

1 Introduced November 10, 2020, by Councilman  
2 Tamborella, seconded by Councilwoman  
3 Denham, (by request of Administration)

4 **Item No. 20-11-3341**

5  
6 **ORDINANCE NO. 4003**

7  
8 An ordinance accepting for maintenance the dedicated public improvements  
9 of Brentwood Subdivision, Phase 2 (Case S20-18).

10 WHEREAS, the Planning Commission approved the preliminary plat for  
11 Brentwood Subdivision, Phase 2 on September 21, 2020 (S20-11); and  
12

13 WHEREAS, the developer of Brentwood Subdivision, Phase 2 constructed a  
14 740 foot long street named Talen Lane with curbs, sewer lines, water lines, stormwater  
15 pipes and inlets, and permanent monuments, all in a proposed 60 foot wide public right-of-  
16 way; and  
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19  
20 WHEREAS, the developer did not construct sidewalks but requested a  
21 variance from the Planning Commission to not construct sidewalks (V20-11); and  
22

23 WHEREAS, the City Engineer has inspected the public improvements and  
24 certifies that all have been completed according to City standards; and  
25

26 WHEREAS, the developer has posted a one-year maintenance bond in an  
27 amount equal to ten percent of the total construction cost of the public improvements; and  
28

29 WHEREAS, the Planning Commission held a public hearing for the final plat  
30 of Brentwood Subdivision, Phase 2 (S20-18).  
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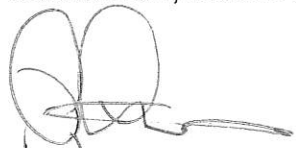
32 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
33 hereby accept for maintenance the dedicated public improvements of Brentwood  
34 Subdivision, Phase 2.  
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1 ORDINANCE NO. 4003  
2 ITEM NO. 20-11-3341  
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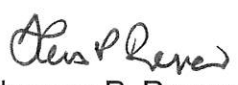
7 **ADOPTED** this 8th day of December, 2020.

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10 Kenny Tamborella  
11 President of the Council  
12 Councilman, District E

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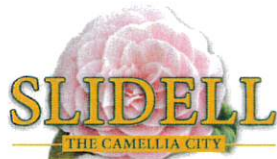
14  
15 Greg Cromer  
16 Mayor

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19 Thomas P. Reeves  
20 Council Administrator

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DELIVERED	12/10/20
2:30 pm	to the Mayor
RECEIVED	12/10/20
3:00 pm	from the Mayor



Planning Department

Staff Report

## Case No. S20-18

Final Plat for Brentwood Subdivision, Phase 2

Creating 15 lots off Canulette Rd, south of Bayou Liberty Rd

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

**Location:** South of Canulette Rd approx. 900 feet south of Bayou Liberty Rd (Figure 1)

**Owner/Applicant:** Becker Investments, LLC

**Zoning:** A-6 Single-family Urban

**Request:** Final Plat for Brentwood Subdivision, Phase 2, creating 15 lots with new public infrastructure

**Planning Commission** (for final plat)

**Consent Agenda:** October 19, 2020

**Public Hearing:** November 16, 2020

**City Council** (for public improvements)

**Consent Agenda:** November 10, 2020

**Public Hearing:** December 8, 2020



Figure 1. Location Map

### Recommendations

Planning Department (for final plat)

Approval:

- If the Planning Commission approves the sidewalk variance request (V20-01); and
- With the following conditions:
  - That the City Engineer finds the private retention pond to be acceptable
  - That the City Council accepts the public improvements for maintenance

City Engineer (for public improvements)

Approval

Planning Commission (for public improvements) Approval, with the condition that the City Engineer finds the private retention pond acceptable

### Findings

1. The petitioned property includes 6.907 acres that is vacant except for proposed public improvements (Figure 2).
2. On September 21, 2020, the Planning Commission approved the Preliminary Plat for Brentwood Subdivision, Phase 2 (S20-11). The approved preliminary plat is for 15 lots with new public infrastructure, with a minimum front yard setback of 40 feet for a portion of Lot 21 and Lots 22-28.



Figure 2. View of property from Canulette Rd

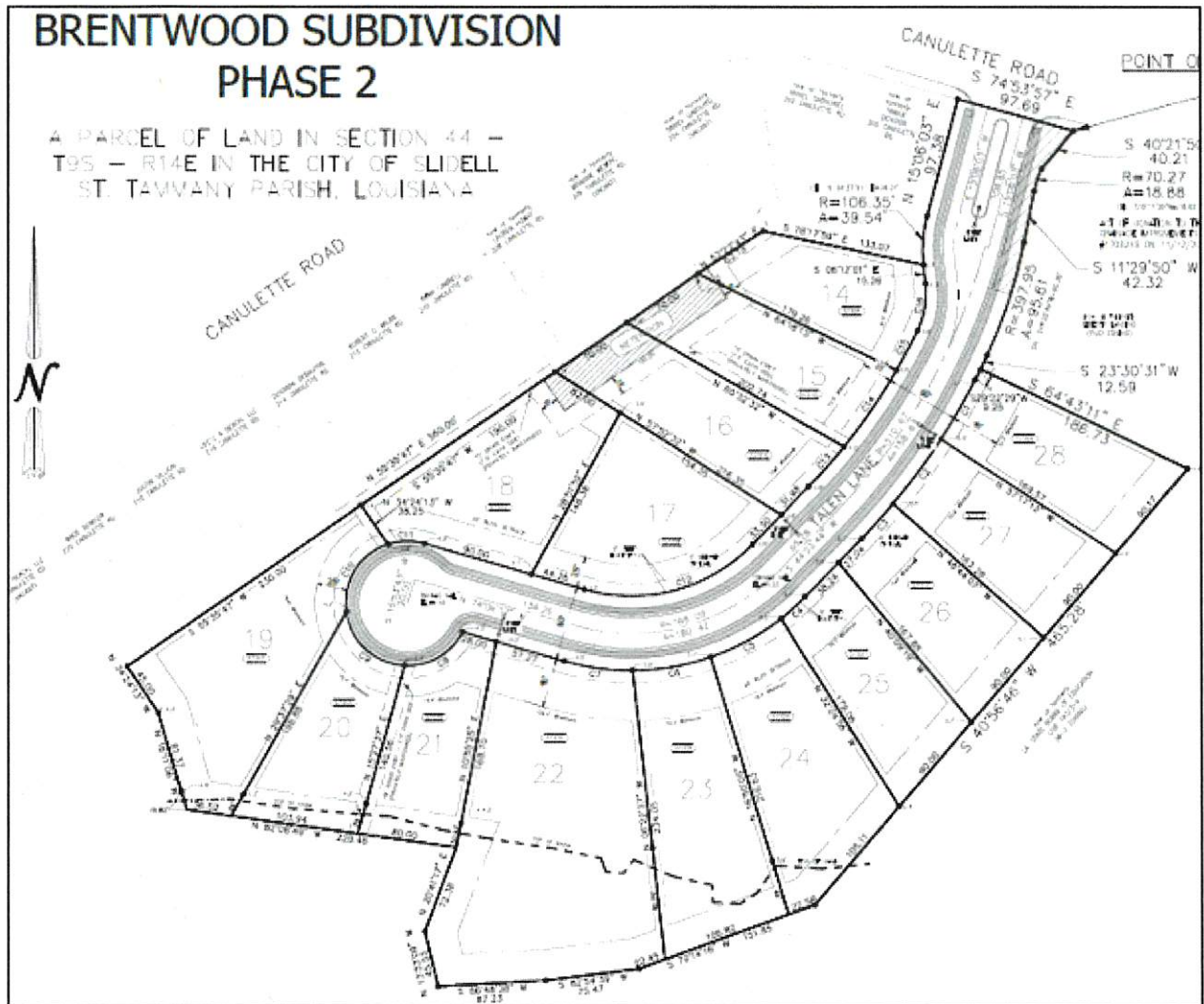


Figure 3. Final Subdivision Plat.

3. The City Engineer approved construction plans and the developer constructed a 740 foot long street (proposed name Talen Lane) with curbs, sewer lines, water lines, stormwater pipes and inlets, and permanent monuments, all in a proposed 60 foot wide public right-of-way. The developer proposes to dedicate the 60 foot wide public right-of-way and public improvements to the City of Slidell.
4. The City Engineer inspected the proposed public improvements, certifies that all have been completed according to City standards, and recommends that the City Council accept them for maintenance.
5. The developer constructed a private retention pond. As of the date of this report, the City Engineer still needs to verify that the private retention pond is in acceptable condition.
6. The developer did not construct sidewalks but has requested a variance from the Planning Commission to not construct sidewalks (V20-11). If the Planning Commission approves the variance, all required public improvements are complete; the developer will amend the final plat to remove the sidewalks. If the Planning Commission denies the variance, the Planning Commission cannot approve the Final Plat until the developer either: a) constructs the sidewalks and they are approved by the City Engineer; or b) provides a performance bond for 100% of the estimated cost of construction of the sidewalks.

7. The final plat substantially conforms to the approved preliminary plat (Figure 3).
8. If the Planning Commission approves the Final Plat, the City Council will then consider accepting for maintenance all public improvements.