

1 Introduced September 28, 2021, by
2 Councilwoman Denham, seconded by
3 Councilman Dunham, (by request of
4 Administration)

5 **Item No. 21-09-3388**

6 **ORDINANCE NO. 4048**

7
8 An ordinance annexing into the City of Slidell property located at 1829 Old
9 Spanish Tr, and establishing its City zoning classification as C-4 Highway Commercial
10 (Cases A21-02 and Z21-05).

11 WHEREAS, the Slidell City Council received a petition from Amir H. Shahlai to
12 annex into the City of Slidell 0.78 acres of property he owns located at 1829 Old Spanish
13 Tr, identified as Lots 7-10, Block 1, Lake Gardens Subd., Slidell, Louisiana, and establish
14 its City zoning classification as C-4 Highway Commercial; and
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18 WHEREAS, the property is 50% contiguous with the City; and

19 WHEREAS, on August 3, 2021, the St. Tammany Parish Registrar of Voters
20 certified that the property has no registered voters; and
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23 WHEREAS, the property is developed with a commercial use; and

24 WHEREAS, the property is zoned by the Parish as HC-2 Highway
25 Commercial; and
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28 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the property
29 is developed commercial land and needs concurrence from the Parish; and
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31 WHEREAS, the Planning Department forwarded the petition for annexation,
32 with concurrent establishment of City zoning, to the St. Tammany Parish Council and
33 St. Tammany Parish Development Department via certified mail on September 13, 2021;
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35 and
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3 **PAGE 2**

4 WHEREAS the Slidell Director of Planning duly advertised and the Planning
5 and Zoning Commissions held public hearings for Cases A21-02 and Z21-05.
6

7 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
8 hereby annex into the City of Slidell, into Council District B, property located at 1829 Old
9 Spanish Tr, identified as Lots 7-10, Block 1, Lake Gardens Subd., Slidell, Louisiana and as
10 described in the staff report, and establish its City zoning classification as C-4 Highway
11 Commercial.
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16 **ADOPTED** this 9th day of November, 2021.

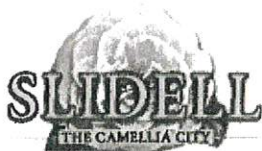
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18 
19 Leslie Denham
20 President of the Council
21 Councilwoman, District A

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25 Greg Cromer
26 Mayor

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29 Thomas P. Reeves
30 Council Administrator

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DELIVERED	11/12/21
	10:00 am to the Mayor
RECEIVED	11/22/21
	9:08 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:

1829 Old Spanish Trail Slidell LA. 70458
Lots 7-10, Sq 1, Lake Gardens Subdivision
bounded by Joseph St.

Acres Proposed to be Annexed: .8

Current Use: used car lot

Current Parish Zoning District: HC-2

Proposed City Zoning District*: C-4

*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: tba	Fee \$	Case # A21-02
Related Case(s): A21-05 / S21-08		

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.

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

SWORN TO AND SUBSCRIBED before me this 29th day of July, 2021.

Victoria P. Centanni

Notary Public
VICTORIA P. CENTANNI, Notary #65660
NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF ST. TAMMANY
My Commission Expires Upon Death

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Amir H. Shahla'i mail: P.O. Box 3061 Slidell LA. 70459 985-290-4301	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<i>A. H. Shahla'i</i> 7-29-2021
	<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	



Planning Department

Petition for ZONING MAP AMENDMENT

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 property.

Petitioned Property

Current Zoning District: HC-2

Current Use: Used Car Lot

Street Address: 1829 Old Spanish Trail

Lot, Square/Block, Subdivision (or attach metes and bounds):

Lots 7-10, SQ 1 - Lake Gardens SD

Bounded by (streets): Old Spanish Trail

Joseph Street

Property Owner(s)

Name(s): Amir H. Shahlai

Name(s): _____

Authorized Agent, if applicable:

Mailing Address: 1829 Old Spanish Trail

City, State, Zip: Slidell, LA 70458

Phone #: _____

Email: _____

Received By: <u>BA</u>	Fee \$ <u>135</u>	Case # <u>Z21-05</u>
Related Case(s): <u>A31-02 521-08</u>		

Proposed Zoning Map Amendment

Proposed Zoning District: C-4

Proposed Use: Fast Food Restaurant

Acres Proposed to be (Re)zoned: 0.8

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
- Fees; please speak with a Planner to confirm

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.

A.H. Shahlai 8/18/21
Signature of Property Owner or Agent Date

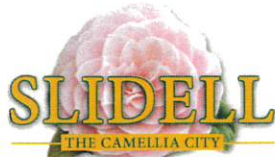
Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 18th
day of August, 2021

Notary Public



LISA S. HARRIS, Notary #67593
NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF ST. TAMMANY
My Commission Expires Upon Death



Planning Department

Staff Report

Case Nos. A21-02 & Z21-05

Annexation and Establishment of City Zoning Classification of
1829 Old Spanish Trail

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

Location: 1829 Old Spanish Trail (Hwy 433) (Figure 1)

Petitioner: Amir H. Shahlai, non-resident property owner

Zoning: Parish HC-2 Highway Commercial

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

Parish Concurrence: Needed; request sent on September 13, 2021

Planning & Zoning Commissions

Consent Agenda: September 20, 2021

Public Hearing: October 18, 2021

City Council

Consent Agenda: September 28, 2021

Public Hearing: November 9, 2021



Figure 1. Location map and City zoning

Recommendations

Planning Department
Approval

Planning & Zoning Commissions
Approval

Findings

1. The petitioned property contains 0.8 acres and is identified as Lots 7-10, Blk 1, Lake Gardens Subd.
2. The applicant has requested a concurrent Subdivision to combine the four lots into one (S21-08; approved 10/18/2021).
3. The petitioned property is developed with two commercial structures (Figure 2).
4. The petitioned property has no registered voters (Certificate of Registrar of Voters dated 8/3/2021).
5. The petitioned property has no resident property owners (Certificate of Ownership and Assessed Valuation dated 8/2/2021).
6. The petitioned property has one non-resident property owner (100%).



Figure 2. Street view from March 2021

7. The petitioned property is contiguous with the City's corporate limits along three sides of the property: along the interior property line for 170 ft; along Old Spanish Trail for 200 ft; and along Joseph St approx. 170 ft (73% contiguous). (Figure 3)
8. 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.
9. C-4 allows similar uses as HC-2; it does not allow more intense uses.
10. For the purpose of the Sales Tax Enhancement Plan, the property is developed commercial. The Parish needs to concur in this annexation; the Planning Department sent a certified letter on September 13, 2021.
11. The subject property is located on a major road – Old Spanish Trail.

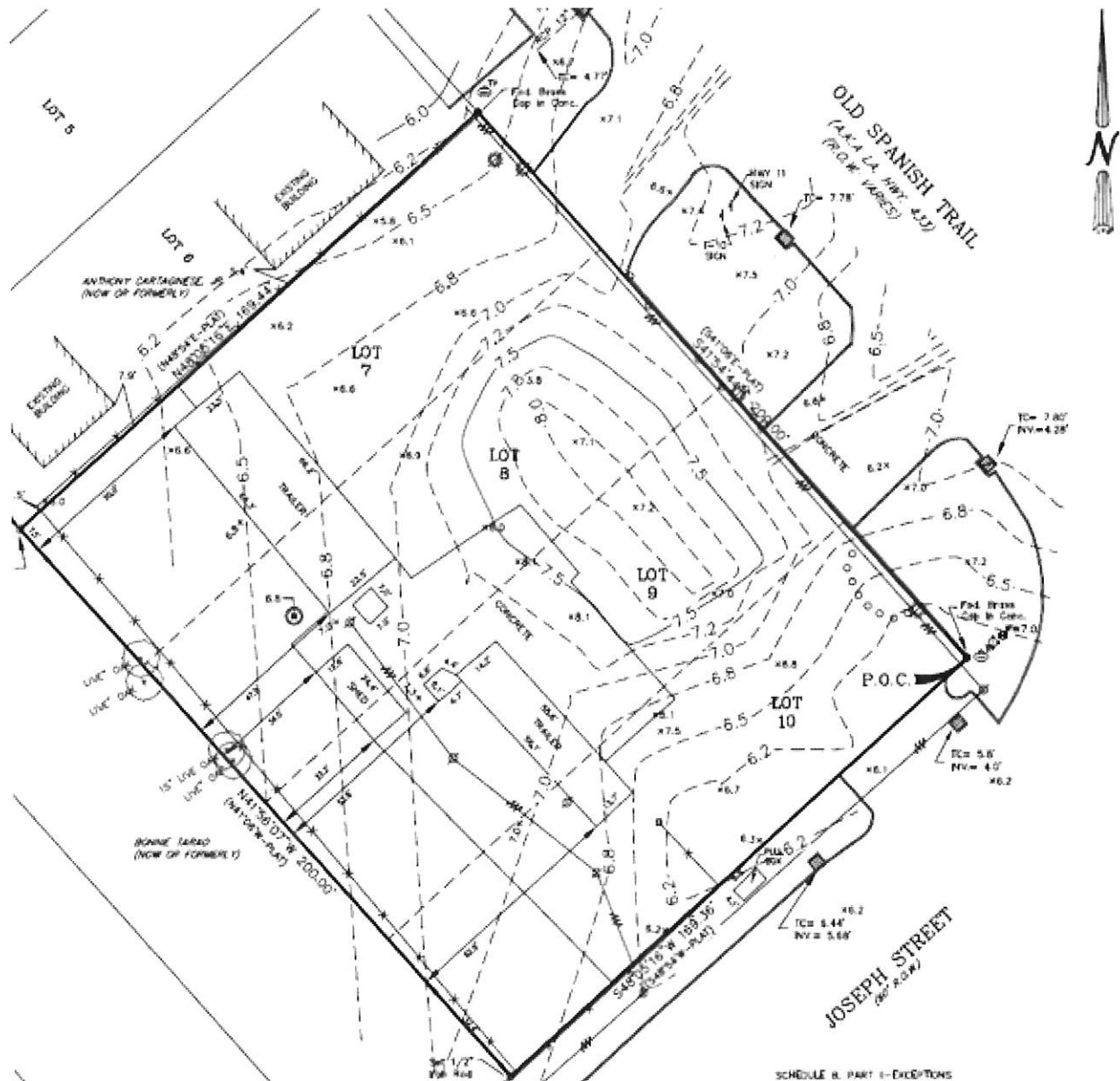


Figure 3. ALTA/NSPS Survey (2021)

12. Other nearby properties on Old Spanish Trail are zoned Parish HC-2 and City C-4 (Figures 1 and 4). C-4 is appropriate for this location because of its location on a major road and proximity to Interstate 10.
13. City water is available along the entire length at Old Spanish trail (200 ft). City sewer is available along the entire length of the rear property line (200 ft) (Figure 5). Applicants understand any development of the property will be required to connect to City water and sewer.
14. The property is located in a special flood hazard area, in the A-5 Flood Zone with a base flood elevation of 9 ft1. Annexing this property would increase the portion of the City that is in the Special Flood Hazard Area (SFHA) and not preserved as open space, which would tend to have a negative effect on the City's CRS rating; however, the effect would be negligible given the small size of the property (0.8 acres).
15. The Planning Department finds the annexation is reasonable for the following reasons:
 - Immediately adjacent to existing City water and sewer
 - Property is 73% contiguous with the City's corporate limits and located within an unincorporated "island"
16. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

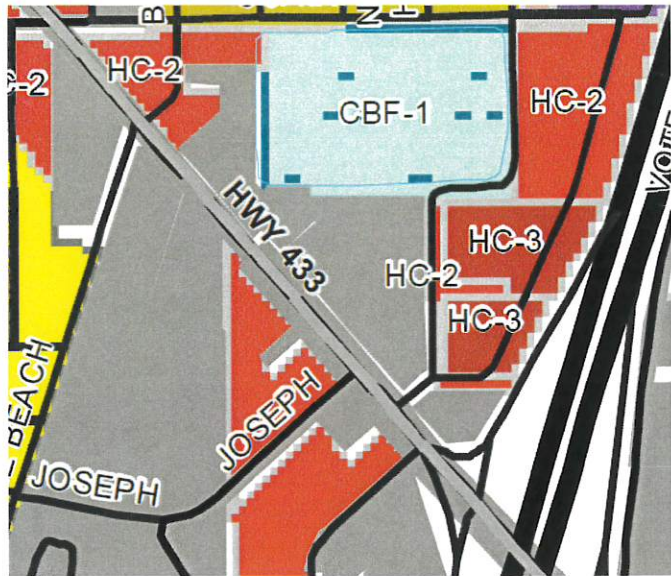


Figure 4. Parish Zoning

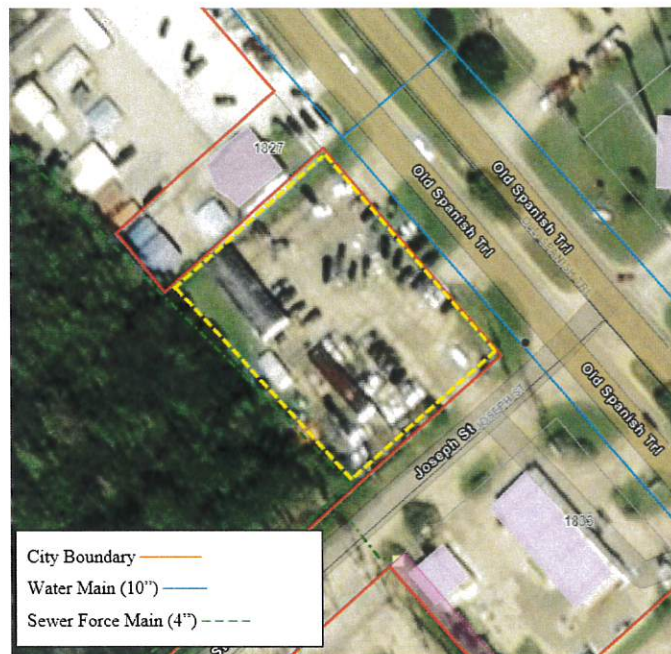


Figure 5. City water and sewer

¹ FEMA FIRM Map 225205 0535 D, Revised April 2, 1991