

1 Introduced December 14, 2021, by  
2 Councilwoman Denham, seconded by  
3 Councilman Dunham, (by request of  
4 Administration)

5 **Item No. 21-12-3403**

6 **ORDINANCE NO. 4061**

7  
8 An ordinance annexing into the City of Slidell 6.046 acres located on E. Howze  
9 Beach Rd between Old Spanish Trail and Lakeshore Village W, and establishing its City  
10 zoning classification as C-4 Highway Commercial (Cases A21-03 and Z21-06).

11 WHEREAS, the Slidell City Council received a petition from Orange Solar  
12 Properties, LLC to annex into the City of Slidell 6.046 acres of property it owns located on  
13 E. Howze Beach Rd between Old Spanish Trail and Lakeshore Village W, identified as Lot  
14 A in Sect. 26, T9S, R14E, Slidell, Louisiana, and establish its City zoning classification as  
15 C-4 Highway Commercial; and  
16  
17

18  
19 WHEREAS, the property is about 50% contiguous with the City; and  
20

21 WHEREAS, on October 1, 2021, the St. Tammany Parish Registrar of Voters  
22  
23 certified that the property has no registered voters; and  
24

25 WHEREAS, the property is vacant; and  
26

27 WHEREAS, the property is zoned by the Parish as PUD Planned Unit  
28 Development, specifically the Lakeshore Estates PUD and its LV-1 Neighborhood  
29 Commercial designation which allows more intense development than the proposed C-4  
30 classification; and  
31

32 WHEREAS, the property is commercially zoned land that is vacant, and thus  
33  
34 does not need concurrence from the Parish; and  
35

36 WHEREAS, the Slidell Director of Planning duly advertised and the Planning  
37 and Zoning Commissions held public hearings for Cases A21-03 and Z21-06.  
38  
39

1 **ORDINANCE NO. 4061**  
2 **ITEM NO. 21-12-3403**  
3 **PAGE 2**

4 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
5  
6 hereby annex into the City of Slidell, into Council District B, certain property located on  
7  
8 E. Howze Beach Rd between Old Spanish Trail and Lakeshore Village W, identified as Lot  
9  
10 A in Sect. 26, T9S, R14E, Slidell, Louisiana, as shown on a survey map for Orange Solar  
11  
12 Properties, LLC prepared by J.V. Burkes & Associates, Inc. and signed by Sean M.  
13  
14 Burkes, Professional Land Surveyor, on 09/16/2021 and as described in the Slidell  
15  
16 Planning Department Staff Report for cases A21-03 and Z21-06, and establish its City  
17  
18 zoning classification as C-4 Highway Commercial.

19 **ADOPTED** this 11<sup>th</sup> day of January, 2022.

20 

21 Leslie Denham  
22 President of the Council  
23 Councilwoman, District A

24 

25 Greg Cromer  
26 Mayor

27  
28 

29 Thomas P. Reeves  
30 Council Administrator

DELIVERED	1/18/22
8:45 am	to the Mayor
RECEIVED	1/20/22
3:00 p.m.	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:

Lot A on E. Howze Beach Road

Acres Proposed to be Annexed: 6.05

Current Use: Undeveloped

Current Parish Zoning District: PUD

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: <u>toa</u>	Fee \$	Case # <u>A 21-03</u>
Related Case(s): <u>Z21-06</u>		

## 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 6<sup>th</sup>  
day of October, 2021

Notary Public

CHAS L. SWEAT  
NOTARY PUBLIC  
State of Louisiana  
Notary I.D. No. 144429  
LA Bar No. 34875

My Commission is issued for Life.

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Orange Solar Properties, LLC 529 Twin River Drive Covington, LA 70433 marc@gosunpro.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>10/6/2021</u> <u>Marc Jones</u>
	<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: PUD (STP)

Current Use: Undeveloped

Street Address: E. Howze Beach Road

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

Lot A (6.046 Acres) in 26-9-14

Bounded by (streets): E. Howze Beach Road

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Property Owner(s)

Name(s): Orange Solar Properties, LLC

Name(s): \_\_\_\_\_

Authorized Agent, if applicable:

Marc Jones, Manager

Mailing Address: 529 Twin River Drive

City, State, Zip: Covington, LA 70433

Phone # (866) 450-1012

Email: marc@gosunpro.com

Received By: tba	Fee \$	Case # Z21-07
Related Case(s): A21-03		

## Proposed Zoning Map Amendment

Proposed Zoning District: C-4

Proposed Use: TBD

Acres Proposed to be (Re)zoned: 6.0

## 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.

[Signature] 10/6/21  
Signature of Property Owner or Agent Date

Signature of Property Owner or Agent Date

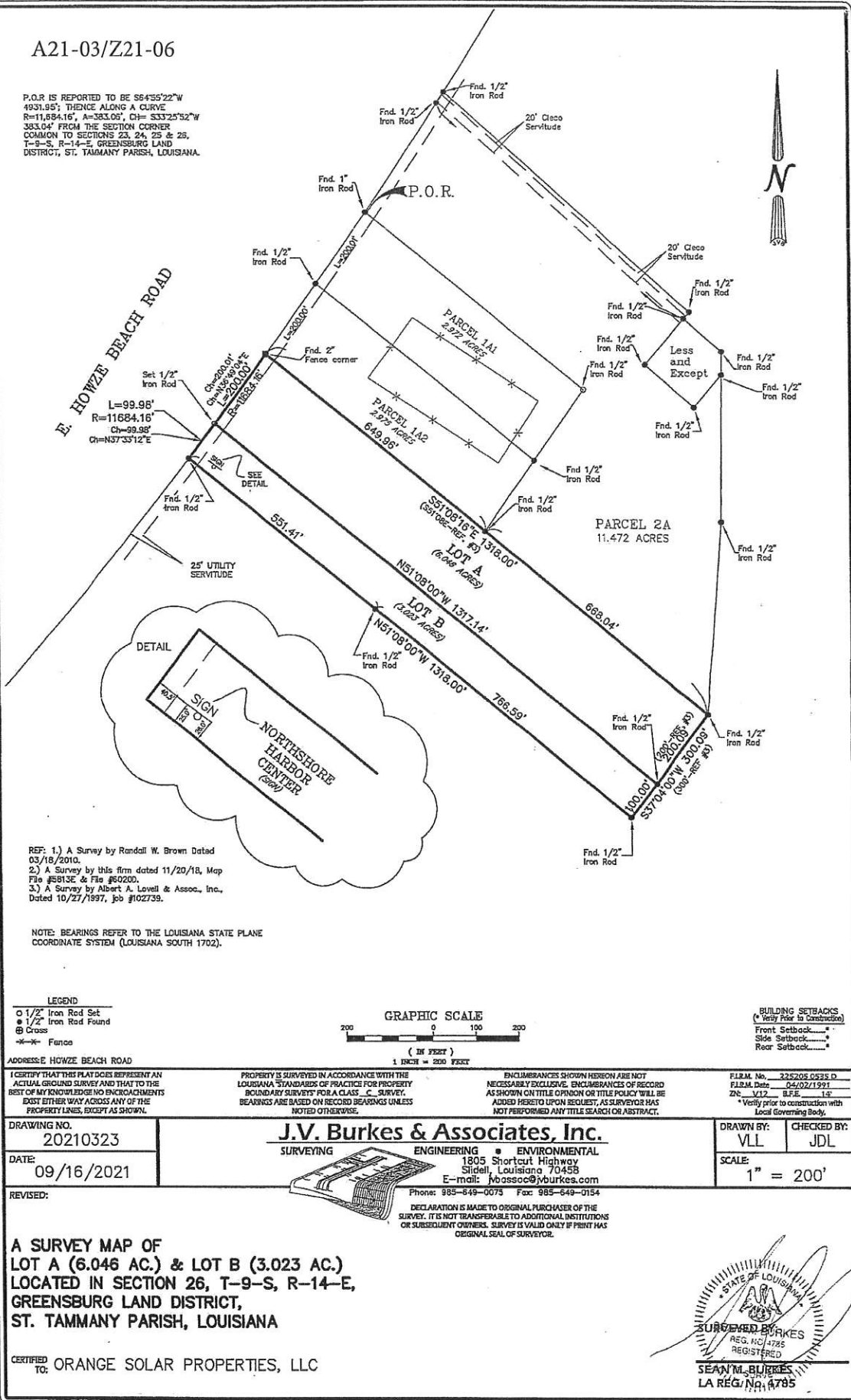
SWORN TO AND SUBSCRIBED before me this 6<sup>th</sup>  
day of October, 2021.

[Signature]  
Notary Public

CHAS L. SWEAT  
NOTARY PUBLIC  
State of Louisiana  
Notary I.D. No. 144429  
LA Bar No. 34875  
My Commission is issued for Life.

A21-03/Z21-06

P.O.R. IS REPORTED TO BE S64°55'22"W  
4931.35'; THENCE ALONG A CURVE  
R=11,884.16', Δ=383.06', Ch= S332°5'32"W  
383.04' FROM THE SECTION CORNER  
COMMON TO SECTIONS 23, 24, 25 & 26,  
T-9-S, R-14-E, GREENSBURG LAND  
DISTRICT, ST. TAMMANY PARISH, LOUISIANA.



PATHFILE: G:\SURVEYING\2021\BOUNDARY SURVEY\T09-R14\SEC. 26\20210323, 26-9-14, ORANGE SOLAR\20210323 - LOTS A & B.dwg





Planning Department

Staff Report

## Case Nos. A21-03 & Z21-06

Annexation and Establishment of City Zoning Classification of 6.046 ac located on E. Howze Beach Rd north of Lakeshore Village W

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

**Location:** E. Howze Beach Rd between Old Spanish Trail and Lakeshore Village W; identified as Lot A in Sect. 26, T9S, R14E, Slidell, Louisiana (Figure 1)

**Petitioner:** Orange Solar Properties, LLC, non-resident property owner

**Zoning:** Parish LV-1 Neighborhood Commercial of the Lakeshore Estates Planned Unit Development (PUD)

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

**Parish Concurrence:** Not needed

### Planning & Zoning Commissions

**Consent Agenda:** November 15, 2021

**Public Hearing:** December 13, 2021

### City Council

**Consent Agenda:** December 14, 2021

**Public Hearing:** January 11, 2022

### Recommendations

Planning Department

Approval

Planning & Zoning Commissions

Approval



Figure 1. Location map



Figure 2. Petitioned property street view from north corner

### Findings

1. The petitioned property contains 6.046 acres and is vacant land (Figures 2 and 3).
2. The petitioned property has:
  - No registered voters (Certificate of Registrar of Voters dated October 1, 2021);
  - No resident property owners; and
  - One non-resident property owner which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated September 30, 2021 and showing 2020 Tax Rolls; Act of Cash Sale dated February 8, 2021).
3. The property is about 50% contiguous with the City's corporate limits.



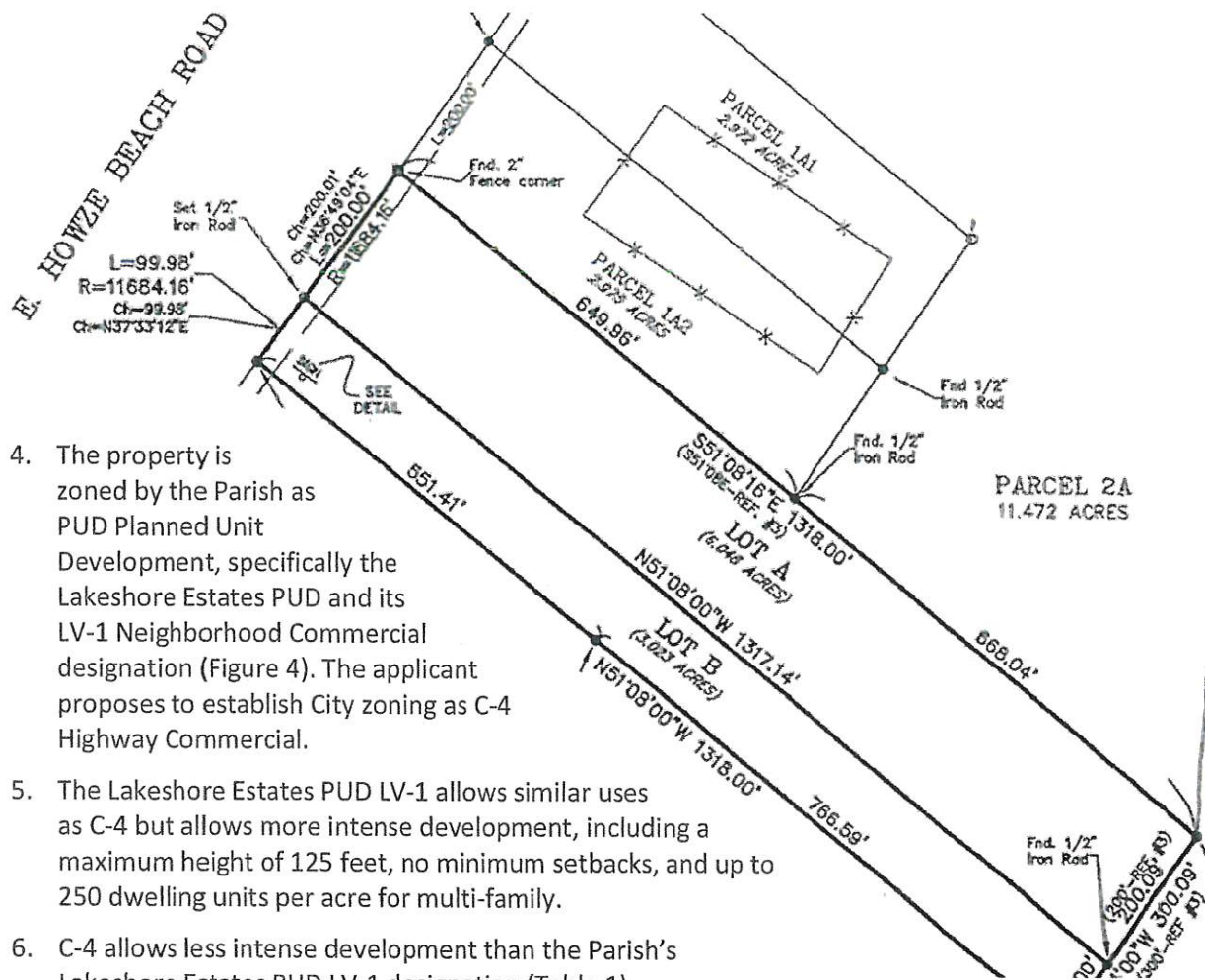


Figure 3. Survey (Lot A is petitioned property)

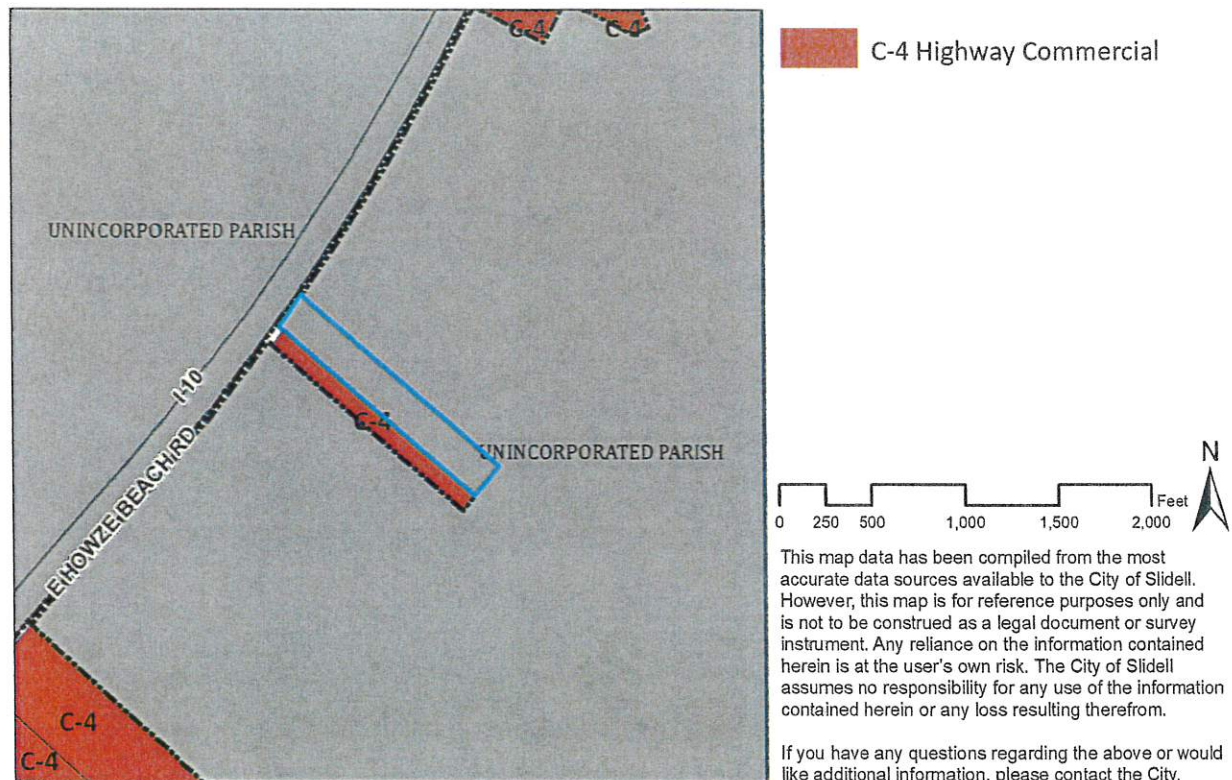
4. The property is zoned by the Parish as PUD Planned Unit Development, specifically the Lakeshore Estates PUD and its LV-1 Neighborhood Commercial designation (Figure 4). The applicant proposes to establish City zoning as C-4 Highway Commercial.
5. The Lakeshore Estates PUD LV-1 allows similar uses as C-4 but allows more intense development, including a maximum height of 125 feet, no minimum setbacks, and up to 250 dwelling units per acre for multi-family.
6. C-4 allows less intense development than the Parish's Lakeshore Estates PUD LV-1 designation (Table 1).
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 property is located on a major road – E. Howze Beach Rd – which is a major collector that fronts I-10.



Figure 4. Parish zoning

**Table 1. Comparison of Current and Proposed Zoning Districts**

	<b>Current Parish Lakeshore Estates PUD LV-1</b>	<b>Proposed C-4 (City)</b>
<b>Allowed Uses</b>	<ul style="list-style-type: none"> <li>• Single-family dwellings</li> <li>• Multi-family dwellings</li> <li>• Retail</li> <li>• Offices</li> <li>• Hotels</li> <li>• Warehouses</li> <li>• Other similar and compatible uses as determined by the Director</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family dwellings</li> <li>• Multi-family dwellings</li> <li>• Retail</li> <li>• Offices</li> <li>• Hotels</li> <li>• Warehouses</li> <li>• Certain uses with a Conditional Use Permit</li> </ul>
<b>Height (max)</b>	125 ft	45 ft
<b>Setback, front (min)</b>	0 ft	25 ft
<b>Setback, sides (min)</b>		0 ft or 3ft
<b>Setback, rear (min)</b>		
<b>Residential density (max)</b>	250.0 dwelling unit (du)/acre	7.26 du/acre (single-family) OR 26.04 du/acre (multi-family)



*Figure 5. City zoning*



9. Zoning and use of property within about 300 feet of the property is as follows (Figures 4 and 5):
  - To the north along E. Howze Beach Rd, Parish PUD developed with a rock and dirt supply company;
  - To the east across the canal, Parish PUD currently vacant but likely to develop with single-family dwellings; and
  - To the south along E. Howze Beach Rd, C-4 that is undeveloped and Parish PUD developed with car sales.
10. All other property on E. Howze Beach Rd that is in the City is zoned C-4.
11. C-4 is appropriate for this location because of its location on a major road and proximity to other properties with the same or similar commercial zoning.
12. There is no City water or sewer on E Howze Beach Rd. The nearest City water and sewer lines are on Old Spanish Tr, about one mile from this property, and the City has no plans to extend these lines down E. Howze Beach Rd.
13. The effective FIRM from 1991 has the property in a special flood hazard area (Zone V12) (FIRM Panel 225205 0535 D; effective April 2, 1991).
14. The preliminary FIRM proposed in 2008 (not yet adopted) has the property in a special flood hazard area (Zone AE, EL 12 and 13).
15. Annexing the property would have a negligible negative effect on the City's CRS rating by adding developable special flood hazard area.
16. The Planning Department finds the annexation is reasonable because the property is adjacent to an existing incorporated area.
17. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.