

1 Introduced February 9, 2021, by Councilman
2 Tamborella, seconded by Councilwoman
3 Denham, (by request of Administration)

4 **Item No. 21-02-3356**

5
6 **ORDINANCE NO. 4017**

7
8 An ordinance accepting for ownership and maintenance the dedicated sewer
9 line at Lindberg Dr. and McKinney Rd.

10 WHEREAS, the developer of land located at Lindberg Dr. and McKinney Rd, in
11 part identified as a 11.96 acre Tract and a 0.639 acre Tract (proposed Parcels C, D, E, and
12 F, Case S20-22), and a 4.288 acre lot, constructed a sewer line in a proposed 20 foot wide
13 public utility servitude; and
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15
16 WHEREAS, the City Engineer has inspected the sewer line and certifies that
17 it has been completed according to City standards; and
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19
20 WHEREAS, the owners of the affected land have signed an agreement with
21 the City that will govern the 20 foot wide public utility servitude; and
22

23 WHEREAS, the developer has posted a one-year maintenance bond in an
24 amount equal to ten percent of the total construction cost of the public improvements.
25

26 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
27 hereby accept for ownership and maintenance the dedicated sewer line at Lindberg Dr.
28 and McKinney Rd. and it authorizes the Mayor of the City of Slidell to execute any
29 additional documents which may be necessary or appropriate to memorialize such
30 acceptance.
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PAGE 2

ADOPTED this 9th day of March, 2021.



Kenny Tamborella
President of the Council
Councilman, District E

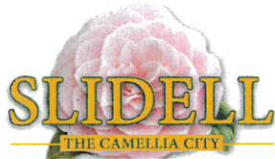


Greg Cromer
Mayor



Thomas P. Reeves
Council Administrator

DELIVERED	3/10/21
3:30 pm	to the Mayor
RECEIVED	3/11/21
3:20 pm	from the Mayor



Planning Department

REVISED Staff Report
Case No. S20-22

Subdivision of
2 Tracts of Land into 4 parcels at Lindberg Dr and McKinney Rd

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

Location: 1810 Lindberg Dr (Figure 1)

Owners: Parcels C & E: Slidell Southern Real Estate Partners, LLC – Parcel D: Fremaux MOB, LLC – Parcel F: Davis Development, LLC

Applicant: Rachel Guarisco, Owner Representative

Zoning: C-4 Highway Commercial

Request: Subdivide an 11.9602 ac and a 0.639 ac Tract, into Parcels C, D, E, and F, with new public sewer line

Planning Commission: January 25, 2021

City Council (for acceptance of sewer line)

Introduction: February 9, 2021

Public Hearing: March 9, 2021

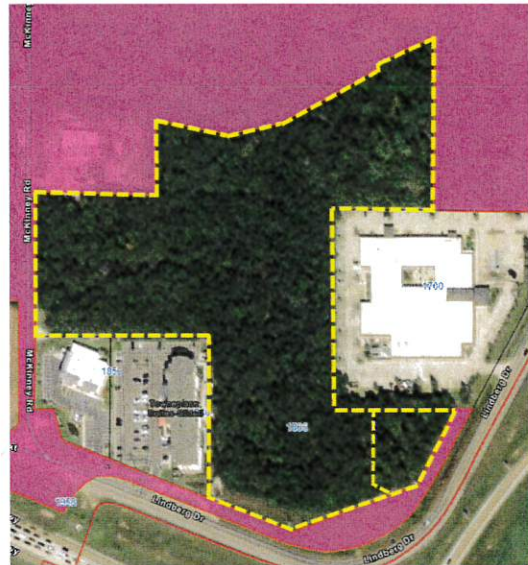


Figure 1. Location Map

Recommendations

Planning Department:

Approval, with the following conditions:

- That the City Council accepts the sewer line for maintenance

City Engineer (for sewer line)

Approval

Planning Commission (for sewer line)

Approval

Findings

1. The petitioned property is partially developed with Commercial buildings in varying stages of construction (Figure 2). It is zoned C-4
2. The applicant proposes to subdivide the two tracts into four parcels (C, D, E and F) (Figure 3).
3. The proposed plat provided for consideration is dated 1/8/21, and reflects the improvements with setbacks.

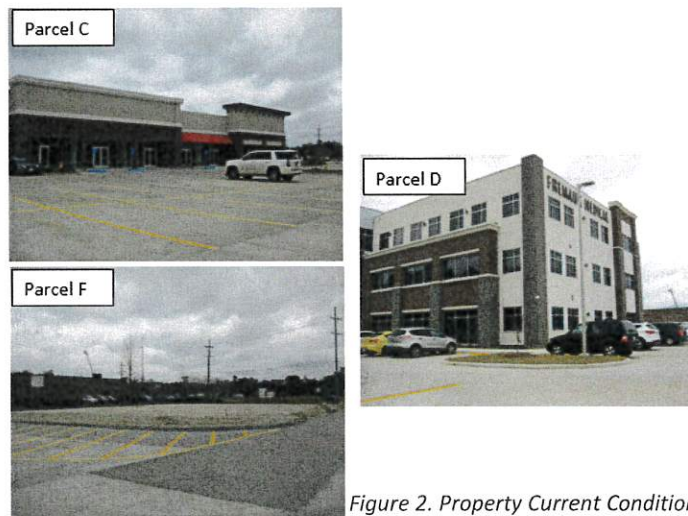


Figure 2. Property Current Conditions

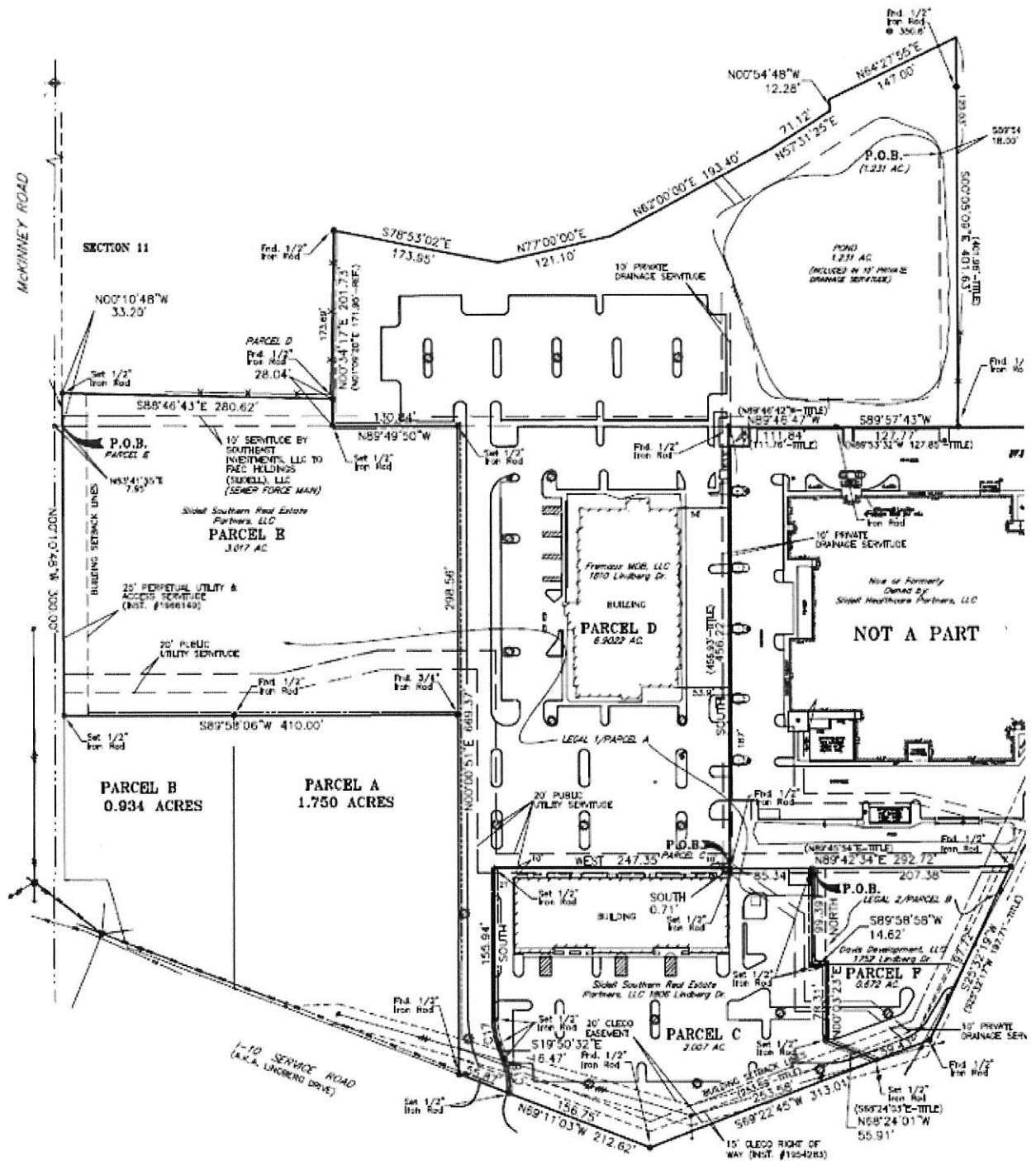


Figure 3. Proposed subdivision

4. After the City Engineer reviewed the proposed resubdivision (Figure 3), he determined that the Drainage Pond, identified on the plat as "Pond", must be maintained as part of and under the same ownership of the proposed Parcel D.
5. The proposed parcels have varying widths and area as shown in Table 1.
6. The C-4 district requires a minimum lot width and area only when the lot contains a dwelling. There are no existing or proposed dwellings on the petitioned property.

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
Tract		McKinney Rd	300	520,986.31
Tract		Lindberg Dr	160*	27,834.84
Parcel C		Lindberg Dr	333*	87,424.92
Parcel D		Lindberg Dr	280**	300,651.12
Parcel E		McKinney Rd	300	131,420.52
Parcel F		Lindberg Rd	180*	29,272.32
C-4	Commercial Use	N/A	None	None
	Residential Use	N/A	50 min.	6,000 min
*Approximate measured at Proposed Building Front				
**Approximate at Proposed Building Front of Flag Lot				

7. Proposed parcels C and D have existing improvements that meet C-4 setback requirements as set out in Table 2.

TABLE 2: C-4 SETBACKS			
Sec. 2.1804(1)(a)		PROVIDED*	
REQUIRED:		Parcel C	Parcel D
Front	25'	217'	370'
Sides	None**	R=85' / L=21'	R=54' / L=79'
Rear	None	10'	280'
** Approximate setback.			
*If side yard provided, must be minimum 3 ft			

8. The property is not located within a special flood hazard area; it is in flood zone C.
9. The developer constructed a sewer line from McKinney Rd eastward across Parcels E, D, C, F, and an adjacent parcel, and proposes to dedicate the sewer line and a 20 foot wide public utility servitude to the City. The City Engineer inspected the proposed public sewer line, certifies that it has been completed according to City standards, and recommends that the City Council accept it for maintenance.
10. Parcels C, D, E and F have both utilities available for development, either through proposed servitudes (Finding #11) or being immediately adjacent. The property currently has City utility services with a Water Main (8") located along McKinney Road and Lindberg Dr, and a Sewer Gravity Line (8") located in the 25 ft Perpetual Utility & Access Servitude along McKinney Rd (Figure 4).
11. The proposed subdivision includes the following servitudes and/or easements, current and proposed:
 - a. An existing 20 ft CLECO Easement along Lindberg Dr
 - b. An existing 15 ft CLECO Right-of-Way (Inst #195483) along Lindberg Dr
 - c. An existing 25 ft Perpetual Utility & Access Servitude (Inst #1966149) on McKinney Rd

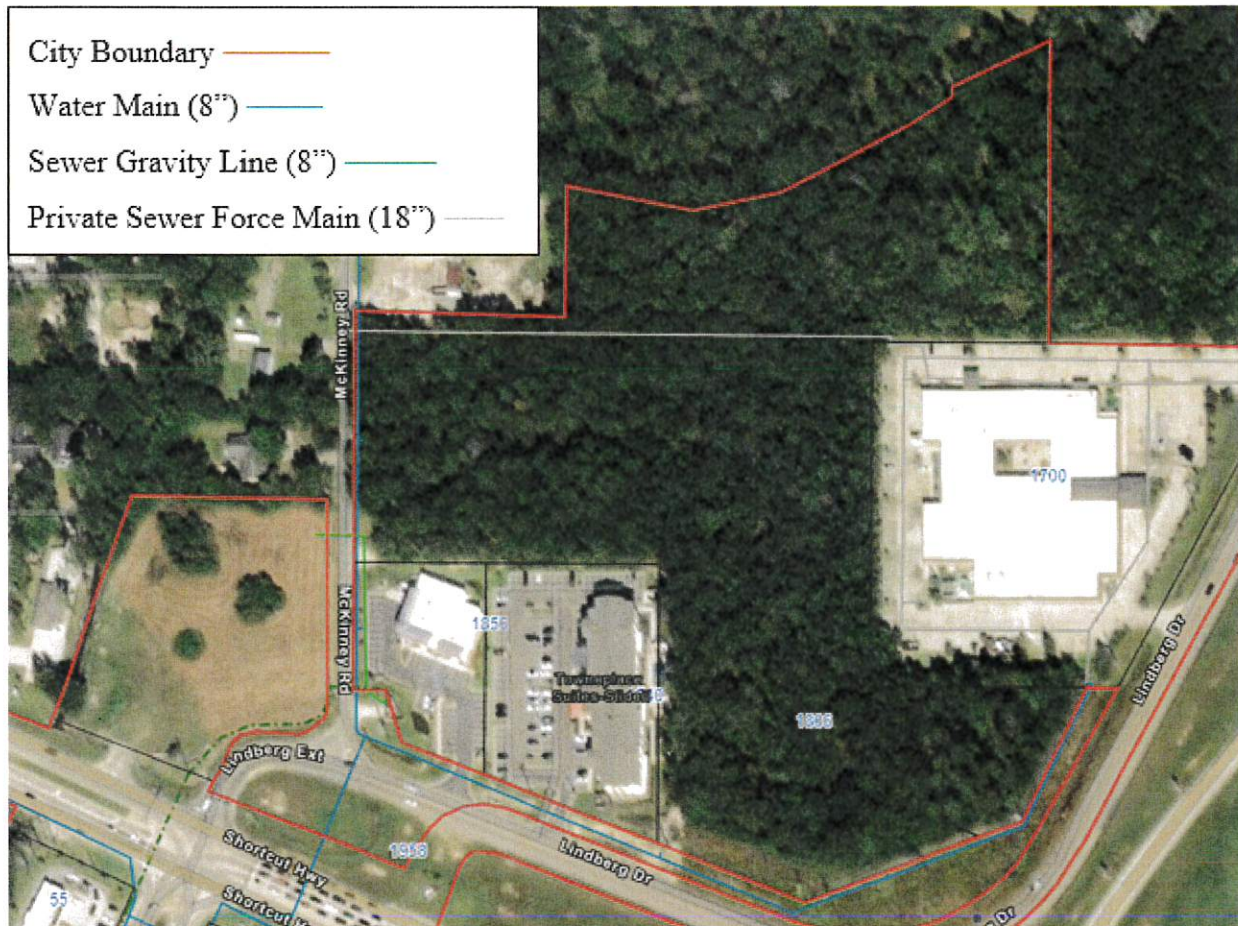


Figure 4. City Utilities

- d. An existing 10 ft Servitude by Southeast Investments LLC to FAEC Holdings (Slidell LLC) (sewer force main – private line)
 - e. A cross servitude agreement between Parcels D, C and F has been recorded (Inst. No. 2242989) providing each parcel with a nonexclusive predial servitude of passage, access, entry and parking in favor of the owners of each parcel: Parcel D - Fremaux MOB LLC; Parcel C - Slidell Southern Real Estate Partners; Parcel F - Davis Development. The agreement is noted on the proposed resubdivision plat.
 - f. A proposed 20 ft Public Utility Servitude Agreement between Parcel Owners and the City of Slidell is currently being drafted by the City Attorney, and runs from McKinney Rd through Parcels E, D, C and F; a separate Agreement is proposed for the same servitude running through the 4.288 ac. Parcel owned by Slidell Healthcare Partners (not a part of this resubdivision).
 - h. A proposed 10 ft Private Drainage Servitude that runs from the Pond, through Parcels D, C and F to Lindberg Dr.
12. The Planning Department recommends approval with the condition that City Council accepts the sewer line for maintenance.