

1 Introduced May 25, 2021, by Councilman
2 Tamborella, seconded by Councilwoman
3 Denham, (by request of Administration)

4 **Item No. 21-05-3377**

5
6 **ORDINANCE NO. 4036**

7
8 An ordinance annexing into the City of Slidell property located at 1700
9 Shortcut Hwy, and establishing its City zoning classification as C-4 Highway Commercial
10 (Cases A21-01 and Z21-02).

11 WHEREAS, the Slidell City Council received a petition from Flo-Ron
12 Properties, LLC, through its agent Rondal Lee Richmond, Jr., to annex into the City of
13 Slidell 1.558 acres of property it owns located at 1700 Shortcut Hwy, identified as Lot 10A,
14 Sq. 4, Pine Shadows Subd., St. Tammany Parish, and establish its City zoning
15 classification as C-4 Highway Commercial; and
16
17

18
19 WHEREAS, the property is contiguous with the City for 299.79 feet along
20 Shortcut Hwy, which is 28% of the property boundary; and
21

22 WHEREAS, on February 18, 2021, the St. Tammany Parish Registrar of
23 Voters certified that the property proposed for annexation has no registered voters; and
24

25 WHEREAS, the property is developed with a structure that appears to be a
26 vacant house; and
27

28 WHEREAS, the property is zoned by the Parish as HC-2 Highway
29 Commercial; and
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31
32 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, counsel for
33 St. Tammany Parish has advised the City that the Parish considers the property
34 undeveloped commercial land and for which no concurrence is required to annex; and
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3 **PAGE 2**

4 WHEREAS, the Planning Department forwarded the petition for annexation,
5 with concurrent establishment of City zoning, to the St. Tammany Parish Council and
6 St. Tammany Parish Development Department via certified mail on May 4, 2021; and
7

8
9 WHEREAS, the Slidell Director of Planning duly advertised and the Planning
10 and Zoning Commissions held public hearings for Cases A21-01 and Z21-02.
11

12 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
13 hereby annex into the City of Slidell, into Council District C, property located at 1700
14 Shortcut Hwy, identified as Lot 10A, Sq. 4, Pine Shadows Subd., St. Tammany Parish and
15 as described in the staff report, and establish its City zoning classification as C-4 Highway
16 Commercial.
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20 **ADOPTED** this 22nd day of June, 2021.
21

22
23 
24 Kenny Tamborella
25 President of the Council
26 Councilman, District E
27
28 
29 Greg Cromer
30 Mayor

31 
32 Thomas P. Reeves
33 Council Administrator
34

DELIVERED	6/24/21
9:10 am	to the Mayor
RECEIVED	7/2/21
9:05 am	from the Mayor



Planning Department

Petition for ANNEXATION

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

Petitioned Property

Street Address or other description of petitioned property, such as Lot/Subdivision or using nearest streets, streams, or other identifiable features:

1700 HWY 190E - LOT 10A PINE SHADOWS SUB. BETH DR., NELLIE DR. HWY. 190 (SHORT CUT HWY.)

Acres Proposed to be Annexed: 1.558

Current Use: VACANT

Current Parish Zoning District: C-2 Hwy Com.

Proposed City Zoning District*: C-3 OR C4

*Must submit separate Petition for Zoning Map Amendment

Required Attachments

- Proof of ownership of petitioned property
- Map showing the location and measurements, and legal description, of petitioned property
- Certificate of Registrar of Voters, from the St. Tammany Parish Registrar of Voters, dated within the last six months
- Certificate of Ownership and Assessed Valuation, from the St. Tammany Parish Assessor's Office, dated within the last six months
- Fees; please speak with a Planner to confirm

Received By:	Fee \$	Case # A
Related Case(s):		

Required Signatures and Notarization

This petition must be signed in the presence of a notary public by: at least 50% of registered voters, 50% of resident property owners, and 25% in assessed value of resident property owners; or, if no registered voters or resident property owners, by all nonresident property owners. Attach additional sheets if necessary.

SWORN TO AND SUBSCRIBED before me this 8th day of March, 2021.

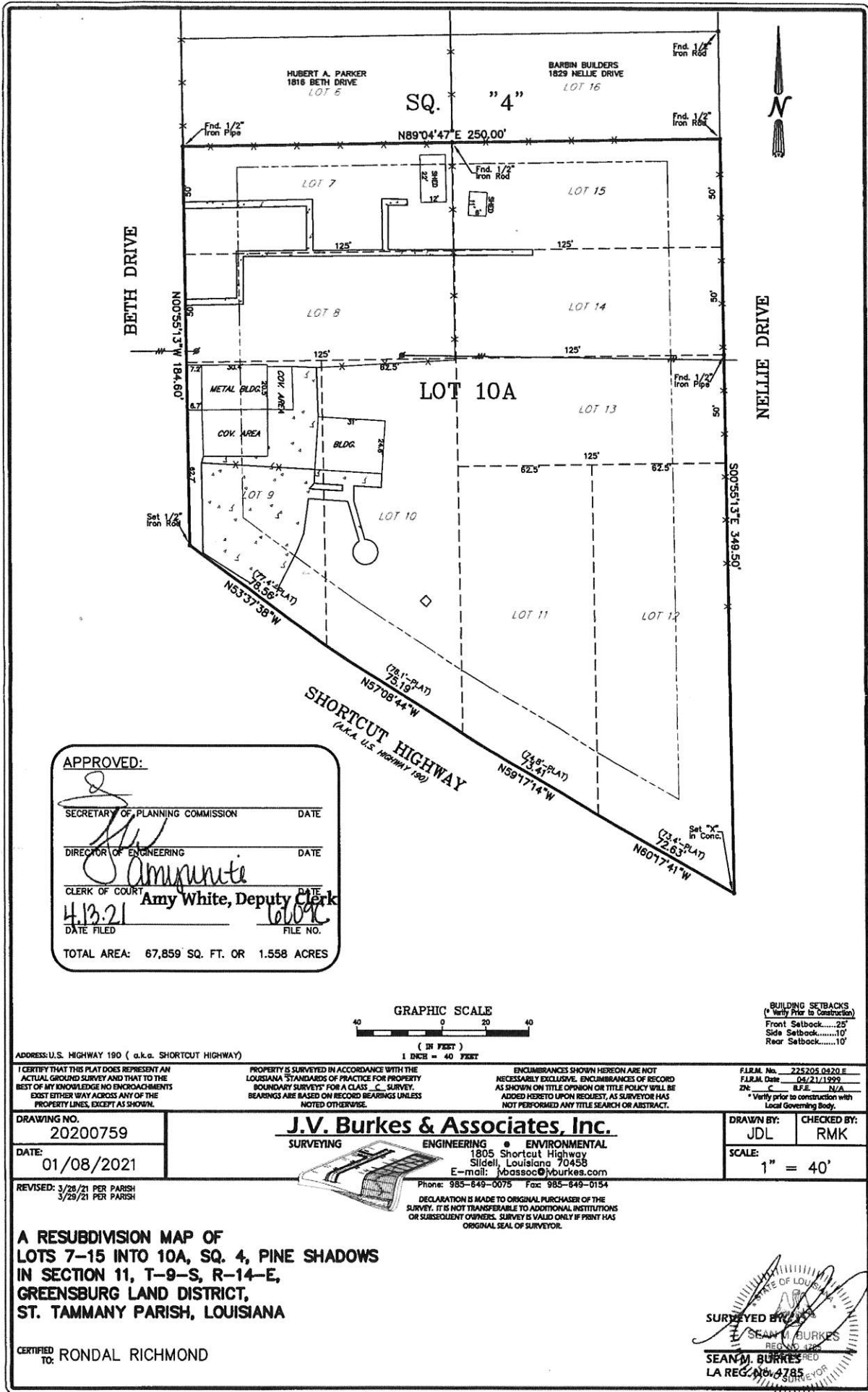
Gayle S. Fournet

Notary Public **GAYLE S. FOURNET**
 NOTARY PUBLIC
 42096

PARISH OF ST TAMMANY
 STATE OF LOUISIANA

I/we hereby petition to have the property described in this petition annexed into the City of Slidell.

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Ronda L. Richmond, JR. AGENT - FLO-RON PROPERTIES LLC 629 MAINE AVE Slidell, LA 70458 Pammaw89@yahoo.com.	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<u>Ronda L. Richmond, Jr.</u> 3/8/21
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	



APPROVED:

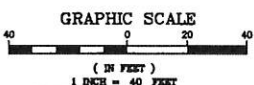
[Signature]
 SECRETARY OF PLANNING COMMISSION DATE

[Signature]
 DIRECTOR OF ENGINEERING DATE

[Signature]
 CLERK OF COURT **Amy White, Deputy Clerk** DATE

4.13.21 DATE FILED FILE NO.

TOTAL AREA: 67,859 SQ. FT. OR 1.558 ACRES



BUILDING SETBACKS
 (* Verify Prior to Construction)

Front Setback.....25'
 Side Setback.....10'
 Rear Setback.....10'

ADDRESS: U.S. HIGHWAY 190 (a.k.a. SHORTCUT HIGHWAY)

I CERTIFY THAT THIS PLAN DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.L.R.M. No. 225205.0420.E
 F.L.R.M. Date 04/21/1992
 ZONE C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO. 20200759
 DATE: 01/08/2021

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154

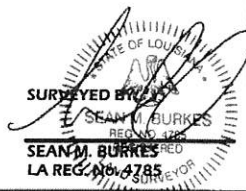
DRAWN BY: JDL
 CHECKED BY: RMK
 SCALE: 1" = 40'

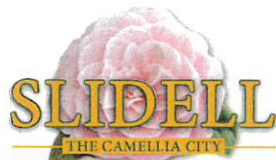
REVISED: 3/28/21 PER PARISH
 3/29/21 PER PARISH

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A RESUBDIVISION MAP OF
 LOTS 7-15 INTO 10A, SQ. 4, PINE SHADOWS
 IN SECTION 11, T-9-S, R-14-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: RONDAL RICHMOND





Planning Department

Staff Report

Case Nos. A21-01 & Z21-02

Annexation and Establishment of City Zoning Classification of
1700 Shortcut Hwy

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

Location: 1700 Shortcut Hwy (Hwy 190) (Figure 1)

Petitioner(s): Flo-Ron Properties, LLC, through its agent Rondal Lee Richmond, Jr - non-resident property owner

Zoning: Parish HC-2 Highway Commercial

Requests: Annex and establish City zoning classification as C-3 Central Business District or C-4 Highway Commercial

Parish Concurrence: Not needed

Planning & Zoning Commissions

Consent Agenda: May 17, 2021

Public Hearing: June 14, 2021

City Council

Consent Agenda: May 25, 2021

Public Hearing: June 22, 2021



Figure 1. Location map and City zoning

Recommendations

Planning Department

Approval of annexation and C-4 zoning

Planning & Zoning Commissions

Approval of annexation and C-4 zoning

Findings

1. The petitioned property contains 1.558 acres and is identified as Lot 10A, Sq 4, Pine Shadows Subdivision.
2. The petitioned property is developed with a residential structure that has been vacant for more than two years (Figure 2).
3. The petitioned property has no registered voters (Certificate of Registrar of Voters dated February 18, 2021).
4. The petitioned property has no resident property owners (Certificates of Ownership and Assessed Valuation dated April 29, 2021).



Figure 2. Street view from Shortcut Hwy

5. The petitioned property, which was recently subdivided into one lot (10A), has an assessed value totaling \$32,106. Non-resident property owners representing 100% of the assessed value of the petitioned property signed the Annexation Petition.
6. The subject property is contiguous with the City's corporate limits, with 299.79 feet of frontage on Shortcut Hwy which is in the city (Figure 3).
7. For the purpose of the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is less than 90% surrounded by the City with proposed City zoning that is not more intense. The Parish does not need to concur in the annexation.
8. The subject property is located in an area along Shortcut Hwy that is mostly Parish jurisdiction and is zoned by the Parish as HC-2 Highway Commercial (Figure 4).

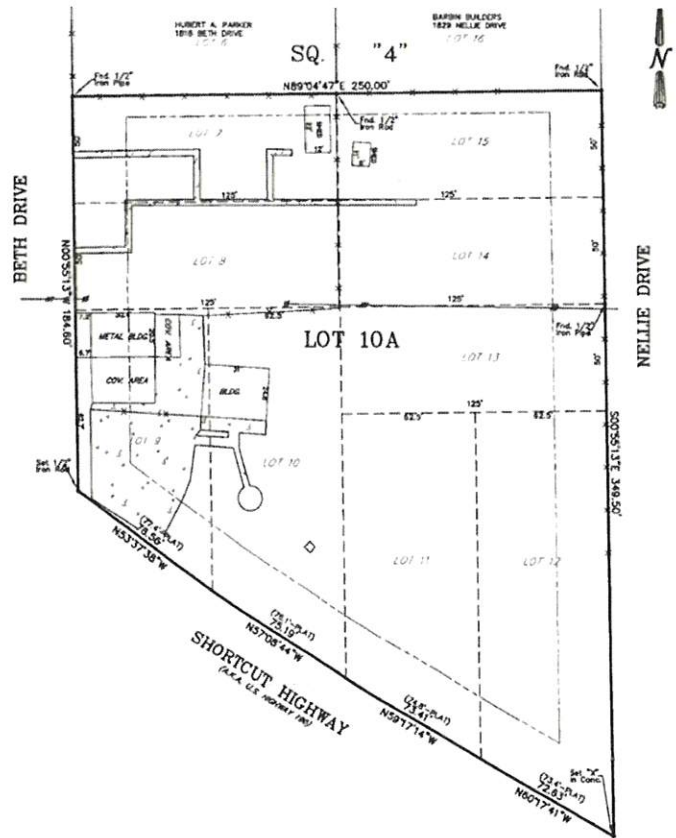


Figure 3. Property survey (2021)

9. Properties on Shortcut Hwy within approx. 150 feet are zoned Parish NC-4 and HC-2, and City C-1A Fremaux Ave/ Shortcut Hwy District (Figures 1 and 4).
10. The subject property is located just east of Beth Dr, where the character of the corridor changes to a wider road similar to that found closer to I-10. The Parish recognizes a more intense character in this section of Shortcut Hwy by allowing more intense commercial zoning (HC-2) from Beth Dr to the Interstate with less intense commercial zoning (NC-1 and NC-4) westward toward the W-14 canal (Figure 4).



Figure 4. Parish Zoning

11. The applicant proposes to establish City zoning as either C-3 Central Business District or C-4 Highway Commercial.
12. Currently, the maximum zoning for this property is C-1A. The City is proposing a text amendment (T21-02) to the Code of Ordinances modifying the limits of the C-1A district from Nellie Dr westward to Beth Dr. If approved, C-3 or C-4 would be allowed. If the amendment is not approved, the maximum zoning will remain C-1A.

13. C-3 district is not appropriate for this location due to the C-3 district area requirements, which has no requirement for front, side or rear yard setback if used commercially.¹ With the vehicular traffic that uses Shortcut Hwy, the required C-4 setback of 25 ft would be more appropriate. Currently, C-3 is only mapped in the Olde Towne area. The Planning Department does not recommend C-3.

14. C-4 allows similar uses as the existing HC-2; it has a combination of more and less intense uses.

15. City water and sewer are currently available to the subject property (Figure 5). The applicant understands that development of the property will be required to connect to City water and sewer.

16. The subject property is within Flood Zone C, a low-risk flood area.²

17. The City Engineering Department is not opposed to this annexation request.

18. The Planning Department finds the annexation is reasonable for the following reasons:

- a. The property is contiguous to existing city limits
- b. City utilities are adjacent to the property
- c. Annexation of this property would contribute to the eventual annexation of a large unincorporated area that is surrounded by the city (Figure 6)

19. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.



Figure 5. City water and sewer

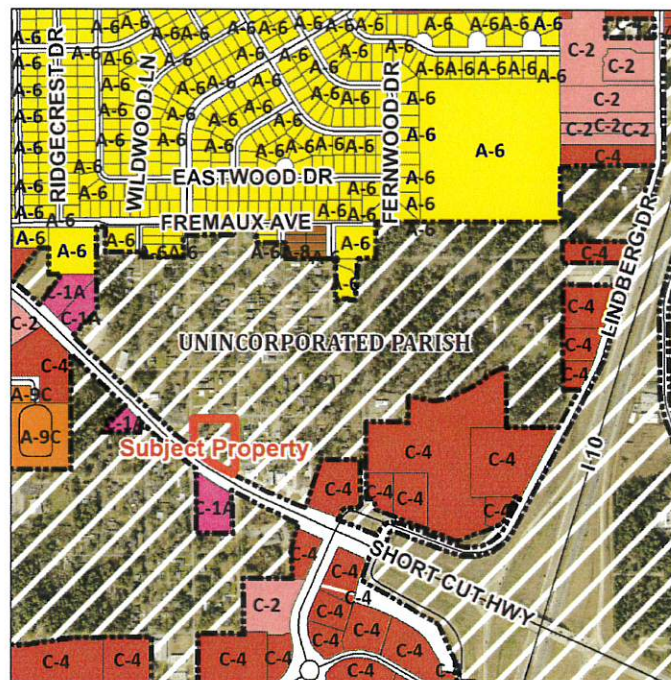


Figure 6. Unincorporated Parish surrounded by City of Slidell, and City zoning

¹ Setbacks are required along a property boundary that abuts a residential district that requires setbacks.

² Floodsmart.gov/flood-map-zone.