

1 Introduced January 12, 2021, by Councilman  
2 Tamborella, seconded by Councilwoman  
3 Denham, (by request of Administration)

4 **Item No. 21-01-3353**

5 **ORDINANCE NO. 4014**

6  
7 An ordinance annexing into the City of Slidell property located at the northeast  
8 corner of Jaguar Dr and Yaupon Dr, and establishing its City zoning classification as A-6  
9 Single-family Urban (Cases A20-03 and Z20-08).

10 WHEREAS, the Slidell City Council received a petition from the owner of 0.54  
11 acres of property located at the northeast corner of Jaguar Dr and Yaupon Dr, identified as  
12 Lot 5, Sq 17, Robbert Park Subd., St. Tammany Parish, Louisiana, to annex the property  
13 into the City of Slidell and establish its City zoning classification as A-6 Single-family  
14 Urban; and  
15  
16  
17

18 WHEREAS, the property is owned by Kumar Amaraneni; and

19 WHEREAS, the property is vacant land; and

20 WHEREAS, the property is zoned by the Parish as A-4 Single-Family  
21 Residential; and  
22  
23

24 WHEREAS, the property is contiguous with the City for 196.36 feet along  
25 Yaupon Dr and 99.93 feet on Jaguar Dr, or about 45% of its perimeter; and  
26  
27

28 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the property  
29 is non-commercial land that is less than 90% contiguous with the City and has more  
30 intense City zoning proposed, and thus needs concurrence from the Parish; and  
31  
32

33 WHEREAS, the Planning Department forwarded the petition for annexation,  
34 with concurrent establishment of City zoning, to the St. Tammany Parish Council and  
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37  
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39

1 **ORDINANCE NO. 4014**  
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3 **PAGE 2**

4 St. Tammany Parish Development Department via certified mail on November 9, 2020;  
5  
6 and

7 WHEREAS, the Slidell Director of Planning duly advertised public hearings for  
8  
9 Cases A20-03 and Z20-08; and

10 WHEREAS, the Planning Commission held a public hearing for Case A20-03;  
11  
12 and

13  
14 WHEREAS, the Zoning Commission held a public hearing for Case Z20-08.

15 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
16  
17 hereby annex into the City of Slidell, into Council District E, property located at the  
18  
19 northeast corner of Jaguar Dr and Yaupon Dr, identified as Lot 5, Sq 17, Robbert Park  
20  
21 Subd., St. Tammany Parish, Louisiana, and establish its City zoning classification as A-6  
22  
23 Single-family Urban.

24 **ADOPTED** this 9th day of February, 2021.

25  
26 

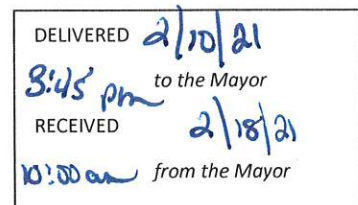
27 Kenny Tamborella  
28 President of the Council  
29 Councilman, District E

30  
31 

32 Greg Cromer  
33 Mayor

34  
35 

36 Thomas P. Reeves  
37 Council Administrator





Petition for ANNEXATION

250 Bouscaren St, Ste 203 Slidell, LA 70458 985.646.4320 fax 985.646.4356 planningdept@cityofslidell.org myslidell.com

This application is for annexation into the City of Slidell.

Petitioned Property

Street Address: 1804 JAGUAR DRIVE
Bounded by (streets): JAGUAR DRIVE & YAUSSON DRIVE
Acres Proposed to be Annexed: 0.5 ACRE
Current Use: VACANT LOT
Proposed Use: BUILD A HOUSE
Current Parish Zoning District: A-4
Proposed City Zoning District\*: A-6
\*Separate Petition for Zoning Map Amendment

Property Owner(s)

If necessary, attach a list of all owners with the name, mailing address, and phone number of each.

Number of Resident Property Owners: ONE
Number of Non-Resident Property Owners: 0
Name: KUMAR AMARANENI
Name:
Authorized Agent, if applicable:

Mailing Address: 36060 MARSHWIND LANE
City, State, Zip: SLIDELL, LA-70460
Phone #: 504-813-5202
Email: KMD347@YAHOO.COM

Table with 3 columns: Received By, Fee \$140, Case # A20-03. Related Case(s): 2008

Required Attachments

- True copy of title or deed (proof of ownership)
If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this annexation
Map (drawn to scale no smaller than 1" = 100') showing the location, measurements, and ownership of the petitioned property
Legal description of petitioned property
A certificate from of the St. Tammany Parish Registrar of Voters listing the registered voters residing in the area to be annexed
A copy of the last paid tax statement
Original Certificate of Assessor certifying ownership and assessed valuation of property

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be annexed; acknowledge that I/we have been informed of the estimated cost of connection to City utilities; and desire to have the property described in this petition annexed into the City of Slidell. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

Signature of Property Owner or Agent: [Signature] Date: 10/20/20

Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 20th day of October 2020

Notary Public: Rachael Payne, Louisiana Notary Public # 152076, St. Tammany Parish + Statewide Jurisdiction, Commissioned for Life



Planning Department

Petition for  
**ZONING MAP  
AMENDMENT**

**RECEIVED**  
NOV 02 2020

250 Bouscaren St, Ste 203  
Slidell, LA 70458  
985.646.4320  
fax 985.646.4356  
planningdept@cityofslidell.org  
myslidell.com

This application is for proposed rezoning, and establishment of zoning for ~~annexed~~ annexed property.

**Petitioned Property**

Current Zoning District: A-4  
Current Use: VACANT LOT  
Street Address: 1804 JAGUAR DRIVE  
SLIDELL, LA-70461  
Lot, Square/Block, Subdivision (or attach metes and bounds):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Bounded by (streets): JAGUAR DRIVE &  
YAUFRON DRIVE  
\_\_\_\_\_  
\_\_\_\_\_

**Proposed Zoning Map Amendment**

Proposed Zoning District: A-6  
Proposed Use: SINGLE FAMILY HOMES  
Acres Proposed to be (Re)zoned: \_\_\_\_\_

**Required Attachments**

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this zoning map amendment
- Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property

**Signatures and Notarization**

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

Arul Amalan 10/20/20  
Signature of Property Owner or Agent Date

**Property Owner(s)**

Name(s): KUMAR AMARANANI  
Name(s): \_\_\_\_\_  
Authorized Agent, if applicable:  
\_\_\_\_\_

Signature of Property Owner or Agent Date

Mailing Address: 36060 MARSHWIND LANE  
City, State, Zip: SLIDELL, LA-70460  
Phone #: 504-813-5202  
Email: KMD347@YAHOO.COM

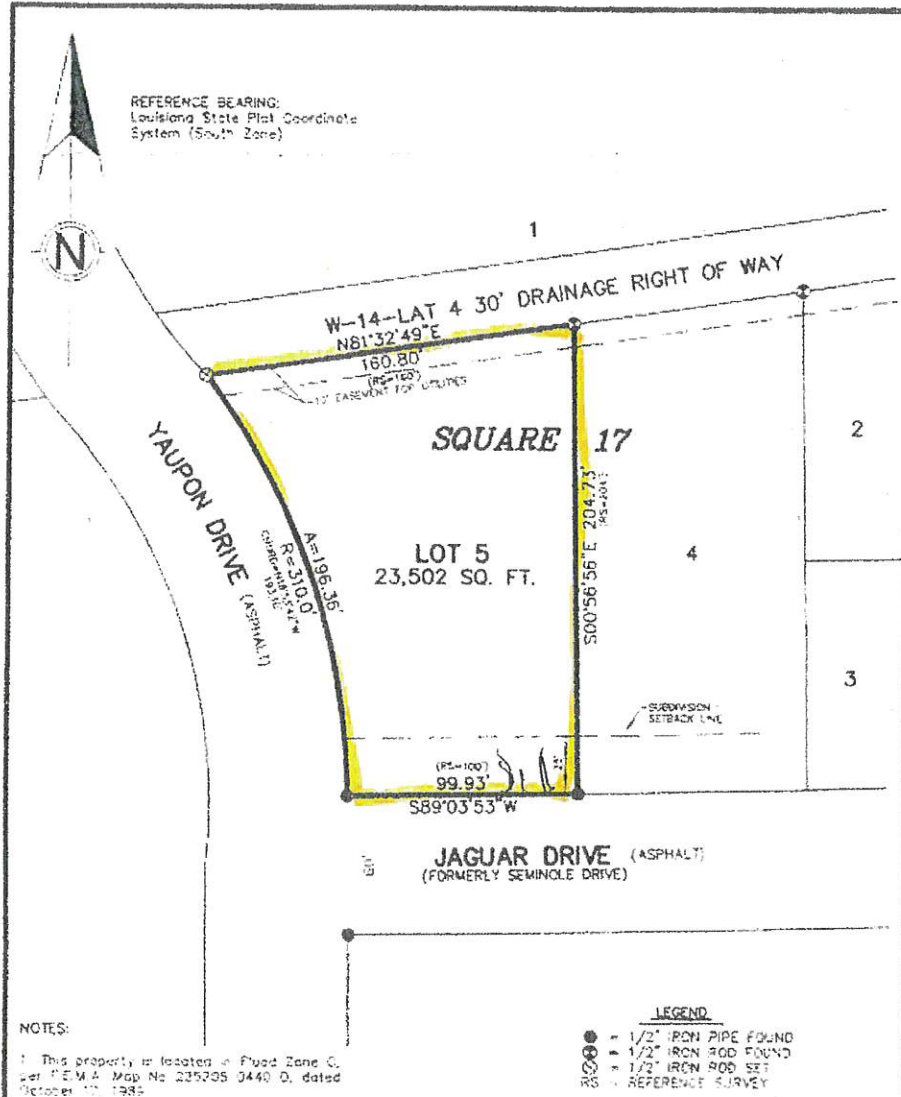
SWORN TO AND SUBSCRIBED before me this 20<sup>th</sup>  
day of October, 2020

Rachael Payne  
Notary Public

Rachael Payne  
Louisiana Notary Public #152076  
St. Tammany Parish \* Statewide Jurisdiction  
Commissioned for Life

Received By:	Fee \$ <u>140<sup>00</sup></u>	Case # <u>20-08</u>
Related Case(s):	<u>A20-03</u>	

message. The recipient should check this email and any attachments for the presence of viruses, malware, phishing and/or spyware. The sender and GARDNER, REALTORS accept no liability for any damage caused by any virus, malware, phishing and/or spyware inadvertently transmitted by this email. If you are ever in question of the legitimacy of an email, please contact the sender to verify they sent an email to you. Furthermore, never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Never wire money without confirming that the wiring instructions are correct by independently verifying the wiring instructions in person or via a telephone call to a trusted phone number.



**Location:** Northeast corner of Jaguar Dr and Yaupon Dr; Lot 5, Sq 17, Robbert Park Subd (Figure 1)

**Petitioner(s):** Kumar Amaraneni

**Zoning:** Parish A-4 Single-family Residential

**Requests:** Annex and establish City zoning classification as A-6 Single-family Urban

**Parish Concurrence:** Needed; request sent on November 9, 2020

**Planning & Zoning Commissions**

**Consent Agenda:** December 21, 2020

**Public Hearing:** January 25, 2021

**City Council**

**Consent Agenda:** January 12, 2021

**Public Hearing:** February 9, 2021

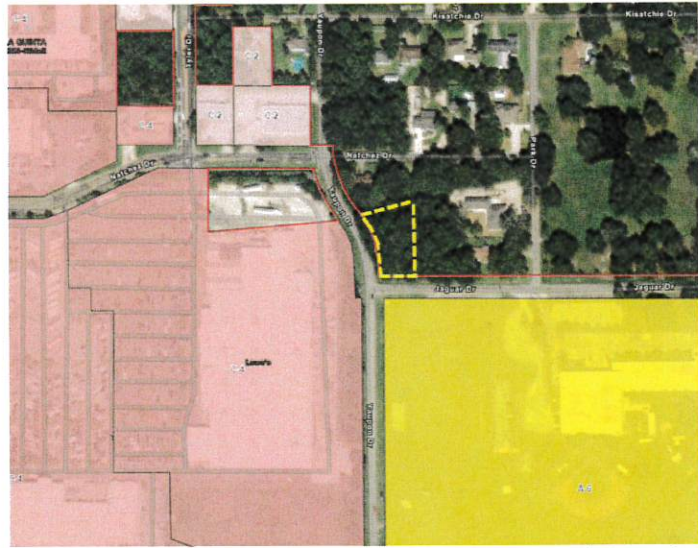


Figure 1. Location map and City zoning

**Recommendations**

Planning Department  
Approval

Planning & Zoning Commissions  
Approval & Approval

**Findings**

1. The petitioned property currently has no improvements within its boundaries (Figure 2).
2. The petitioned property contains 0.54 acres and is identified as Lot 5, Sq 17, Robbert Park Subdivision. (Figure 3)
3. The petitioned property has no registered voters (Certificate of Registrar of Voters dated October 13, 2020).



Figure 2. Street view from Yaupon and Jaguar intersection

4. The petitioned property has no resident property owners (Certificate of Ownership and Assessed Valuation dated October 23, 2020).
5. The petitioned property has one non-resident property owner, Kumar Amaraneni, who signed the Annexation Petition.
6. The property is contiguous with the City's corporate limits. It has 196.36 ft along Yaupon Dr and 99.93 ft along Jaguar Dr, or about 45% of its perimeter; both rights-of-way are in the City. (Figure 3).
7. The subject property is zoned by the Parish as A-4 Single-family Residential (Figure 4). The applicant proposes to establish City zoning as A-6 Single-family Urban.
8. The City's A-6 allows similar uses as the Parish's A-4, but A-6 also allows for more intense uses, specifically religious assembly, elementary and secondary schools, and shelters for domestic violence victims.
9. For the purpose of the Sales Tax Enhancement Plan, the property is non-commercial land that is less than 90% contiguous with the City and has more intense City zoning proposed, and thus needs concurrence from the Parish.
10. Other nearby properties on Yaupon and Jaguar Drives are zoned Parish A-4 and HC-3 Highway Commercial, and City A-6, C-2 Neighborhood Commercial, and C-4 Highway Commercial (Figures 1 and 4).
11. Current uses within the area of the subject property include:
  - 1) In the City: Retail, Hotels, and Elementary and Secondary Schools.
  - 2) In the Parish: Single-family residential, Vacant Indoor Retail and Service, Bars, Restaurants, Retail Repair Establishment, and Community-Based Facility.

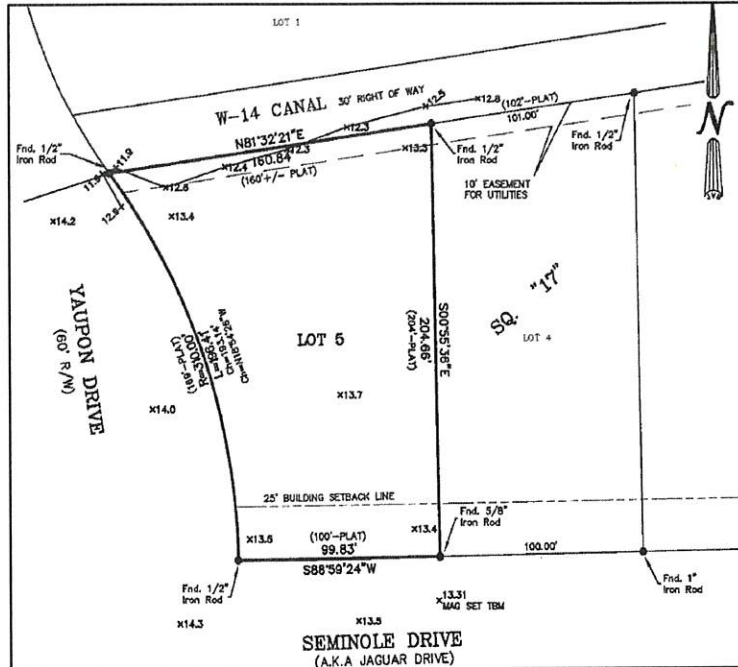


Figure 3. Property survey (2020).

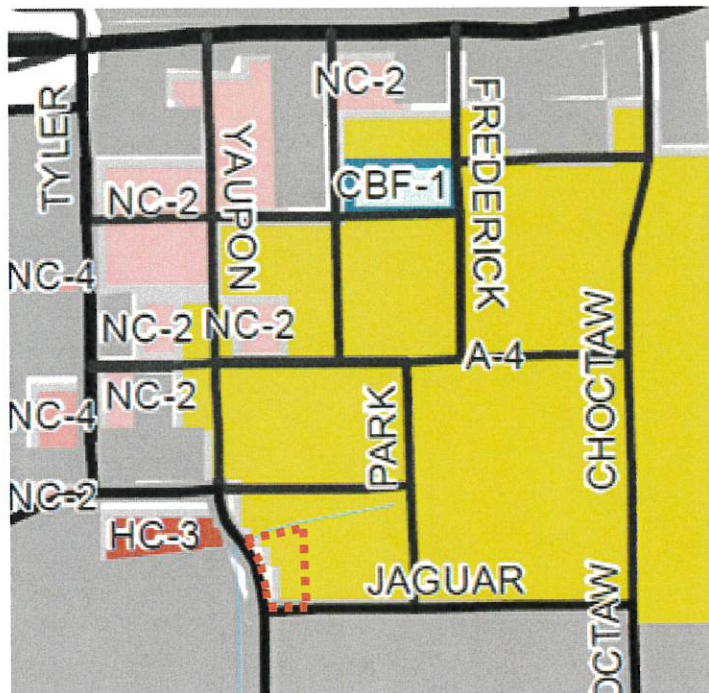


Figure 4. Parish Zoning

12. A-6 is appropriate for this location because of its proximity to other properties with the same or similar residential zoning, and would maintain the single-family residential character of the area east of Yaupon Dr.
13. City water and sewer is available along Yaupon and Jaguar Drives immediately adjacent to the subject property. (Figure 5). Applicant understands any development of the property will be required to connect to City water and sewer, including a private lift station to connect to the sewer force main.



Figure 5. City water and sewer

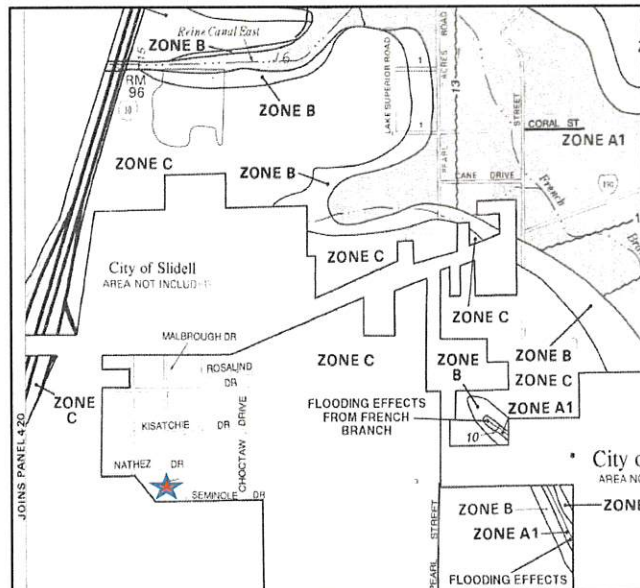


Figure 6. FEMA Panel 225205 0040 D (April 21, 1999)

13. The property is currently in Zone C flood zone with an approximate ground elevation of 13.5 ft.<sup>1</sup> (Figure 6) This is in an area of minimal flood hazard that is determined to be outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood.<sup>2</sup> Annexation of the property will have no impact on the City's CRS Rating.
14. The Planning Department finds the annexation is reasonable for the following reasons:
  - This property fronts on two City-maintained streets that are improved with City water and sewer lines.
  - This property is in the middle of an area that is already urbanized, with commercial immediately across the street to the west, a high school immediately across the street to the south, and residential and other uses in all directions.
  - Annexing this property would allow for its development with City services.
15. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

<sup>1</sup> Elevation provided by LSU Ag Center website (Isuagcenter.com), Louisiana Flood Maps Portal.

<sup>2</sup> Definition of Zone C provided by FloodPartners.com; Flood Zones.



## Melissa Mendoza

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**From:** Melissa Guilbeau  
**Sent:** Tuesday, February 9, 2021 10:52 AM  
**To:** Thomas Reeves  
**Subject:** FW: Slidell Annexation (A20-03) Kumar Amaraneni - Lot 5 Sq 17, Robert Park S/D

FYI for Item No. 21-01-3353 tonight. Parish Council concurred for the annexation.

Melissa

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**From:** Ashleigh R. Mayfield <[armayfield@stpgov.org](mailto:armayfield@stpgov.org)>  
**Sent:** Tuesday, February 9, 2021 10:23 AM  
**To:** Theresa Alexander <[talexander@cityofslidell.org](mailto:talexander@cityofslidell.org)>  
**Cc:** Ross P. Liner <[rliner@stpgov.org](mailto:rliner@stpgov.org)>  
**Subject:** RE: Slidell Annexation (A20-03) Kumar Amaraneni - Lot 5 Sq 17, Robert Park S/D

Good Morning:

It was approved. I do not have a signed copy of the resolution back from Council yet. That usually takes a couple of weeks. I will forward it to you as soon as I receive it.

Sincerely,



### Ashleigh Mayfield

Support Services 2, Planning & Development  
**St. Tammany Parish Government**  
21454 Koop Drive, Building B, Suite 1B  
Mandeville, LA 70471  
p: 1-985-898-2529 e: [armayfield@stpgov.org](mailto:armayfield@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

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**From:** Theresa Alexander <[talexander@cityofslidell.org](mailto:talexander@cityofslidell.org)>  
**Sent:** Tuesday, February 09, 2021 10:02 AM  
**To:** Ashleigh R. Mayfield <[armayfield@stpgov.org](mailto:armayfield@stpgov.org)>  
**Cc:** Ross P. Liner <[rliner@stpgov.org](mailto:rliner@stpgov.org)>; Melissa Guilbeau <[mguilbeau@cityofslidell.org](mailto:mguilbeau@cityofslidell.org)>  
**Subject:** RE: Slidell Annexation (A20-03) Kumar Amaraneni - Lot 5 Sq 17, Robert Park S/D

Good morning Ashleigh,

Can you tell me if the annexation referenced below was approved at the Parish Council meeting on February 4?

If you have the resolution, that would be helpful.

Thank you.

Theresa B. Alexander, Planner  
Department of Planning, City of Slidell