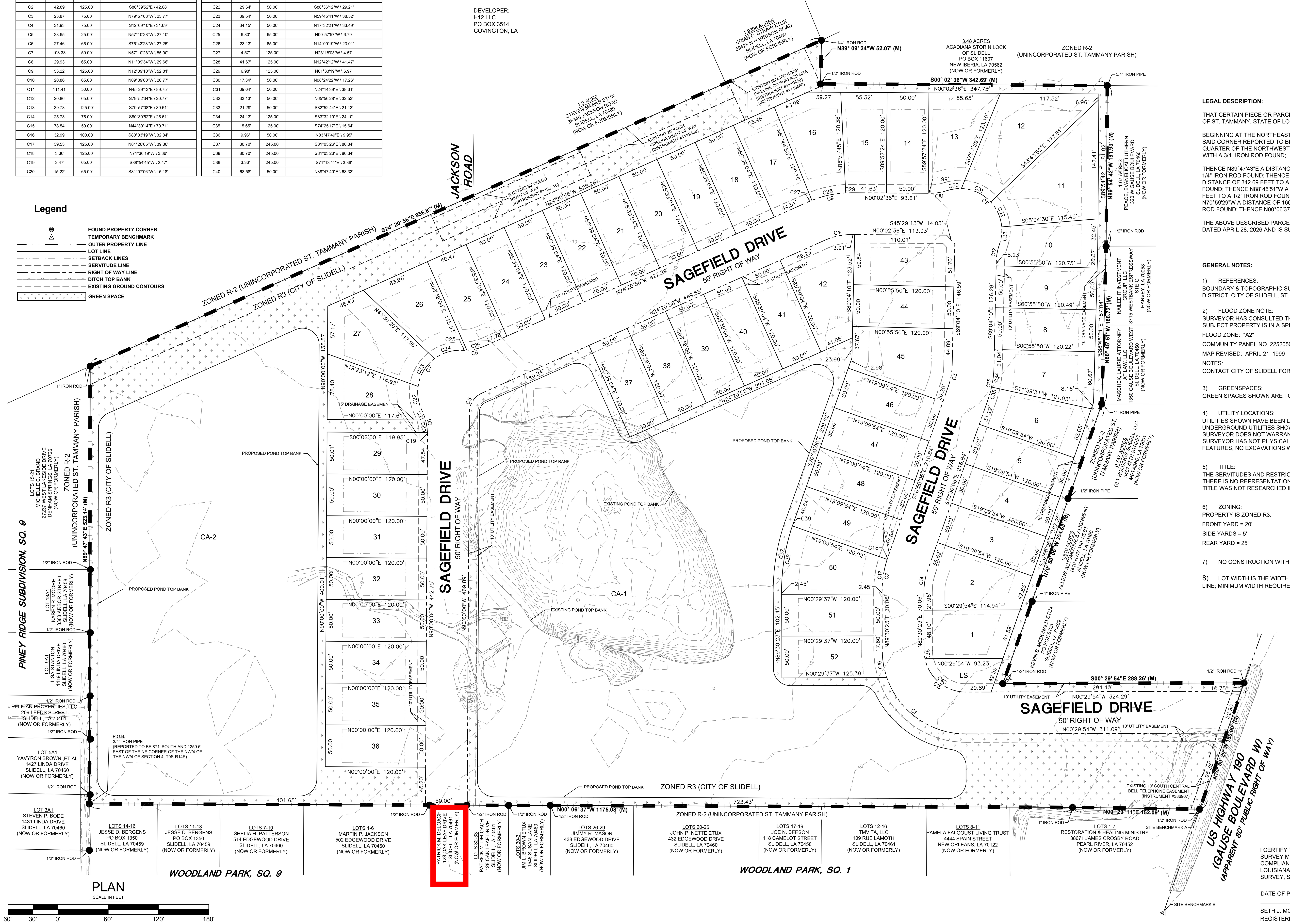
Curve Table

CURVE #	LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C21	12.24'	65.00'	S69°00'59"W \ 12.22'
C22	29.64'	50.00'	S80°36'12"W \ 29.21'
C23	39.54'	50.00'	N59°45'41"W \ 38.52'
C24	34.15'	50.00'	N17°32'21"W \ 33.49'
C25	6.80'	65.00'	N00°57'57"W \ 6.79'
C26	23.13'	65.00'	N14°09'19"W \ 23.01'
C27	4.57'	125.00'	N23°18'03"W \ 4.57'
C28	41.67'	125.00'	N12°42'12"W \ 41.47'
C29	6.98'	125.00'	N01°33'19"W \ 6.97'
C30	17.34'	50.00'	N08°24'22"W \ 17.26'
C31	39.64'	50.00'	N24°14'39"E \ 38.61'
C32	33.13'	50.00'	N65°56'28"E \ 32.53'
C33	21.29'	50.00'	S82°52'44"E \ 21.13'
C34	24.13'	125.00'	S83°32'19"E \ 24.10'
C35	15.65'	125.00'	S74°25'17"E \ 15.64'
C36	9.96'	50.00'	N83°47'49"E \ 9.95'
C37	80.70'	245.00'	S81°03'26"E \ 80.34'
C38	80.70'	245.00'	S81°03'26"E \ 80.34'
C39	3.36'	245.00'	S71°13'41"E \ 3.36'
C40	68.58'	50.00'	N38°47'40"E \ 63.33'

DEVELOPER:
H12 LLC
PO BOX 3514
COVINGTON, LA

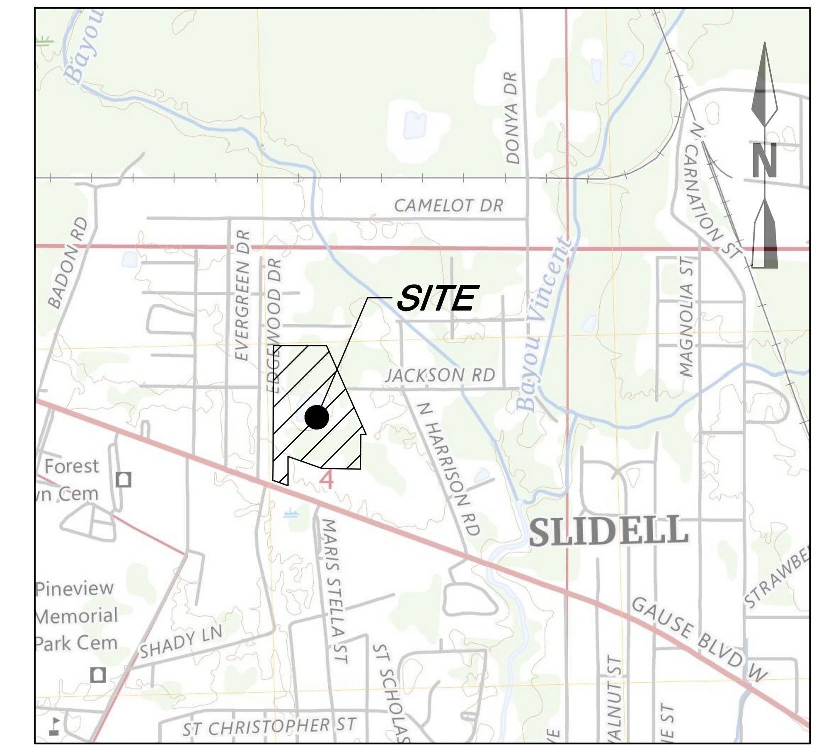
Legend

- FOUND PROPERTY CORNER
- TEMPORARY BENCHMARK
- OUTER PROPERTY LINE
- LOT LINE
- SETBACK LINES
- SERVITUDE LINE
- RIGHT OF WAY LINE
- DITCH TOP BANK
- EXISTING GROUND CONTOURS
- GREEN SPACE



SITE INFORMATION

R3 ZONING	52 NO. OF LOTS
ASPHALT ROAD SURFACE	6,000± S.F. AVERAGE LOT SIZE
50' ROW WIDTHS	45' MAX BUILDING HEIGHT
21.16 ACRES TOTAL AREA	7.77± ACRES TOTAL LOT AREA
471,366± SQ. FT. GREENSPACE	± 2,119' STREETS



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION:

THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATED IN SECTION 4 TOWNSHIP 9 SOUTH, RANGE 14 EAST, CITY OF SLIDELL, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16 OF WOODLAND PARK SUBDIVISION, SQUARE 9, A RECORDED SUBDIVISION, SAID CORNER REPORTED TO BE 871 FEET SOUTH AND 1259.5 FEET EAST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 14 EAST, SAID POINT OF BEGINNING MARKED WITH A 3/4" IRON ROD FOUND;

THENCE N89°47'43"E A DISTANCE OF 523.14 FEET TO A 1" IRON ROD FOUND; THENCE S24°20'56"E A DISTANCE OF 956.87 FEET TO A 1/4" IRON ROD FOUND; THENCE N89°09'24"W A DISTANCE OF 52.07 FEET TO A 1/2" IRON ROD FOUND; THENCE S00°02'36"W A DISTANCE OF 342.69 FEET TO A 3/4" IRON PIPE FOUND; THENCE N89°54'42"W A DISTANCE OF 191.93 FEET TO A 1/2" IRON ROD FOUND; THENCE N88°45'51"W A DISTANCE OF 188.72 FEET TO A 1" IRON PIPE FOUND; THENCE N70°50'06"W A DISTANCE OF 354.63 FEET TO A 1/2" IRON ROD FOUND; THENCE S00°29'54"E A DISTANCE OF 288.76 FEET TO A 1/2" IRON ROD FOUND; THENCE N70°59'29"W A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD FOUND; THENCE N00°29'11"E A DISTANCE OF 152.09 FEET TO A 1" IRON ROD FOUND; THENCE N00°06'37"W A DISTANCE OF 1175.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 21.16 ACRES AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 25-1595, DATED APRIL 28, 2026 AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS THAT MAY BE OF RECORD.

GENERAL NOTES:

1) REFERENCES:
BOUNDARY & TOPOGRAPHIC SURVEY IN SECTIONS 30, 31 AND 37, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA, DATED 08/29/2023, BY DUPLANTIS DESIGN GROUP, PC.

2) FLOOD ZONE NOTE:
SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA:

FLOOD ZONE: "A2"

COMMUNITY PANEL NO. 2252050420E

MAP REVISED: APRIL 21, 1999

NOTES:
CONTACT CITY OF SLIDELL FOR ANY ADDITIONAL ELEVATION REQUIREMENTS.

3) GREENSPACES:
GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

4) UTILITY LOCATIONS:
UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES, NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

5) TITLE:
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

6) ZONING:
PROPERTY IS ZONED R3.

FRONT YARD = 20'

SIDE YARDS = 5'

REAR YARD = 25'

7) NO CONSTRUCTION WITHIN DEDICATED SERVITUDES WITHOUT WRITTEN PERMISSION OF OWNER OF SERVITUDE.

8) LOT WIDTH IS THE WIDTH OF A LOT AT THE BUILDING SETBACK LINE MEASURED PARALLEL TO THE STREET RIGHT OF WAY LINE; MINIMUM WIDTH REQUIRED 50'.

DEDICATION:
ALL STREET RIGHTS-OF-WAY SHOWN HEREON, SHALL BE DEDICATED TO THE CITY OF SLIDELL. ALL SERVITUDES SHOWN HEREON, SHALL BE DEDICATED TO THE CITY OF SLIDELL FOR THE PURPOSES INDICATED ON THE PLAT, INCLUDING UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE BY THE PUBLIC. THE HOA SHALL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION POND AND ALL COMMON, OPEN, OR GREEN SPACES.

APPROVAL:

PLANNING DIRECTOR - CITY OF SLIDELL DATE

JEFF VALLEE (H12, LLC) - OWNER DATE

I CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT: 05/20/2026

SETH J. MOSBY, P.L.S.: LA REG. NO. 5073
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA
SETH J. MOSBY
REG. No. 5073
REGISTERED PROFESSIONAL
LAND SURVEYOR

PRELIMINARY PLAT

CITY OF SLIDELL, LOUISIANA
ST. TAMMANY PARISH
H1 ASSOCIATES

DDG
3960BURBANK DRIVE
BATON ROUGE, LA 70808
225.751.4490
SURVEY

PROJECT NO. 25-1595

25-1595_PPLAT_20260505.DWG

05/06/2026

CHECKED SJM
DRAWN BY SLM

SHEET

1-1

S:\25-000\25-1595 GAUSE 21 AC SUBDIVISION\DWG\25-1595_PPLAT_20260505.DWG

© 2022 DUPLANTIS DESIGN GROUP, P.C.

Figure 6. City of Slidell Utilities

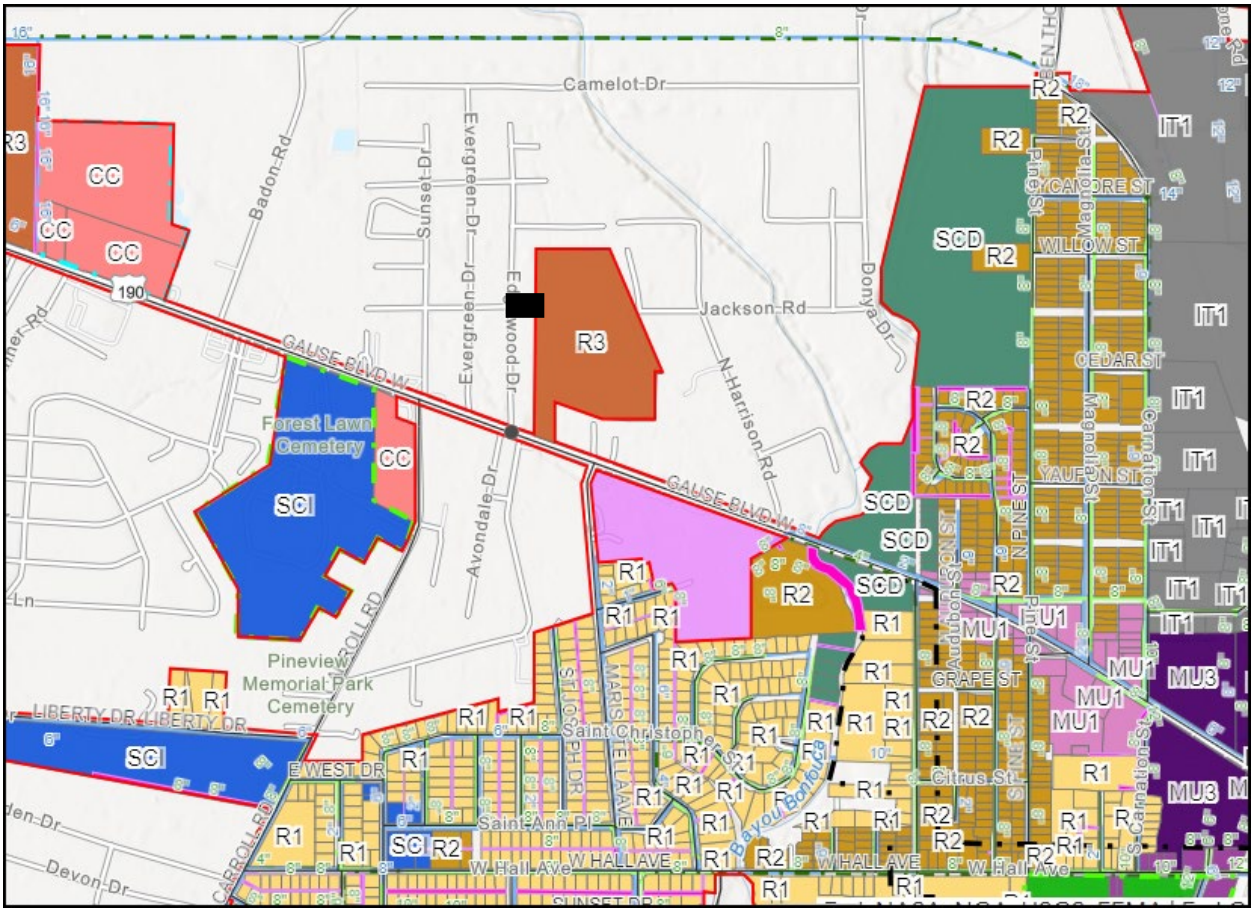


Figure 7: FEMA Flood Map Panel (Effective FIRM)



Figure 8. Public Comments

From: Shelia Patterson <spatterson75@att.net>
Sent: Friday, September 11, 2026 5:13 PM
To: Building Safety <buildingsafety1@cityofslidell.org>
Cc: Councilman Arthur Laughlin <arthurlaughlin@gmail.com>
Subject: RE: Formal Objection to Unapproved Street Access/Connection – Sagefield Subdivision impacting Woodland Park Subdivision

September 11, 2026
VIA EMAIL
Slidell Planning Department
Attn: Planning and Zoning Commission / City Planner
250 Bouscaren St, Ste 203
Slidell, LA 70458

To the Slidell Planning Department and Members of the Planning and Zoning Commission,
We are writing as residents of the **Woodland Park Subdivision** to submit a formal objection regarding the proposed or attempted use of our neighborhood streets as an entrance and exit for the developing **Sagefield Subdivision**.
It has come to our attention that the developers of the Sagefield Subdivision intend to cut through and connect to our existing, quiet neighborhood streets. This access point has **not been approved** by the City of Slidell. Furthermore, the residents of Woodland Park were never given public notice, nor were we made aware of the Sagefield Subdivision project and its severe traffic implications for our community.
Our objection is based on the following critical points:

- **Lack of Public Notification & Due Process:** As directly affected property owners, we were completely bypassed in the notification process. This deprives us of our right to review the developer's layout and voice our concerns before infrastructure changes are made.
- **Public Safety Hazards:** Our neighborhood streets were engineered strictly for local residential traffic within Woodland Park. Forcing high-volume construction and daily commuter traffic from Sagefield through our streets creates an immediate safety risk for our pedestrians, cyclists, and children.
- **Absence of Traffic & Engineering Studies:** No traffic impact analysis has been presented to prove that Woodland Park's existing infrastructure can safely absorb or sustain the cut-through traffic from an entirely separate development.

We respectfully request that the Slidell Planning Department immediately **halt any infrastructure connections** between Sagefield and Woodland Park. We formally demand that this matter be placed on the agenda for a public hearing before the **Planning and Zoning Commission**, allowing all affected Woodland Park residents an opportunity to review the plats and speak on the record.
Please confirm receipt of this letter and add it to the official city project file for the Sagefield Subdivision. Please also notify us immediately of any upcoming commission hearings regarding this development.
Thank you for your prompt attention to this urgent matter.
Sincerely,
Shelia Patterson
514 Edgewood Dr. **Slidell, LA 70460**
Phone: 985-643-4630

Additional Emails and Comments from September 21 Planning Commission Meeting

From: Daniel McElmurray
To: Randy Fandal; Tara Ingram-Hunter; Michael Noto
Subject: 1450 Gause Blvd W - RE: City Policies on Development
Date: Monday, October 5, 2026 11:34:00 AM
Attachments: 4275-1450 Gause Blvd W Annex.pdf
image001.png

Mayor –

We have code requirements for notification of specific planning and zoning actions. Unified Development Code Section 4.3.B. provides for the notification requirements in the City (see below). From what I can tell from the historic versions of the Municipal Code and unlike the Parish, we haven't been required to notify adjacent property by mailing notices since 2000 or before. UDC Section 4.3.C. notes that mailing notices is a discretionary method of notification.

B. *Posted notice.*

1. Posted notice for public hearings is required for the following applications: conditional uses, variances, zoning map changes initiated by individual applicants, petitions for annexations, property-specific appeals, and subdivision applications requiring a public hearing. Comprehensive rezoning proposals initiated by the City do not require posted notice. The posted sign shall be prepared, furnished, and placed by the Director of Planning or their designee on the property in a prominent location near the public street so that it is visible to passing pedestrians or motorists.
2. The notice shall be posted for not less than 14 consecutive days prior to the public hearing conducted by the Planning and Zoning Commission or Board of Adjustment on weatherproof signs not less than one square foot in area. The posted sign shall contain the case number, the case type, and the time and place of the public hearing. For zoning changes, the posted sign shall include the current zoning district and proposed zoning district.
3. If it is not feasible to post a sign on the subject property, the sign may be posted along the public right-of-way in a location as determined by the Director of Planning.
4. For properties with more than 1 street frontage, the Director of Planning or their designee is required to post 1 sign visible from each street frontage.
5. In the case of multiple parcels, a posting on each individual parcel is not required, but sufficient signage shall be posted to provide notice to interested persons.

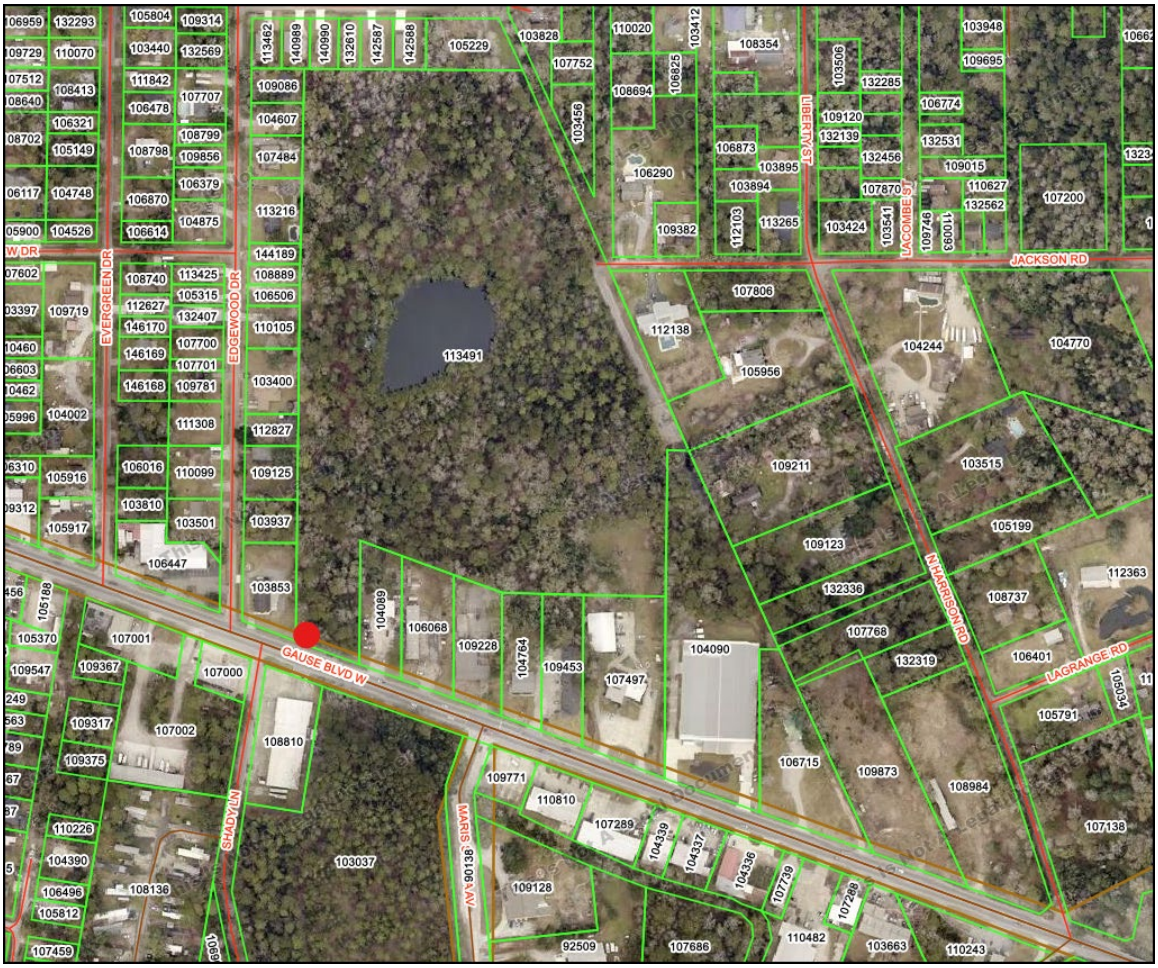
C. *Validity of defective notice.*

1. No action on any application submitted in accordance with the UDC shall be declared invalid by reason of any defect in any of the following:
   a. The publication of the notice of the purpose or subject matter and the time and place of the hearing if the published notice gives reasonable notification of its purpose, subject matter, substance, or intent.
   b. The posting or display of a notification sign if evidence of installation of the sign is presented.
   c. The mailing of notice to the individuals and entities within the vicinity of the site.
2. Any defect in, or failure to adhere to, any discretionary forms of notification shall not form a basis for declaring invalid any ordinance or Council action on any

zoning matter.

3. No denial by the Council of any application or petition requiring notice shall be declared invalid by reason of any defect in any form of public notice, if the applicant has received notice of the time, date, and place of the hearing.

The property now addressed at 1450 Gause Blvd W was properly posted along Gause Blvd closer to the church (west) side of the ROW frontage with one of our laminated yellow signs two weeks before the Planning Commission meeting. We have updated our signage to be a more intense neon yellow to provide better visibility, as I felt the old signs were too pale. There would have been no posting on Harrison Road as Tax Parcel 113491 does not have ROW frontage on Harrison Rd; the red dot indicates where the yellow sign was posted when this property was annexed in April 2026:



The annexation was advertised three times for the January 12 Planning Commission agenda consideration, was posted on the website and downstairs at 2045 Second Street as required for the April 14 City Council public hearing, and advertised as required by the Parish for their Parish Council concurrence on March 5.

As far as the additional questions posed by Donna McDonald:

1. How was the property permitted to be clear-cut given the City's established tree ordinance

and its stated protections for existing trees?

The developer paid a Payment-in-Lieu on a per acre basis to mitigate the removal of trees for preparation of housing sites, roadway, and excavation of detention basins. This payment will be used by the Department of Parks & Recreation to plant and manage trees in protected areas.

2. What measures are being taken to ensure that development on this low-lying, wet property does not negatively affect surrounding properties or increase existing flood risks?

See #3; also, Louisiana Civil Code article 655 says the lower estate is generally bound to receive surface water that flows naturally from the higher estate, unless an act of man created the flow. Article 656 adds two limits: the lower owner may not prevent the natural flow, and the upper owner may not make the drainage servitude more burdensome. There are very limited to no instances of natural flow adjacent to 1450 Gause Blvd W, as all surrounding property has been developed in the past and are no longer in a natural state.

3. How does the approved development conform with the City's efforts to preserve the FEMA flood-risk ratings that Mr. McElmurray has stated on multiple occasions are important to protect?

The preliminary plat for this development is still under review. The proposed Sagefield subdivision was annexed as an undeveloped property and therefore falls under Article 1(B)(2) of the Sales Tax Agreement. Article 1(B)(2)(a) specifically states that for undeveloped property annexed after execution of the agreement, either the Parish's drainage and traffic impact regulations or the City's drainage and traffic impact regulations shall apply, **whichever is the more restrictive**. Accordingly, annexation into the City of Slidell does not automatically exempt a development from compliance with Parish drainage and traffic requirements. One example of a requirement that may be more restrictive than the City's standards is the Parish's approach to fill within flood hazard areas. However, a final determination of the applicable requirements would require review of the current Parish regulations. This property is located in a A2 Zone (Effective Firm). For reference, the City of Slidell's current requirements include the following:

- Drainage/fill:
  - Need a subdivision plan showing storm water flow direction is to public ROW (street, drainage easement, body of water).
  - We do not allow open ditches in the City of Slidell's right of way.
  - Post-developed runoff must 90% or less of the pre-developed runoff for a 25-year storm event.
  - For developments with 1 acre or more, treat the first 1.25 inches of stormwater. Must reduce the total suspended solids load by 60% based on average annual rainfall, as compared to no treatment by BMPs.
  - Fill is allowed within the flood zone with proper documentation such as:
    - Volume of fill to be placed.
    - The footprint of the fill work.
    - Volume and source location of any excavation work.
    - The location of The ultimate disposition of the spoil being removed.
    - A profile through the construction footprint showing the natural and finished elevations of the site.

- As built showing final grades after completion of construction.

The agreement requires cooperation in the review of drainage plans and traffic impact analyses to minimize impacts to surrounding properties and existing or future infrastructure. Because the Sales Tax Agreement requires application of the more restrictive drainage and traffic requirements, the development team will be coordinating with both the City of Slidell and St. Tammany Parish Engineering Departments.

Please let me know if you have any questions or need additional information.

Daniel W. McElmurray, Director
Planning Department, City of Slidell
250 Bouscaren Street, Suite 203
Slidell, Louisiana 70458
O: 985.646.4301 | C: 985.228.0105 | F: 985.646.4356
myslidell.com/planning/
dmcelmurray@cityofslidell.org

From: Randy Fandal <rfandal@cityofslidell.org>
Sent: Monday, October 5, 2026 7:48 AM
To: Tara Ingram-Hunter <tingram-hunter@cityofslidell.org>; Daniel McElmurray <dmcelmurray@cityofslidell.org>
Subject: Fwd: City Policies on Development

Please send me information so we can respond to this.

Thank you
Randy

Sent from my iPhone

Begin forwarded message:

From: DONNA MCDONALD <donnacpmcdonald@gmail.com>
Date: October 4, 2026 at 11:24:54 CDT
To: Randy Fandal <rfandal@cityofslidell.org>, PlanningDept <PlanningDept@cityofslidell.org>
Subject: City Policies on Development

You don't often get email from donnacpmcdonald@gmail.com. Learn why this is important

Mr. McElmurray and Mayor Fandal:

I am writing to request information regarding the City of Slidell's procedures for notifying property owners who may be affected by proposed annexations, zoning changes, or other land-use decisions involving properties that are contiguous or in

close proximity to their own.

My husband and I own property within the City of Slidell and we also own property adjacent to areas being considered for annexation. We want to ensure that we are able to adequately protect and defend our property interests and participate in the appropriate public processes when proposed changes may affect our properties.

Specifically, I am referring to the property between Edgewood Drive and Harrison Road for which Mr. Vallee recently applied for annexation. We own property that is contiguous on two sides with the property that was approved for annexation. Despite this proximity, we did not receive notice of either the proposed annexation or the associated zoning change.

I assume that notification signs were posted along Harrison Road at some point during the process. However, no signs were posted along Highway 190 (Gause West), even though the property extends to and touches Highway 190. Since our normal travel routes do not take us along Edgewood Road and/or Harrison Road, we remained unaware of the proposed annexation until after it had been approved.

The Parish has historically mailed notifications to adjacent property owners regarding proposed land-use changes. If the City of Slidell follows a similar notification procedure, I would appreciate an explanation of what occurred in this instance, as we did not receive any notification.

I also have several questions regarding the subsequent development of this property:

1. How was the property permitted to be clear-cut given the City's established tree ordinance and its stated protections for existing trees?
2. What measures are being taken to ensure that development on this low-lying, wet property does not negatively affect surrounding properties or increase existing flood risks?
3. How does the approved development conform with the City's efforts to preserve the FEMA flood-risk ratings that Mr. McElmurray has stated on multiple occasions are important to protect?

Given the location of our property and its direct adjacency to this development, these matters are of significant concern to us. We would appreciate receiving information regarding the applicable notification procedures, the approvals granted for this property, and the measures being taken to address tree preservation and flood-risk mitigation.

I look forward to receiving your response and clarification regarding the City's procedures and the decisions made concerning this property.

Donna P. McDonald

President

McDonald Construction Inc.
of Slidell
Post Office Box 5129
Slidell, Louisiana 70469-5129
985.960.0006

From: Arthur Laughlin
To: PlanningDept
Cc: Tommie Galloway
Subject: Zoning Change
Date: Monday, September 14, 2026 10:23:44 AM
Attachments: Outlook-lod1pw1b.png
Outlook-x10ikgjk.png

> Some people who received this message don't often get email from alaughlin@sttammany.gov. Learn why this is important

Good Morning,

I am reaching out regarding the proposed zoning change for Jeff Valle's parcel near Edgewood Drive. Several of my constituents have contacted me with questions and concerns, and I would like to provide them with accurate information.

Could you please share the reason for this zoning change, along with any relevant background or supporting details that informed the recommendation?

Arthur A Laughlin
Councilman District XI
St. Tammany Parish Government
21490 Koop Drive
Mandeville, LA 70471
p: 985.898.2591
c: 504.434.5002
www.stpgov.org
Book time to meet with me

From:	Shelia Patterson
To:	PlanningDept; EngineeringDept; planning@stpgov.org; GovLandry@la.gov; president@sttammany.gov; Randy Fandal; Sean Fadely; mtrobert@st.tammany.gov; Michael Noto; Thomas Reeves; Nicholas Disanti; dcougle@stpgov.org; alaughlin@stpgov.org; jbinder@stpgov.org; jcorbin@stpgov.org
Subject:	Subject: Official Public Comment: STRONGLY AGAINST Case # AZ2026-0008…
Date:	Tuesday, September 15, 2026 5:12:02 PM

Some people who received this message don't often get email from spatterson75@att.net. Learn why this is important

Subject: Official Public Comment: STRONGLY AGAINST Case # AZ2026-0008 (Woodland Park / Edgewood Dr. Impact)

To: Governor Jeff Landry, Parish President Mike Cooper, Mayor Randy Fandal, Councilman for City of Slidell and St. Tammany Parish, Department of Public Works, City of Slidell Planning Commission

I am writing to formally log my strong opposition to **Case # AZ2026-0008**, which proposes the annexation and rezoning of property from Parish R-2 Rural Residential to City R-3 High Density Residential.

I apologize for the late notice of this letter, but signs were just posted regarding this Annexation and Zoning Notice of a public hearing on **MONDAY, SEPTEMBER 21, 2026.**

I am a resident of the Woodland Park subdivision and have lived at **514 Edgewood Drive for 44 years**. I am deeply concerned about the devastating infrastructure and safety impacts this development will bring to our established community—specifically regarding stormwater management, drainage, and road connectivity.

Please enter the following serious concerns into the official public record for the upcoming September 21, 2026, hearing:

1. **Severe Pre-existing Flooding & A2 Flood Zone Threat:**Our neighborhood is located in a designated A2 Flood Zone. My own home on Edgewood Drive has already catastrophically flooded six separate times. The surrounding terrain is maxed out; it simply cannot absorb more water. Converting nearby rural land to an R-3 High Density Residential zone will create massive amounts of impervious surfaces (roofs, driveways, and concrete roads). The resulting stormwater runoff will inevitably push directly toward Fairview Drive and Edgewood Drive, aggravating an already critical flooding crisis and threatening to destroy our homes yet again.
2. **Unlawful Traffic Integration into Low-Density Parish Roads:**We understand the developer is seeking to create a secondary or primary traffic exit out of the high-density Sagefield Subdivision by cutting through Fairview Drive to gain access to Edgewood Drive. Forcing high-density R-3 commuter traffic directly into a quiet, R-2 Rural

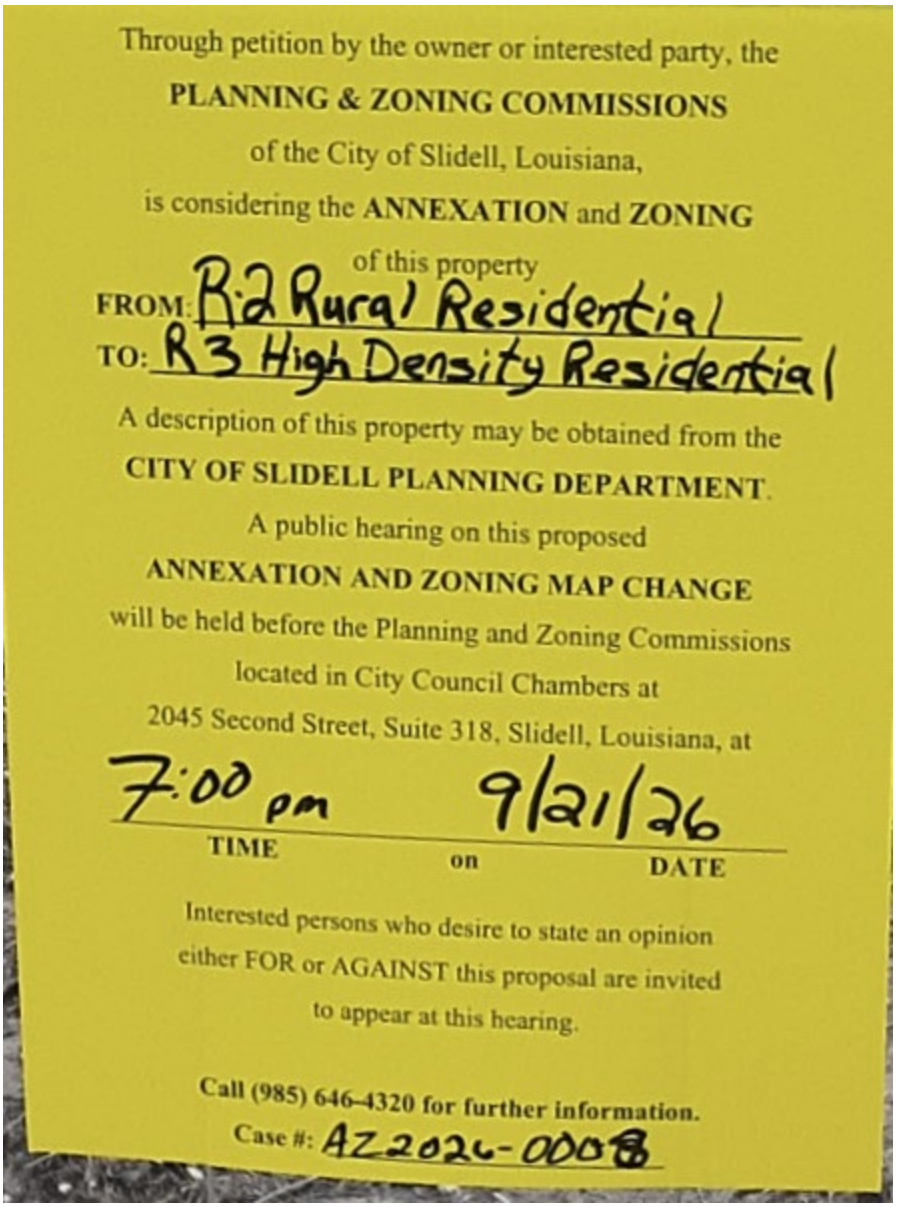
Residential neighborhood is an extreme zoning incompatibility. Furthermore, Fairview Drive is a St. Tammany Parish roadway. The City of Slidell does not maintain or hold legal jurisdiction over these parish roads, and utilizing them as a high-density cut-through without explicit parish consent bypasses proper infrastructure coordination.

3. **Substandard Roadway Infrastructure:**
   Edgewood Drive and Fairview Drive were engineered over four decades ago specifically to handle low-volume, rural residential use. They are physically narrow, lack the geometric design needed for heavy traffic flow, and do not possess the concrete curb-and-gutter drainage required to handle the vehicle load and runoff of an R-3 development.

Before this Commission even considers voting on this annexation, we—the tax-paying residents whose homes are directly in harm's way—demand to see a comprehensive, transparent **Hydrologic and Hydraulic (H&H) drainage impact study**. The developer must be held to a legal standard of *zero net impact* on our existing neighborhood.
I respectfully urge the Planning and Zoning Commission to protect long-standing residents and **DENY** the annexation and R-3 zoning map change for Case # AZ2026-0008.
Thank you for your time, your service, and your serious consideration of our community's safety.

Sincerely,
Shelia Patterson
514 Edgewood Dr.
Slidell, LA 70460

PH: 985-643-4630
Email: spatterson75@att.net



Through petition by the owner or interested party, the

PLANNING & ZONING COMMISSIONS

of the City of Slidell, Louisiana,

is considering the **ANNEXATION** and **ZONING**

of this property

FROM: R2 Rural Residential

TO: R3 High Density Residential

A description of this property may be obtained from the

CITY OF SLIDELL PLANNING DEPARTMENT.

A public hearing on this proposed

ANNEXATION AND ZONING MAP CHANGE

will be held before the Planning and Zoning Commissions

located in City Council Chambers at

2045 Second Street, Suite 318, Slidell, Louisiana, at

7:00 pm **TIME** on 9/21/26 **DATE**

Interested persons who desire to state an opinion

either FOR or AGAINST this proposal are invited

to appear at this hearing.

Call (985) 646-4320 for further information.

Case #: AZ2026-0008

Sent from my iPhone

From:	Lakicha Pace
To:	president@sttammany.org; PlanningDept; engineering@stpgov.org; dcougle@stpsgov.org
Subject:	Re: Subject: FORMAL OBJECTION TO UNAPPROVED STREET ACCESS/CONNECTION-SAGEFIELD SUBDIVISION IMPACTING TO WOODLAND PARK SUBDIVISION
Date:	Thursday, September 17, 2026 6:20:11 PM

Some people who received this message don't often get email from lakichapace9@gmail.com. Learn why this is important

On Tue, Sep 15, 2026 at 7:37 PM Lakicha Pace <lakichapace9@gmail.com> wrote:

Lakicha pace
527 Edgewood Dr.
Slidell, LA 70460
Woodland Park Subdivision

PH: (504)777-0999
Email: lakichapace9@gmail.com

September 11, 2026
VIA EMAIL
St. Tammany Parish Planning and Zoning Department
Engineering Department

RE: Formal Objection to Unapproved Street Access/Connection – Sagefield Subdivision impacting Woodland Park Subdivision

To the St. Tammany Parish Planning Department, Engineering Department and Members of the Planning and Zoning Commission

We are writing as residents of the **Woodland Park Subdivision** to submit a formal objection regarding the proposed or attempted use of our neighborhood streets as an entrance and exit for the developing **Sagefield Subdivision**.
It has come to our attention that the developers of the Sagefield Subdivision intend to cut through and connect to our existing, quiet neighborhood streets. This access point has **not been approved** by the City of Slidell. Furthermore, the residents of Woodland Park were never given public notice, nor were we made aware of the Sagefield Subdivision project and its severe traffic implications for our community.
Our objection is based on the following critical points:

- **Lack of Public Notification & Due Process:** As directly affected property owners, we were completely bypassed in the notification process. This deprives us of our right to

review the developer's layout and voice our concerns before infrastructure changes are made.

- **Public Safety Hazards:** Our neighborhood streets were engineered strictly for local residential traffic within Woodland Park. Forcing high-volume construction and daily commuter traffic from Sagefield through our streets creates an immediate safety risk for our pedestrians, cyclists, and children.
- **Absence of Traffic & Engineering Studies:** No traffic impact analysis has been presented to prove that Woodland Park's existing infrastructure can safely absorb or sustain the cut-through traffic from an entirely separate development.

We respectfully request that the Slidell Planning Department immediately **halt any infrastructure connections between** Sagefield and Woodland Park. We formally demand that this matter be placed on the agenda for a public hearing before the **Planning and Zoning Commission**, allowing all affected Woodland Park residents an opportunity to review the plats and speak on the record.

Please confirm receipt of this letter and add it to the official city project file for the Sagefield Subdivision. Please also notify us immediately of any upcoming commission hearings regarding this development.

Thank you for your prompt attention to this urgent matter.

Sincerely,

Lakicha pace
PH: (504)777-0999
Lakichapace9@gmail.com

From: Shelia Patterson
To: PlanningDept
Subject: UGENT District 11 Constituent Request: Defend Woodland Park against City Case # AZ2026-0008 Encroachment
Date: Monday, September 21, 2026 1:03:42 AM

Some people who received this message don't often get email from spatterson75@att.net. Learn why this is important

Subject: UGENT District 11 Constituent Request: Defend Woodland Park against City Case # AZ2026-0008 Encroachment

Dear Governor Jeff Landry,
St. Tammany Parish President Mike Cooper,
Mayor of Slidell Randy Fandal,
St. Tammany Parish and City of Slidell Public Officials ,
St. Tammany Parish and City of Slidell Planning and Zoning, Engineering Departments,

My name is Shelia Patterson, and I am a 44 year resident of the Woodland Park subdivision, living at 514 Edgewood Drive. I am writing to you tonight as my District 11 State, Parish and City representatives to urgently request that St. Tammany Parish and City of Slidell to step up and help protect our neighborhood roads and drainage infrastructure from an aggressive city development.
Tomorrow night, the Slidell Planning and Zoning Commission will hear **Case # AZ2026-0008**, which proposes the annexation and rezoning of 1450 Gause Blvd West from Parish R-2 to City R-3 High Density Residential (the Sagefield Subdivision). The developer explicitly intends to cut through Fairview Drive to gain primary or secondary traffic and stormwater routing access straight onto Edgewood Drive.
As you know, Fairview and Edgewood Drive are St. Tammany Parish roadways. The City of Slidell holds no maintenance or legal jurisdiction over them. I am asking the Parish to aggressively enforce its own laws to block this unlawful infrastructure integration based on the following codified protections:

1. **Violation of UDC Section 900-6.3 (Adverse Drainage Impacts):** Our neighborhood sits in a vulnerable FEMA Special Flood Hazard Area (legacy Zone A2 / Zone AE). My own home on Edgewood Drive has already catastrophically flooded six separate times. The surrounding terrain is maxed out. Under **UDC Sec. 900-6.3**, parish law explicitly states it is unlawful for any development to cause adverse drainage impacts on surrounding properties. Forcing R-3 high-density concrete runoff toward our legacy parish ditches directly violates this ordinance.
2. **Enforcement of UDC Section 900-6.5 (Zero Net Fill Mandate):**Because this site directly impacts a studied FEMA floodplain, the developer must be held to a strict Zero Net Fill standard. We demand that the St. Tammany Parish Department of Engineering require a comprehensive, independent Hydrologic and Hydraulic (H&H) drainage impact study proving a legal standard of zero net impact before any parish right-of-way or connectivity permits are evaluated.
3. **Protection of Substandard Parish Roadways:** Edgewood and Fairview Drive were

engineered 44 + years ago strictly for low-volume residential use. They lack the geometric design, structural load capacity, and concrete curb-and-gutter drainage required to handle the vehicle load of a city R-3 development. Contractors are already bypassing Gause Blvd West to illegally use minor parish roads for heavy equipment deliveries. We desperately need the St. Tammany Parish Sheriff's Office (STPSO) to enforce strict road weight limits on our streets immediately.

Under Louisiana Law **R.S. 33:172**, the city cannot annex the paved portion of our public parish roads to use as a development corridor without a majority petition and consent from adjacent property owners. We are a unified front—no one on our streets will sign or consent to this.

Woodland Park Subdivision residents are completely in harm's way. We need the Parish to act defensively right now to protect its taxpayers, its infrastructure, and its roads before the city votes to dump their traffic and water into your district.

Thank you for your time, your swift leadership, and your dedication to protecting District 11.

Sincerely,

Shelia Patterson
514 Edgewood Dr.
Slidell, LA 70460

PH: 985-643-4630
Email: spatterson75@att.net

Sent from my iPhone

514 Edgewood Dr

PUBLIC COMMENT SPEECH

OPPOSITION TO CASE # AZ2026-0008

1. INTRODUCTION

Good evening, members of the Commission.

My name is Shelia Patterson. I am a 44-year resident of the Woodland Park subdivision, and I live at 514 Edgewood Drive.

I am here tonight to voice my strong opposition to Case # AZ2026-0008.

This case proposes the annexation and rezoning of 1450 Gause Boulevard West from Parish R-2 to City R-3 High Density Residential.

I am asking that these serious infrastructure, safety, and due-process concerns be entered into the official public record tonight.

2. LACK OF PUBLIC NOTIFICATION AND DUE PROCESS

The residents of Woodland Park were completely bypassed in the notification process.

We were never made aware of the Sagefield Subdivision project.

This has prevented us from reviewing the proposed layout and raising our concerns before major infrastructure changes are made.

We have also not been presented with a traffic-impact analysis showing that our existing roads can safely handle cut-through traffic from a separate development.

3. PUBLIC SAFETY AND INFRASTRUCTURE

Edgewood Drive and Fairview Drive were designed more than four decades ago for low-volume residential use.

These roads are narrow and were not designed for heavy traffic.

They also lack the concrete curb-and-gutter drainage needed to handle the increased traffic and development associated with an R-3 project.

Forcing high volumes of traffic through our neighborhood creates an immediate safety concern for pedestrians, cyclists, and children.

4. CONSTRUCTION TRAFFIC

Contractors are already bypassing Gause Boulevard West and using minor parish roads for heavy construction equipment.

We are asking the St. Tammany Parish Sheriff's Office to enforce all applicable road-weight limits.

We are also asking the Slidell Planning Department to immediately issue a stop-work order requiring the developer to keep all construction traffic on the approved Gause Boulevard entrance.

5. FLOODING AND STORMWATER

Our neighborhood is in a designated A2 Flood Zone.

My own home on Edgewood Drive has already flooded catastrophically six separate times.

Changing this rural land to an R-3 development will create large areas of concrete and other impervious surfaces.

That raises a serious concern about additional stormwater runoff flowing toward Fairview and Edgewood Drive.

6. REQUEST FOR ENGINEERING STUDIES

Before this Commission considers voting on this annexation, we are asking to see a comprehensive and transparent Hydrologic and Hydraulic, or H&H, drainage-impact study.

We are the taxpayers and homeowners whose properties could be directly affected.

We believe the developer should be required to demonstrate that the proposed development will have zero net impact on the existing neighborhood's drainage system.

7. TRAFFIC AND JURISDICTION

Fairview Drive and Edgewood Drive are St. Tammany Parish roads.

The City of Slidell does not maintain or hold legal jurisdiction over these parish roads.

Under Louisiana Revised Statute 33:172, we believe the City cannot annex the paved portion of a public road for use as a corridor without the required petition from adjacent property owners.

We are united in our position.

No one on our streets intends to sign a petition giving up our neighborhood roads for a developer's access.

8. MY REQUEST TO THE COMMISSION

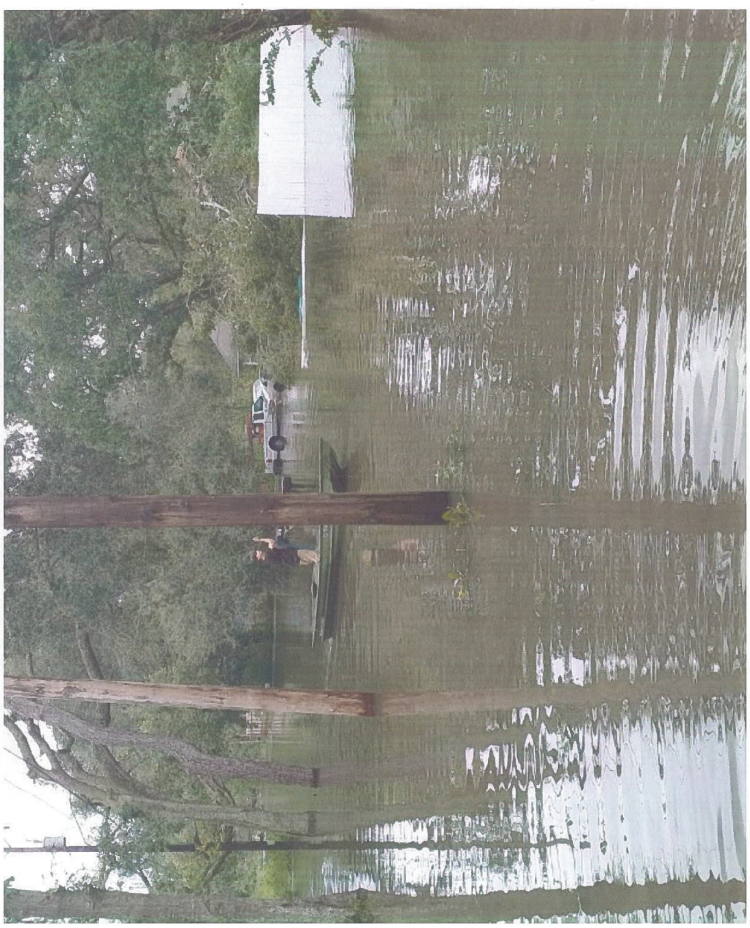
We have already briefed our Parish District 11 Councilman, Arthur Laughlin, and we expect the Parish to protect the existing rights-of-way.

I respectfully ask this Planning and Zoning Commission to protect the long-standing residents of Woodland Park.

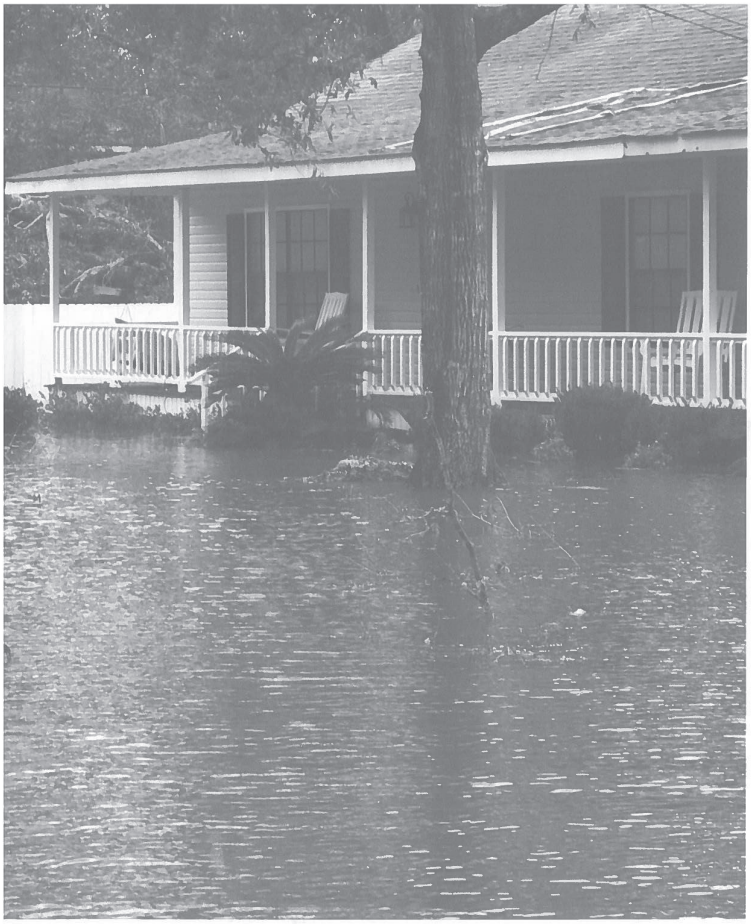
Please DENY the annexation and the R-3 zoning map change for Case # AZ2026-0008.

Thank you for listening and for allowing me to place these concerns into the public record.

527 Edgewood Dr.

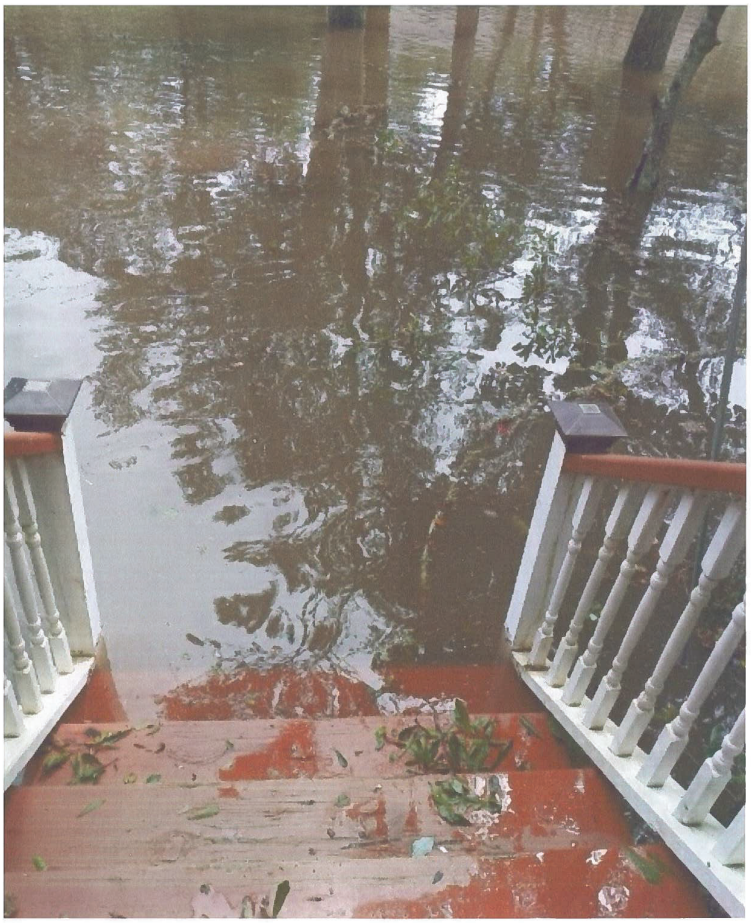


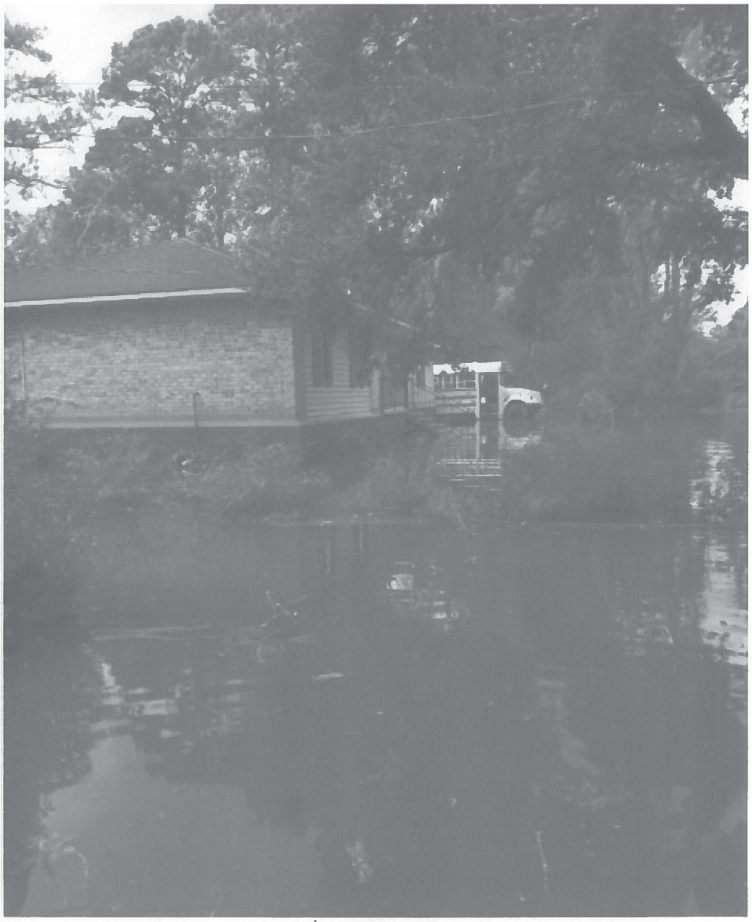




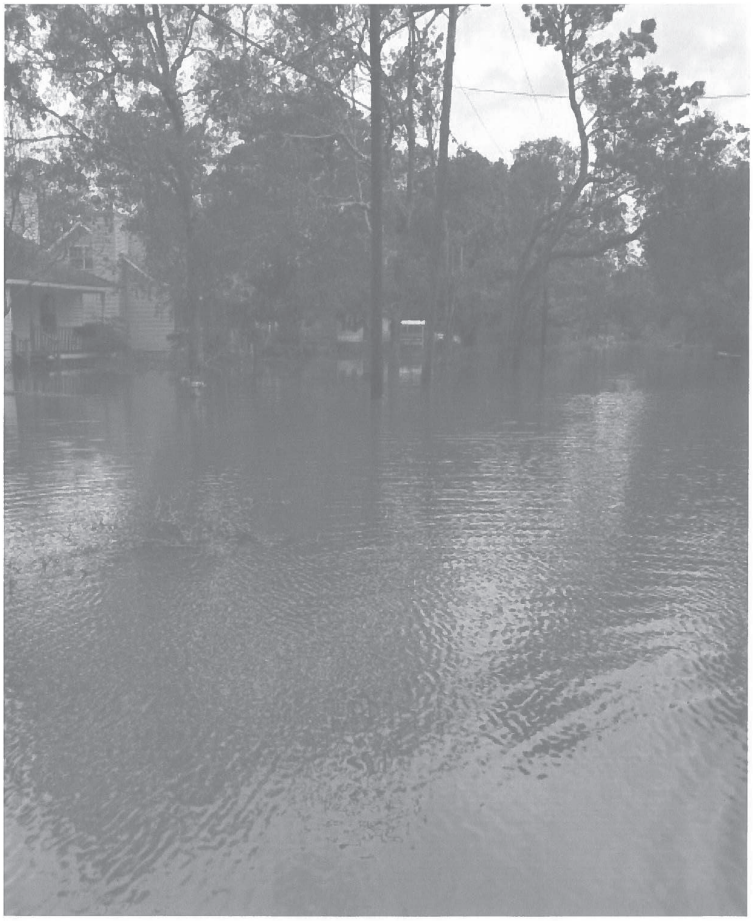




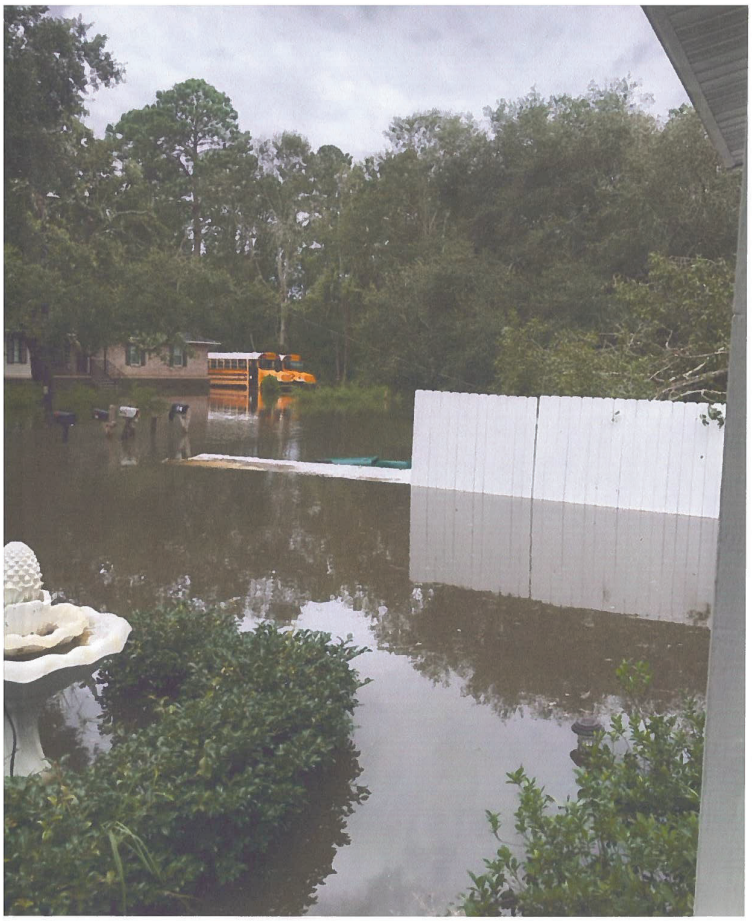




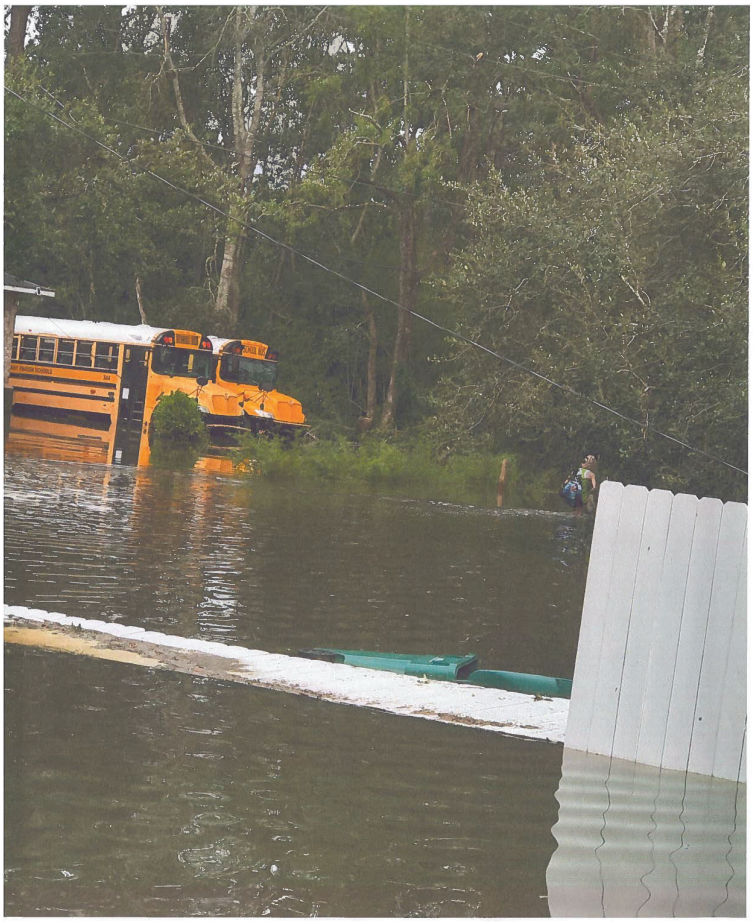
Ida



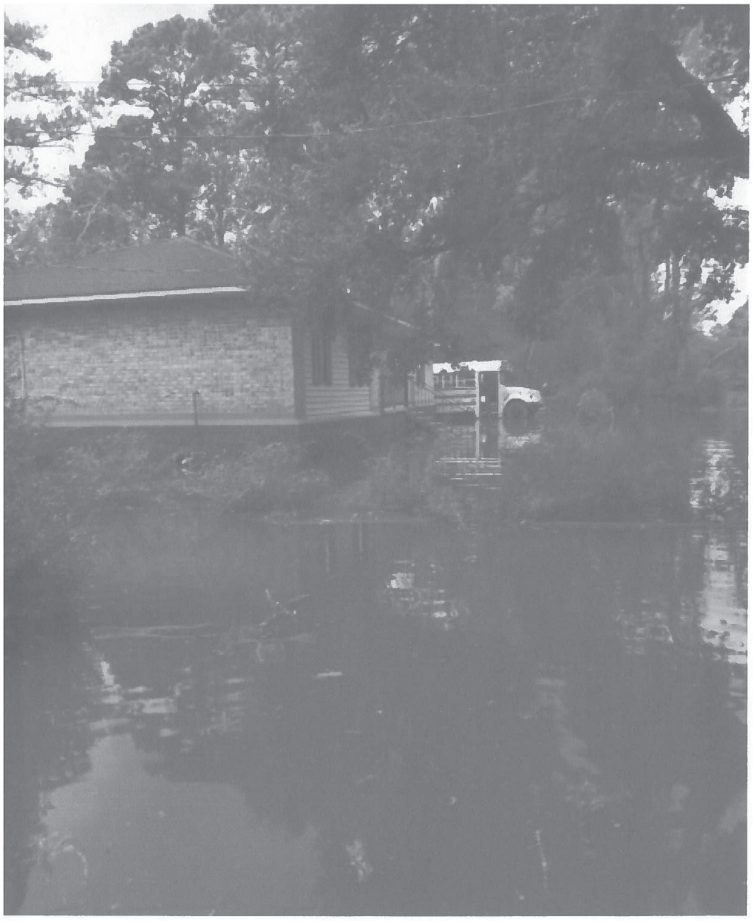
Ida



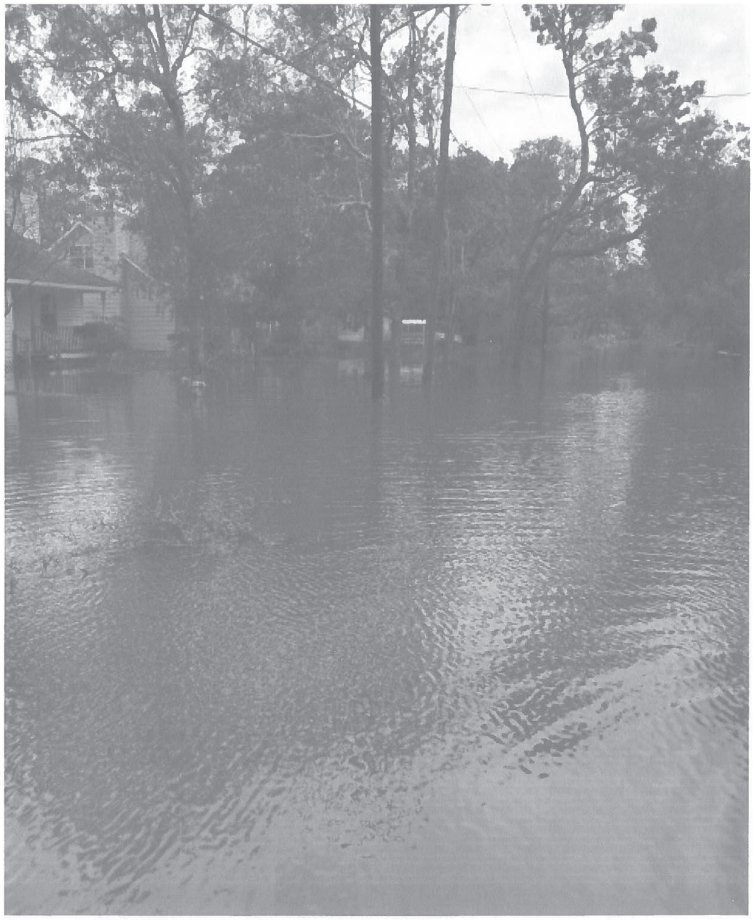
Ida



Ida



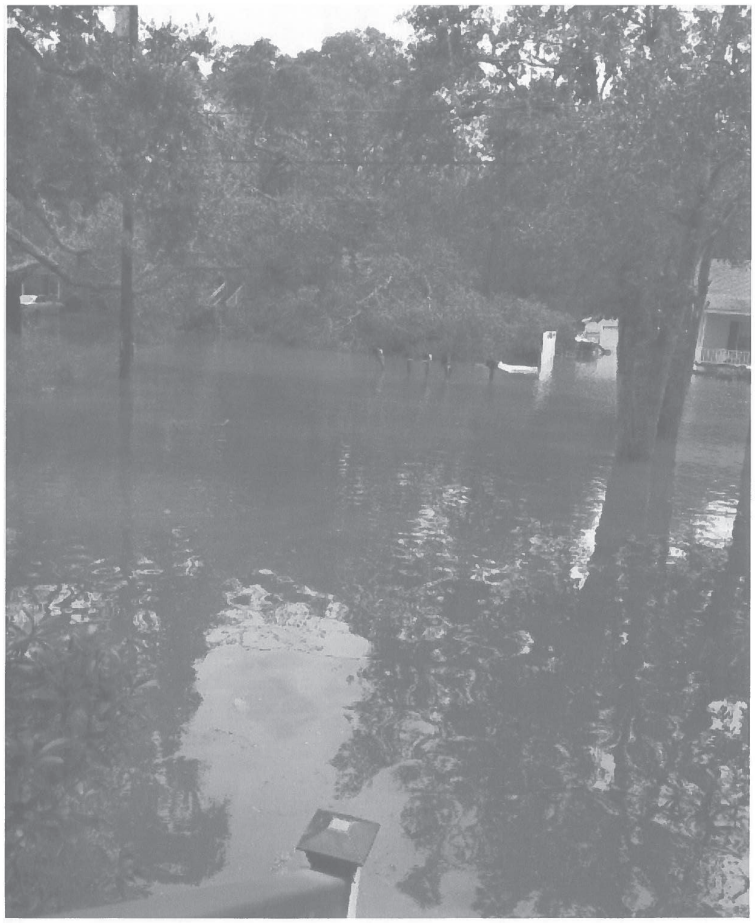
Ida



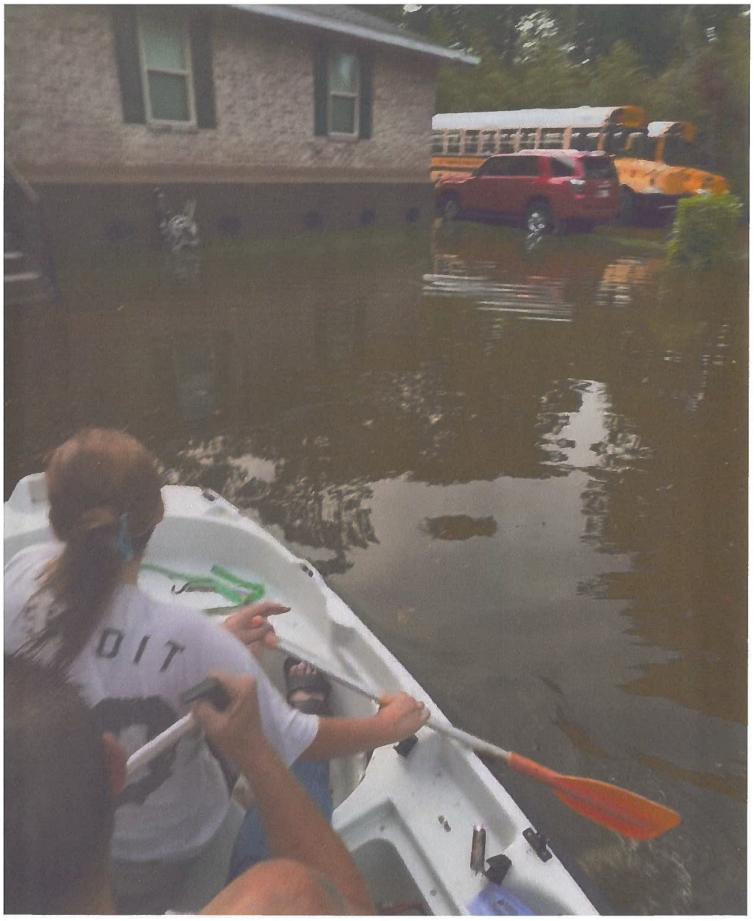
Ida



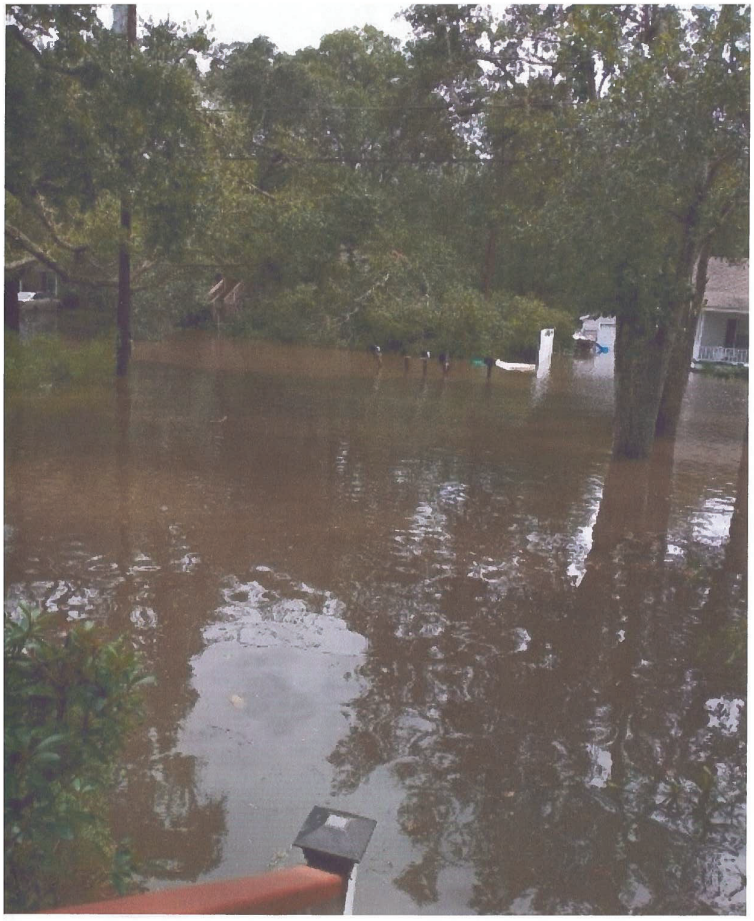
Arthur 2026



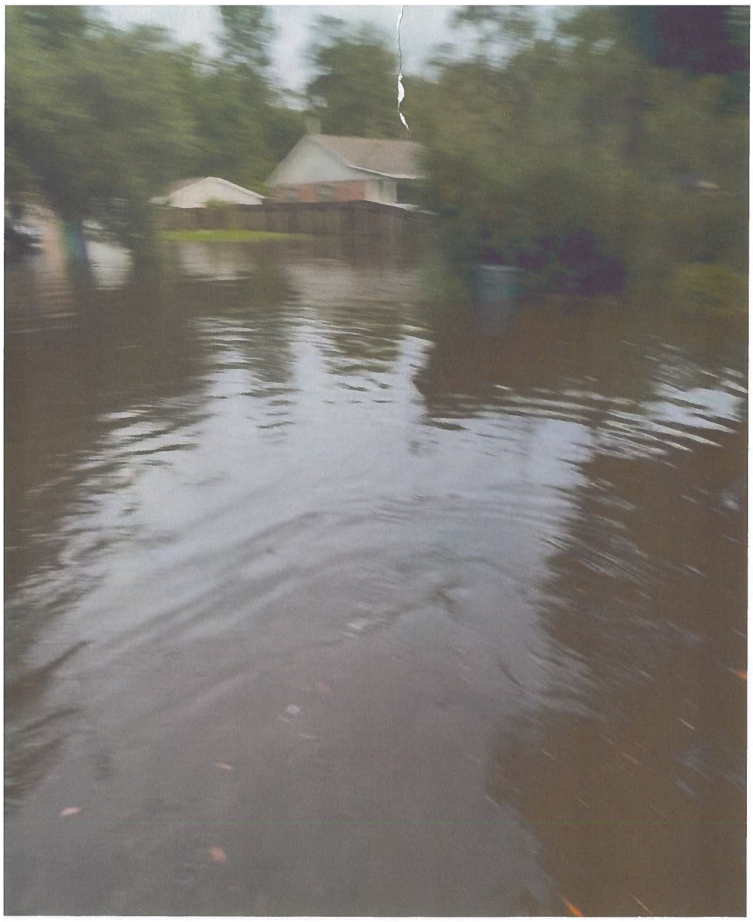
Arthur 2026



Arthur 2026



Arthur 2026



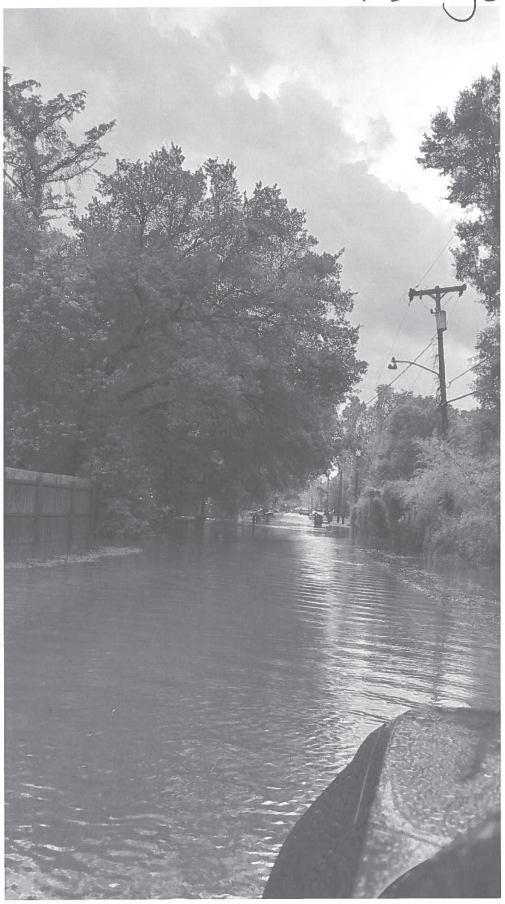
Arthur 2026

1435 Linda Dr

1435 Linda

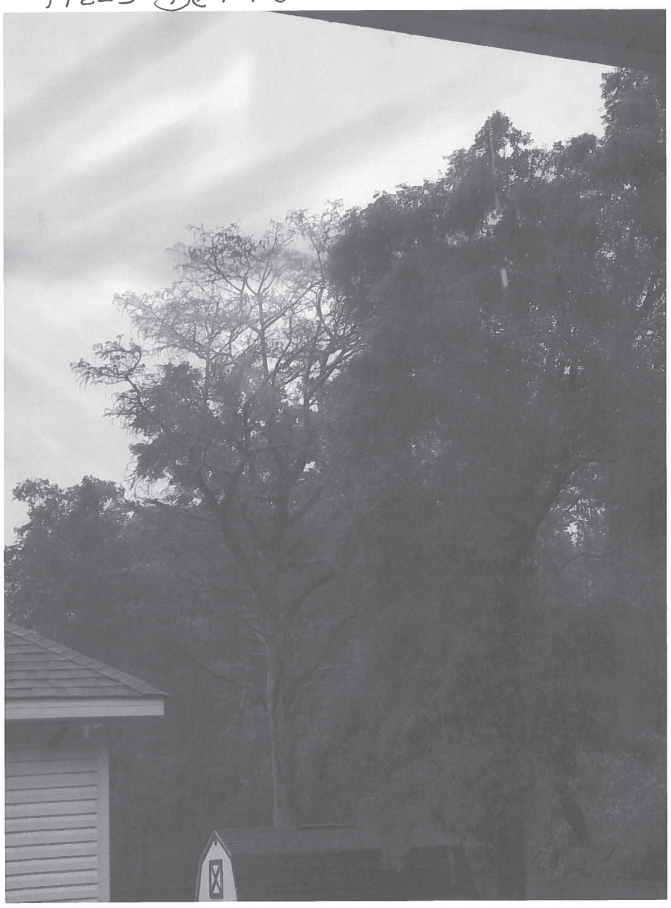


Linda + Edgewood



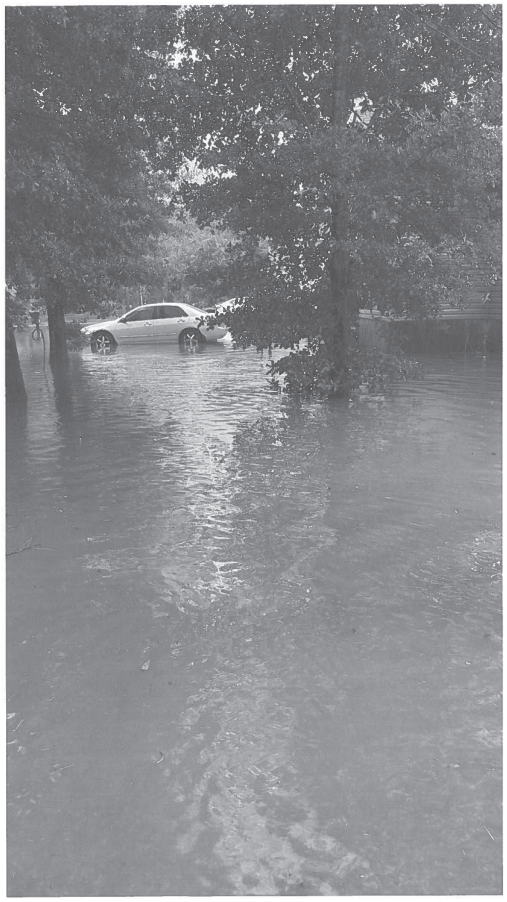


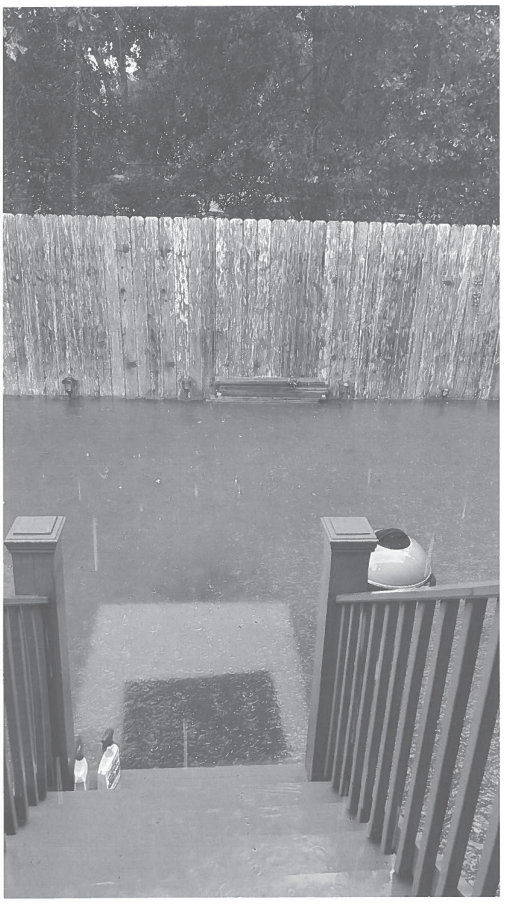
Trees Before

















Planning Department

Staff Report

Case No. SUBD2026-0038

Resubdivision of 53.79 acres into Tracts AGA-1; AG-2 and AG-3, Section 13, Township 9 South, Range 14 East addressed as

39200 Highway 190 East

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

Location: 39200 Highway 190 East, a partially developed parcel (No. 96709) located at the SE corner of Hwy 190 E at Brookter Road (***Figure 1***)

Owner: Sean Burkes, Agent representing non-resident owners listed below. (Ownership to be transferred upon approval of resubdivision and rezoning).

Applicant: Justin Morris (Owner Representative)

City Zoning: CC Commercial Corridor (*see Staff Report for Z2026-0004; Current Parish zoning is split into HC-2 Highway Commercial, CBF-1 Community Based Facilities, and M-L Low Multiple-Family*)

Future Land Use: Commercial, Community Facilities, Residential (***Figure 2***)

Request Resubdivision of 53.79 acres into Tracts AG-1, AG-2 and AG-3, Section 13, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, Louisiana.

Planning Commission: October 19, 2026

STAFF RECOMMENDATION

Planning Department

Approval

FINDINGS

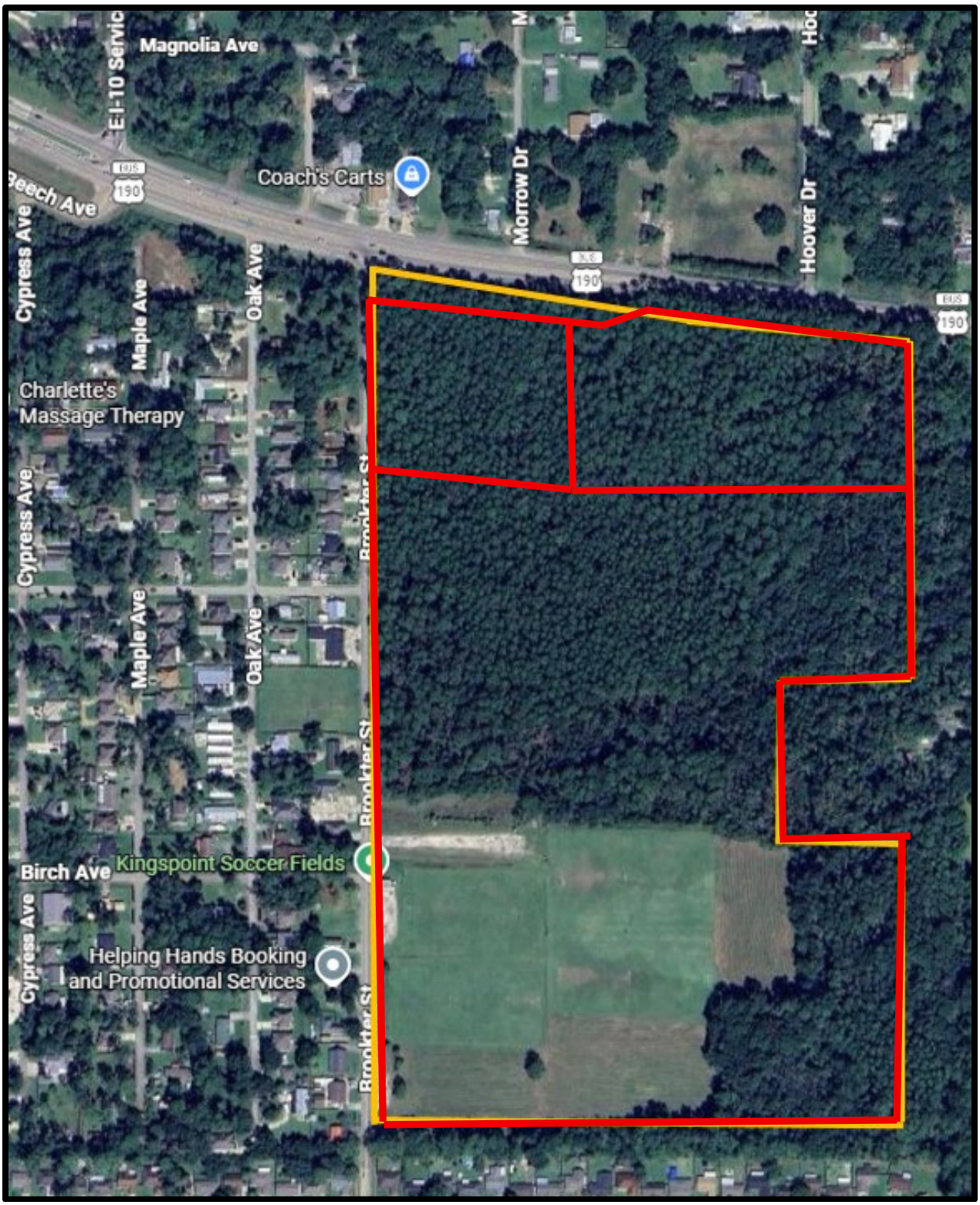
1. The petitioned property is partially forested vacant land with a portion of the southern third of the property developed for soccer fields (***Figure 3***). Upon annexation by City Council it will be zoned CC Commercial Corridor (***Figure 4***).
2. The petitioned property has the following non-resident owners.

Non-Resident Owner	Represented by	Ownership Percentage	Registered Voters within Property
Soccer Field LLC	James Scott Ware	83.33%	-0-
Elise Miller	Individual	1.39%	-0-
Michael Devidts	Individual	1.39%	-0-
Marc Devidts	Individual	1.39%	-0-
William Zeller	Individual	2.083%	-0-
Kathryn Josephson	Individual	2.083%	-0-
Regina Daigrepont	Individual	4.167%	-0-
Melissa Rousseau	Individual	4.167%	-0-

3. There are future commercial development plans for two tracts (AGA-1 and AG-2) which will remain zoned as CC Commercial Corridor and proposed residential development for tract AG-3 with a proposed rezoning to R3 High Density Residential upon acceptance of the resubdivision request. **(Figure 5)**
4. The property developer has expressed an interest in extending the City's water and sewer from its current extent at East I-10 Service Road and Shortcut Hwy, which measuring along the north right-of-way line of Hwy 190 East at Hoover Dr, is approximately 1,680 feet for water, and for sewer, approximately 1,700 feet. (**Figure 6**) This will open up additional opportunities for future annexations along Hwy 190 E/Shortcut Highway.
5. According to FEMA Flood Map, Panel 225205 420 E, the property is within Zone C (area outside 500-year floodplain), and is identified on the Preliminary FIRM as AE, EL 12. An approximate ground elevation for the site is 11.7 feet. (***Figure 7***)

FIGURES

Figure 1. Location Aerial



2. Future Land Use Map (Comp Plan 2040)

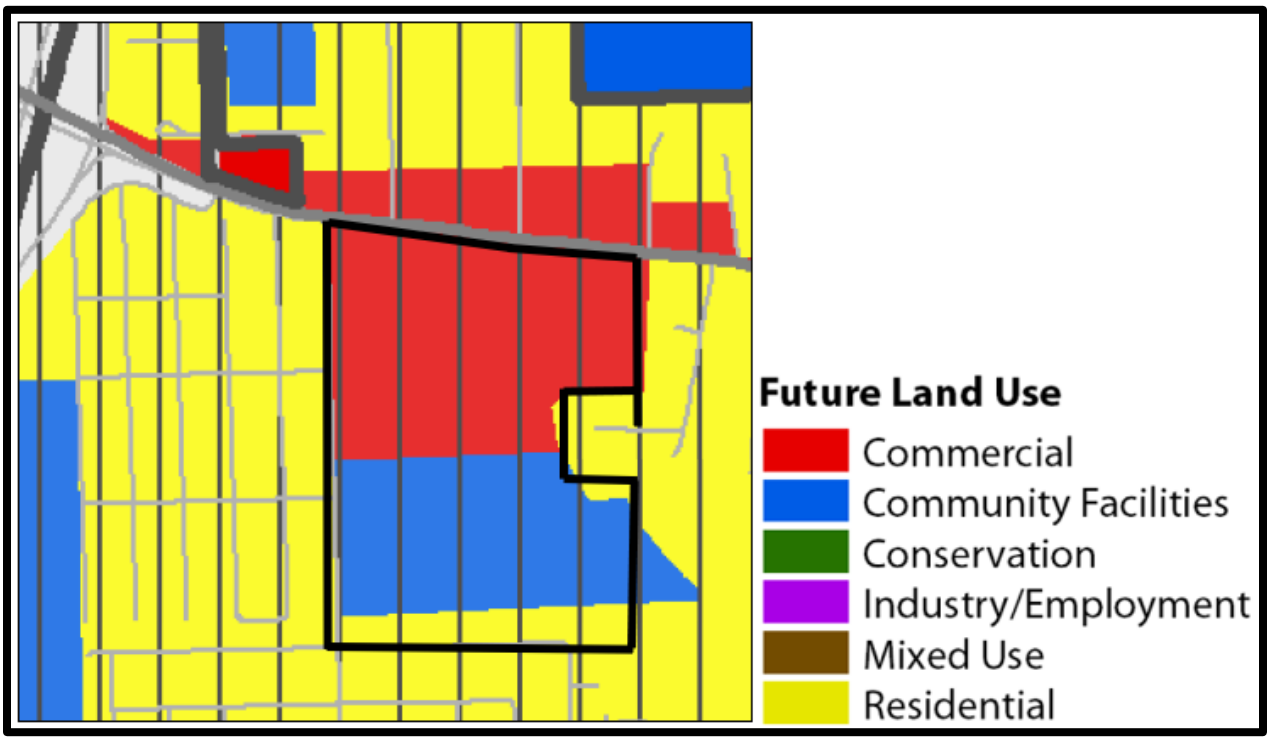


Figure 3. Street Views *(continued on next page)*

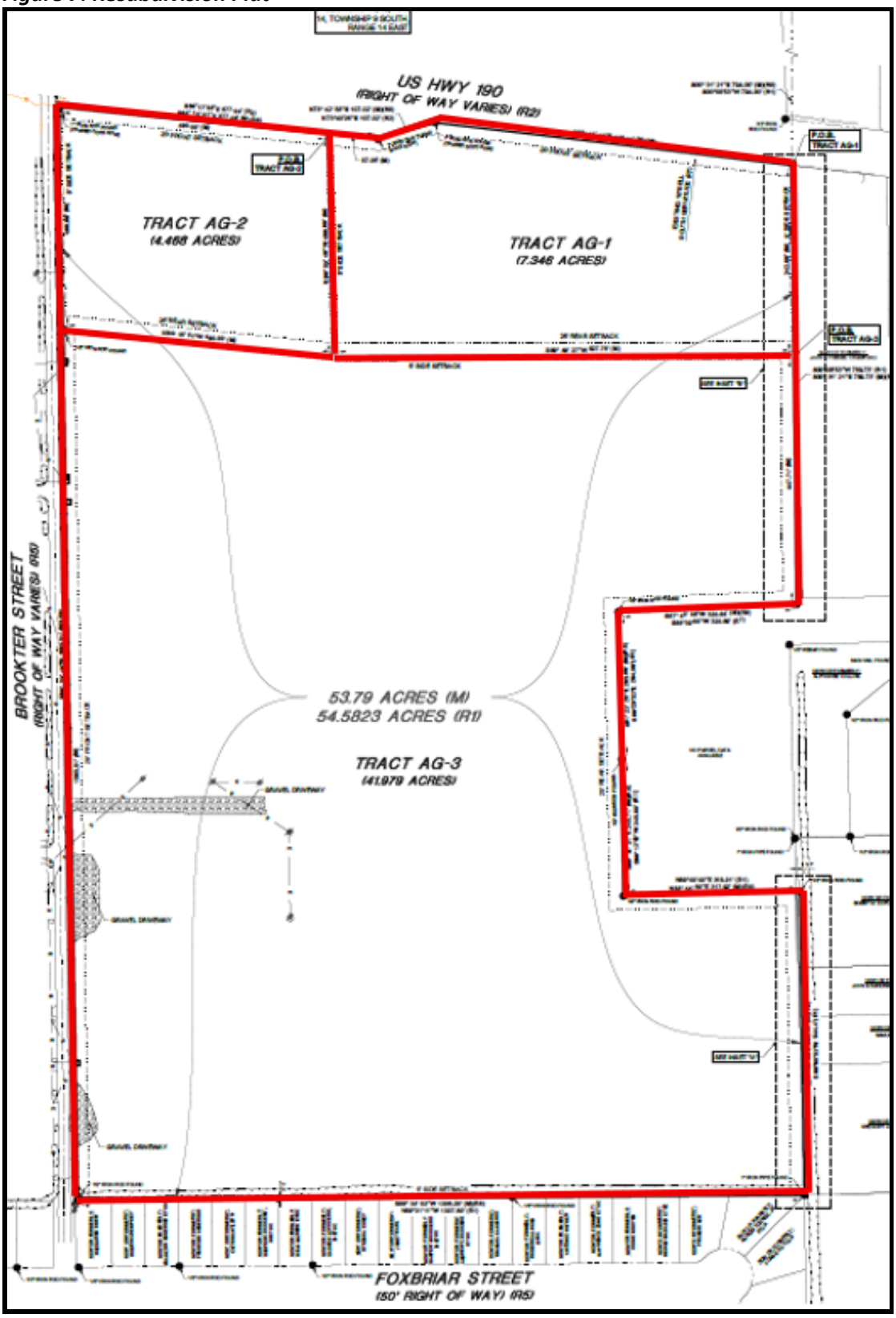




Figure 4. City Zoning



Figure 7: Resubdivision Plat



See Full Resubdivision Plat – NEXT PAGE

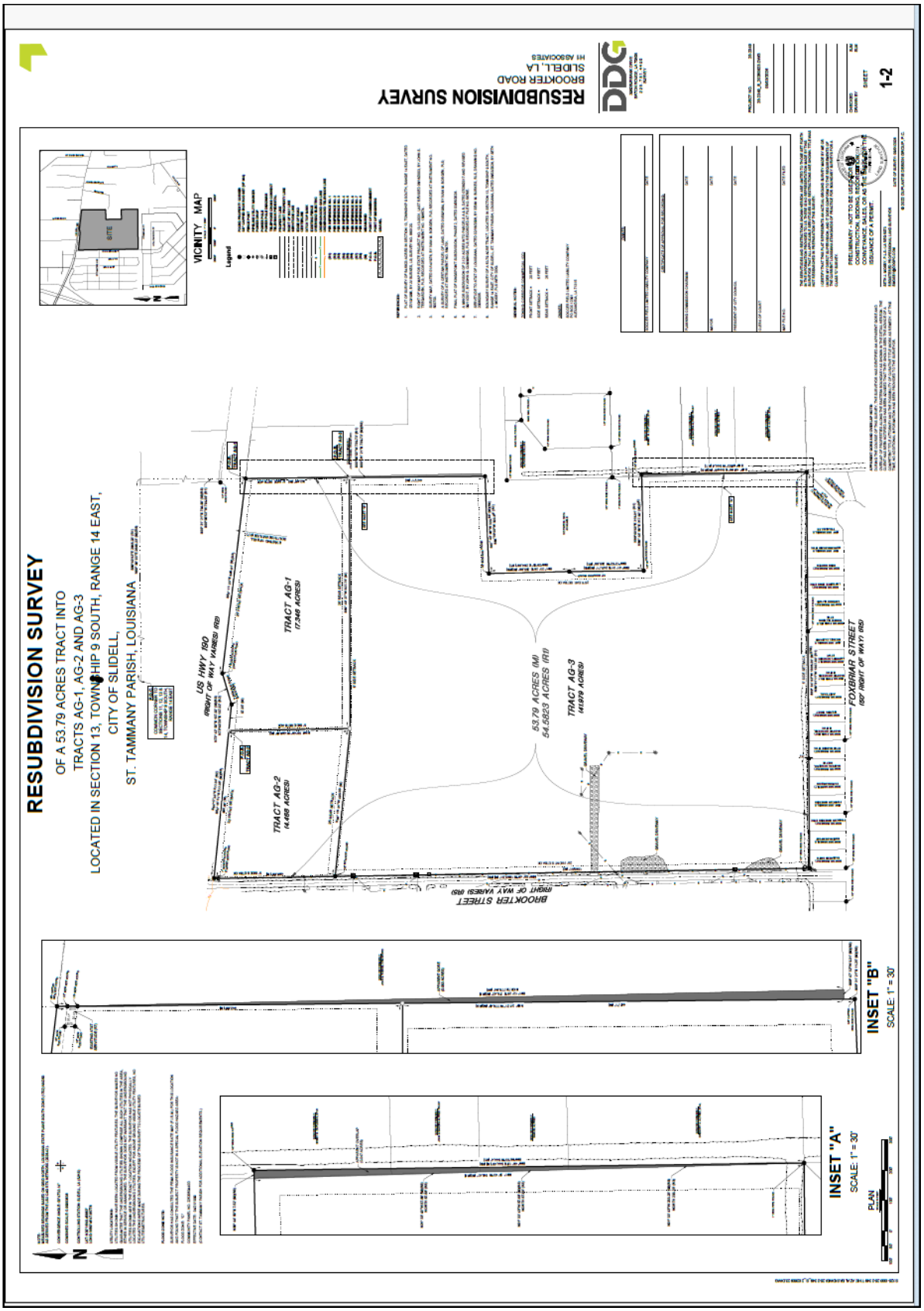

RESUBDIVISION SURVEY
OF A 53.79 ACRES TRACT INTO
TRACTS AG-1, AG-2 AND AG-3
LOCATED IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 14 EAST,
CITY OF SLIDELL,
ST. TAMMANY PARISH, LOUISIANA
RESUBDIVISION SURVEY
BROOKTER ROAD
SLIDELL, LA
1-2
VICINITY MAP
SITE
Legend
TRACT AG-1
17.348 ACRES
TRACT AG-2
14.488 ACRES
TRACT AG-3
14.9978 ACRES
53.79 ACRES (M)
54.6823 ACRES (R))
US HWY 190
(RIGHT OF WAY VARIES) (RB)
FOXBRIAR STREET
(60' RIGHT OF WAY) (M&S)
BROOKTER STREET
(RIGHT OF WAY VARIES) (M&S)
INSET "A"
SCALE: 1" = 30'
INSET "B"
SCALE: 1" = 30'
PLAN

Figure 6. City Utilities



Figure 7. FEMA Flood Map (Panel 225205 420 E)

