

1 Introduced June 8, 2021, by Councilman  
2 Tamborella, seconded by Councilwoman  
3 Denham, (by request of Administration)

4 **Item No. 21-06-3379**

5 **ORDINANCE NO. 4039**

6  
7 An ordinance authorizing the revocation of the unimproved John Street right-  
8 of-way from Old Spanish Trail southward about 550 feet in Slidell, Louisiana, full  
9 ownership of said property no longer being required for a public use (Case S21-02).

10  
11 WHEREAS, the City of Slidell's John St right-of-way was never improved with  
12 a street or other public infrastructure; and

13  
14 WHEREAS, the unimproved John St right-of-way currently provides legal  
15 access to an approximately 0.731 acre parcel that has no other access to a public right-of-  
16 way; and

17  
18 WHEREAS, the prospective buyer of the 0.731 acre land-locked parcel and  
19 surrounding parcels – JMWLCO, LLC – submitted, with the consent of the current owners  
20 of same, an application to subdivide the 0.731 acre parcel with three other parcels,  
21 revoked Rosita St right-of-way (Ord. No. 3246), and the proposed revoked unimproved  
22 John St right-of-way, into one lot fronting Old Spanish Trail and Faith Dr; and

23  
24 WHEREAS, the Planning Commission held a public hearing for the proposed  
25 subdivision (S21-02); and

26  
27 WHEREAS, JMWLCO, LLC, with the consent of the relevant current  
28 landowners, requests that the City, pursuant to La. R.S. 48:711 *et seq.*, and other  
29 applicable law, revoke the John St right-of-way, as shown for reference only on the map  
30 attached hereto and incorporated herein as Exhibit A, which will, by operation of law, allow  
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4 the soil covered by and embraced in said right-of-way, up to the center line thereof, to  
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6 revert to the present owner or owners of the lands contiguous thereto; and

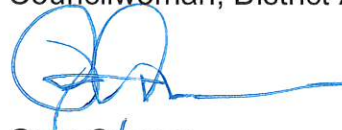
7 WHEREAS, pursuant to La. R.S. 48:711, *et seq.*, and other applicable law, the  
8  
9 City has determined that its ownership of the unimproved right-of-way is no longer needed  
10  
11 for a public use and that revocation thereof will allow appropriate development of the area,  
12  
13 which is a significant public benefit.

14 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
15  
16 authorize the revocation of the unimproved John Street right-of-way from Old Spanish Trail  
17  
18 southward about 550 feet, as shown in attached Exhibit A, in favor of the adjacent land  
19  
20 owner(s) per operation of, and to the extent allowed by, applicable law.

21 **ADOPTED** this 13<sup>th</sup> day of July, 2021.

22 

23 Leslie Denham  
24 President of the Council  
25 Councilwoman, District A

26 

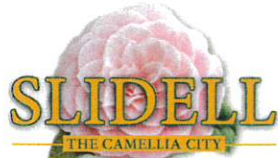
27 Greg Cromer  
28 Mayor

29  
30  
31 

32 Thomas P. Reeves  
33 Council Administrator

DELIVERED	7/14/21
3:15 pm	to the Mayor
RECEIVED	7/16/21
9:30 am	from the Mayor





Planning Department

Staff Report

# Case No. S21-02

Revocation of unimproved John St and Subdivision of 4 lots and revoked rights-of-way into one lot Old Spanish Tr at Faith Dr

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

**Location:** Southwest corner of Old Spanish Trail and Faith Dr (Figure 1)

**Owners:**

Two western parcels: Lesa Ann Surgi  
Two eastern parcels: Hilaire D. Lanaux Estate

**Applicant:** JMWLCO Holdings, LLC

**Zoning:** C-4 Highway Commercial (two western parcels) and A-8 High Density Urban (two eastern parcels)

**Request:** Revoke unimproved John St right-of-way; and Subdivide revoked John St, revoked Rosita St, and four parcels into Lot A

**Planning Commission:** 6/14/2021

**City Council (for revocation)**

**Consent Agenda:** 6/8/2021

**Public Hearing:** 7/13/2021



Figure 1. Location map



Figure 2. Property Current Conditions

**Recommendations**

Planning Department

Approval, on the condition that the City Council revoke the unimproved John St right-of-way

Planning Commission (for revocation)

Approval

**Findings**

1. Subject property is vacant land (Figure 2). It is zoned C-4 and A-8.
2. Applicant states that it has a purchase agreement for the subject property.
3. In October 2006, the City Council revoked the Rosita St right-of-way, which was between the two western parcels (Ord. No. 3246; Figure 3). While this right-of-way was revoked, it was never subdivided into the adjacent parcels and still appears as a right-of-way in the City’s GIS system.
4. The applicant requests that the unimproved John St right-of-way be revoked, and that the revoked John St right-of-way, the revoked Rosita St right-of-way, and the four parcels be combined into one lot (Figure 3).

- Subject property is currently zoned C-4 and A-8. Applicant has a concurrent request to rezone the two eastern parcels from A-8 to C-4 (Z21-03; Figure 4). If the rezoning request is approved, the subject property will have one zoning designation of C-4. If the rezoning request is not approved but this subdivision request is, the new Lot A will be split-zoned which is not a best practice.
- The C-4 zoning district does not require minimum lot sizes unless the property is used for a dwelling. If this property were used for a dwelling, it would meet the minimum lot area and width (Table 1).

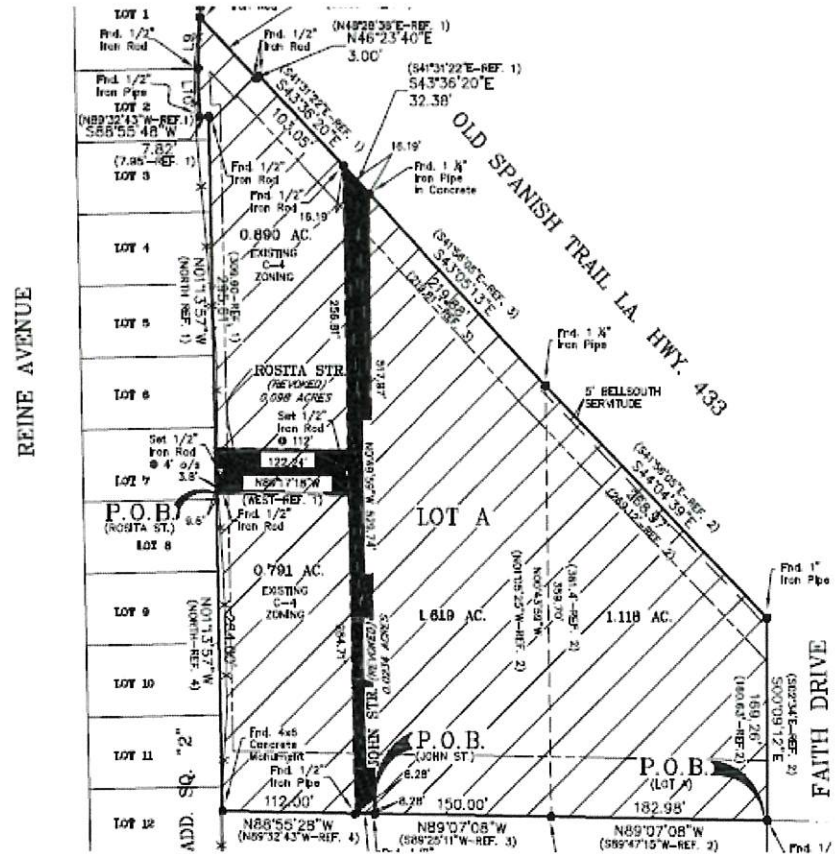


Figure 3. Proposed subdivision

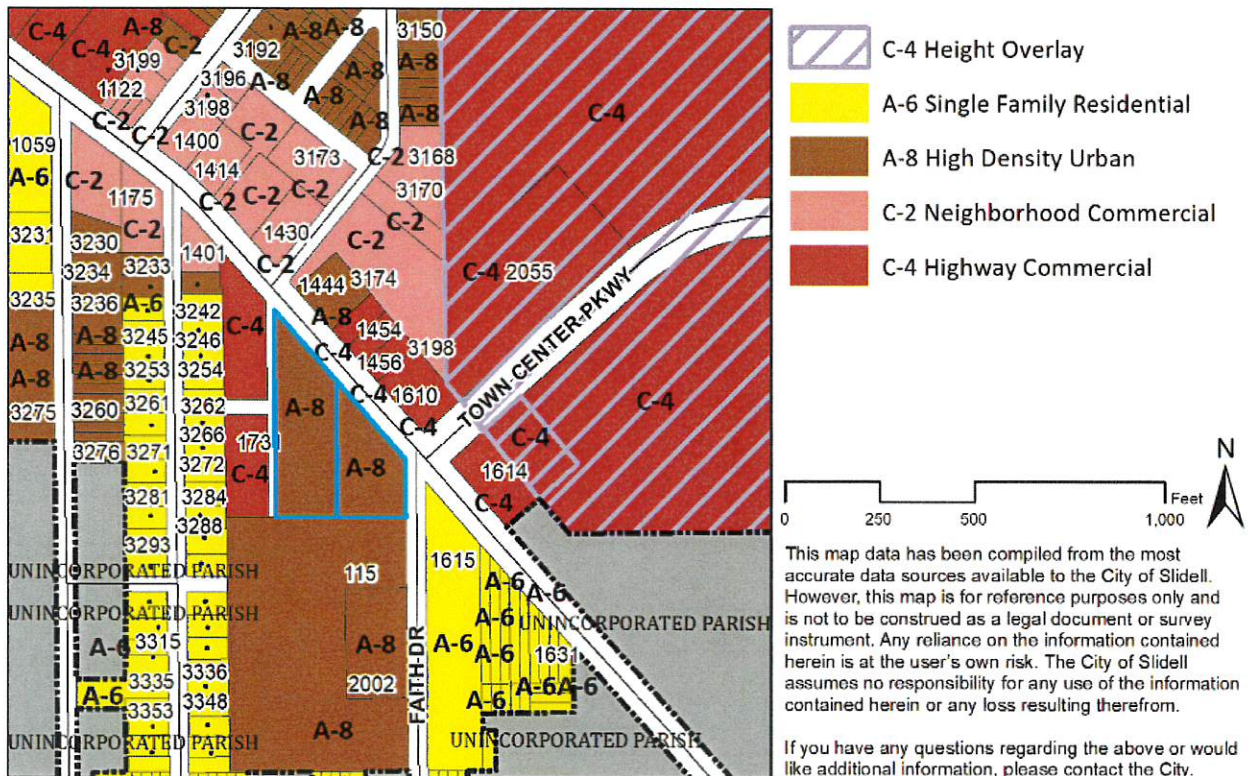


Figure 4. Zoning map for Z21-03

7. The only public access to the 0.731 ac Parcel (southwestern corner of subject property) is unimproved John St. If the unimproved John St right-of-way is revoked but the parcels are not combined into one lot, this parcel will be land-locked.
8. There is public water available to the three parcels that front Old Spanish Trail and Faith Dr; there is no public water available to the 0.731 acre Parcel. There is public sewer available to the parcel that fronts Faith Dr; there is no public sewer in this section of Old Spanish Trail. Once combined into one lot, proposed Lot A would have access to public water and sewer (Figure 5).
9. The property is located in a special flood hazard area, in flood zone AE10. The land has an elevation of approximately 9 feet. Combining the subject property into one larger lot would make development of the property easier given the necessary elevation and grade changes to meet base flood elevation.
10. The City Engineer has reviewed the proposed revocation and subdivision, and recommends approval.
11. The Planning Department recommends approval.

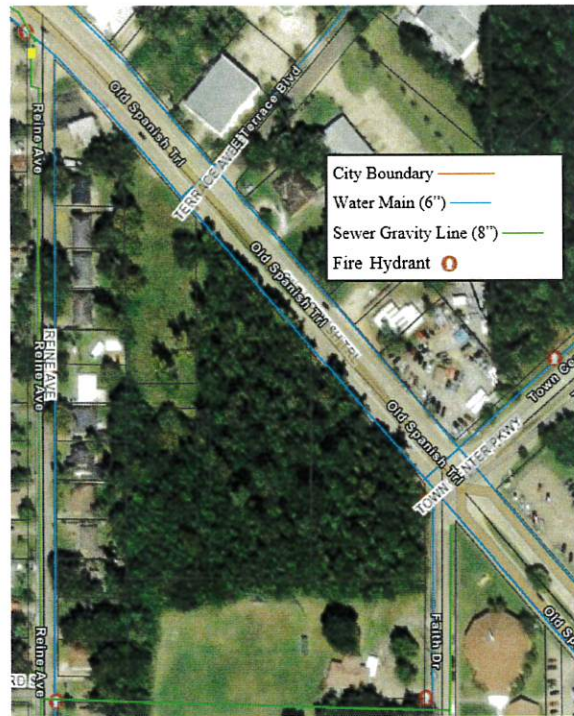


Figure 5. City Utilities

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

Lots   Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
0.828 ac Parcel		Old Spanish Trail	122.24	36,068
0.731 ac Parcel		John St (unimproved)	284.71	31,842
1.503 ac Parcel		Old Spanish Trail	150.00	65,471
1.118 ac Parcel		Faith Dr	169.26	48,700
Lot A		Faith Dr	169.26	192,448
C-4	Commercial Use	N/A	None	None
	Residential Use	N/A	50 min.	6,000 min