

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

4 **Item No. 20-11-3342**

5 **ORDINANCE NO. 4006**

6  
7 An ordinance annexing into the City of Slidell property located at 2170 Gause  
8 Blvd E, and establishing its City zoning classification as C-4 Highway Commercial (Cases  
9 A20-02 and Z20-06).

10 WHEREAS, the Slidell City Council received petitions from the current and  
11 potential owners of 2.25 acres of property located at 2170 Gause Blvd E, identified as Lot  
12 6A, Sq. 17, Pearl Acres Subdivision, to annex the property into the City of Slidell and  
13 establish its City zoning classification as C-4 Highway Commercial; and  
14

15 WHEREAS, the property is owned by Regions Bank (formerly AmSouth  
16 Bank) and is under a purchase agreement with Revive Holdings Gause, LLC; and  
17

18 WHEREAS, the property is developed with an active commercial structure;  
19  
20 and  
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22 WHEREAS, on August 18, 2020, the St. Tammany Parish Registrar of Voters  
23 certified that the property proposed for annexation has no registered voters; and  
24

25 WHEREAS, the property has 575 feet of frontage on Amber St, a Parish road  
26 that is contiguous with the City's corporate limits between Gause Blvd E and Cane Ave;  
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28 and  
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30 WHEREAS, the property has 356 feet of frontage on Gause Blvd E/Hwy 190, a  
31 State road that is contiguous with the City's corporate limits between Amber St and Cross  
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33 Gates Blvd; and  
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4 WHEREAS, the property is zoned by the Parish as HC-2 Highway  
5 Commercial; and

7 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the  
8 property is developed commercial land; and

11 WHEREAS, the Planning Department forwarded the petition for annexation,  
12 with concurrent establishment of City zoning, to the St. Tammany Parish Council and  
13 St. Tammany Parish Development Department via certified mail on October 7, 2020; and

16 WHEREAS, the Slidell Director of Planning duly advertised public hearings  
17 for Cases A20-02 and Z20-06; and

20 WHEREAS, the Planning Commission held a public hearing for Case A20-  
21 02; and

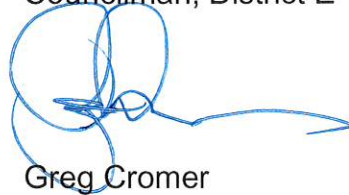
22 WHEREAS, the Zoning Commission held a public hearing for Case Z20-06.

24 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
25 hereby annex into the City of Slidell, into Council District E, property located at 2170  
26 Gause Blvd E, more specifically identified as Lot 6A, Sq. 17, Pearl Acres Subdivision, St.  
27 Tammany Parish, Louisiana, and establish its City zoning classification as C-4 Highway  
28 Commercial.  
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5 **ADOPTED** this 12th day of January, 2021.

6 

7  
8 Kenny Tamborella  
9 President of the Council  
10 Councilman, District E

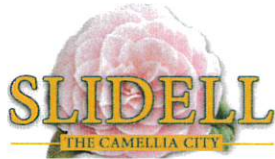
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12  
13  
14 Greg Cromer  
15 Mayor

16 

17  
18 Thomas P. Reeves  
19 Council Administrator

DELIVERED	1/13/21
3:30 pm	to the Mayor
RECEIVED	1/15/21
11:00 am	from the Mayor



Planning Department

Staff Report

# Case Nos. A20-02 & Z20-06

Annexation and Establishment of City Zoning Classification of  
2170 Gause Blvd E

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

**Location:** 2170 Gause Blvd E (Figure 1)

**Owner:** Regions Bank

**Applicants:** Regions Bank and Revive Holdings Gause, LLC

**Zoning:** Parish HC-2 Highway Commercial

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

### Planning & Zoning Commissions

**Consent Agenda:** October 19, 2020

**Public Hearing:** November 16, 2020

### City Council

**Consent Agenda:** November 10, 2020

**Public Hearing:** December 8, 2020



Figure 1. Location map and City zoning.

### Recommendations

Planning Department

Approval

Planning & Zoning Commissions

Approval & Approval

### Findings

1. The subject property contains 2.25 acres and is identified as Lot 6A, Sq 17, Pearl Acres Subdivision. The property is developed with an active commercial structure (Figure 2).
2. Revive Holdings Gause, LLC has a purchase agreement with Regions Bank.
3. The subject property is not contiguous with the City’s corporate limits. However, it has 575 feet of frontage on Amber St – a Parish road that is contiguous with the City’s corporate limits between Gause Blvd E and Cane Ave – and it has 356 feet of frontage on Gause Blvd E/Hwy 190 – a State road that is contiguous with the City’s corporate limits between Amber St and Cross Gates Blvd (Figure 3).



Figure 2. Street view from corner of Gause Blvd E facing Amber St.

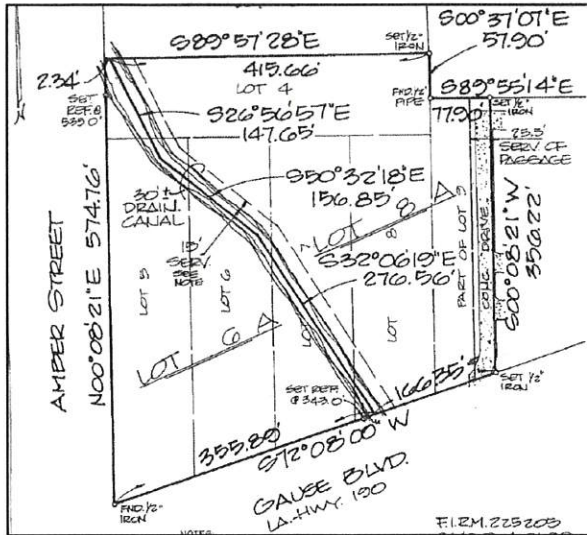


Figure 3. Property survey (2002)

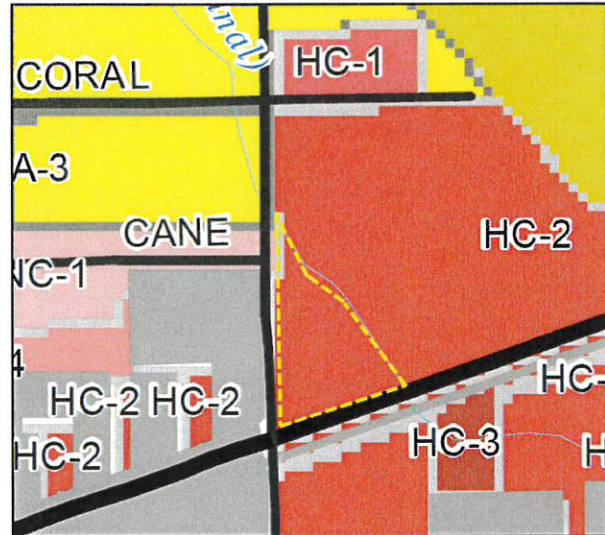


Figure 4. Parish Zoning.

4. 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.
5. C-4 allows similar uses as HC-2; it is not less restrictive in uses permitted.
6. The subject property is located on a major road – Gause Blvd E.
7. Other nearby properties on Gause Blvd E are zoned Parish HC-2 and City C-4 (Figures 1 and 4).
8. C-4 is appropriate for this location because of its location on a major road and proximity to other properties with the same or similar commercial zoning.
9. City water is approximately 80 feet from the southwest corner of the subject property, just across Amber St. City sewer is approximately 295 feet from the same corner, across Amber St and down Gause Blvd E (Figure 5). Applicants understand any development of the property will be required to connect to City water and sewer.
10. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

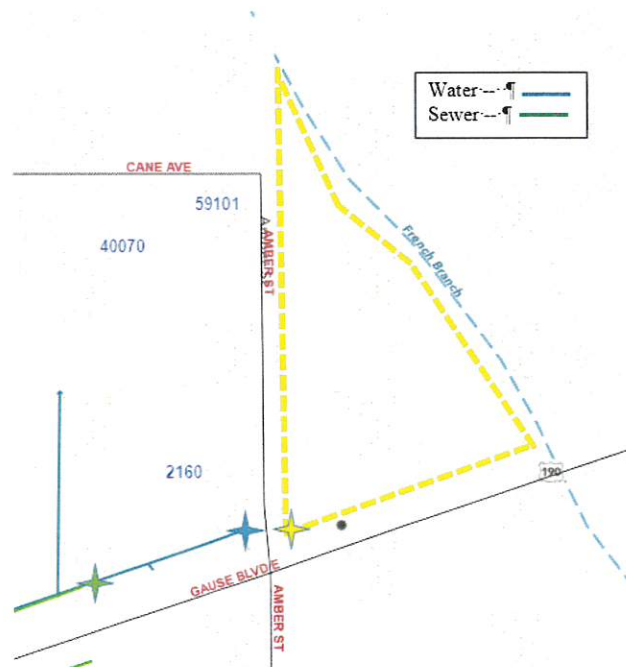


Figure 5. City water and sewer.