

1 Introduced February 25, 2025, by
2 Councilwoman Haggerty, seconded by
3 Councilman DiSanti, (by request of
4 Administration)

5 **Item No. 25-02-3576**

6
7 **ORDINANCE NO. 4222**

8 An ordinance annexing into the City of Slidell 0.5 acres located at 58494 Tyler
9 Drive and establishing its City zoning classification as C-4 Highway Commercial (Case
10 A24-09).

11
12 WHEREAS, the Slidell City Council received a petition from Punita Patel on
13 behalf of Moksh Hospitality LLC to annex into the City of Slidell 0.5 acres of property
14 owned and located at 58494 Tyler Drive identified as Assessor Parcel 37126, and
15 establish its City zoning classification as C-4 Highway Commercial; and
16
17

18
19 WHEREAS, the petitioned property is contiguous with the City's corporate
20 limits, with 300 feet or approximately 50% of its boundary being contiguous; and
21

22 WHEREAS, on November 14, 2024, the St. Tammany Parish Registrar of
23 Voters certified that the property had three registered voters; and
24

25 WHEREAS, the property is developed with a commercial hotel structure; and
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27 WHEREAS, the property is zoned by the Parish as NC-2 Neighborhood
28 Commercial; and
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30 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the property
31 is developed commercial land with a less than 100% contiguous boundary with the City
32 corporate limits, and therefore concurrence from the Parish is required; 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 on November 14, 2024; and
7

8
9 WHEREAS, the Slidell Director of Planning duly advertised, and the Planning
10 and Zoning Commissions held a public hearing on January 13, 2025, for Case A24-09;
11
12 and
13

14 WHEREAS, the St. Tammany Parish Council approved Resolution Council
15 Series No. 7047 and concurred on the annexation at their regular meeting on January 9,
16
17 2025.
18

19 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
20 hereby annex into the City of Slidell into Council District E that certain property located at
21
22 58494 Tyler Drive identified as Assessor Parcel 37126, as described in the Slidell Planning
23
24 Department Staff Report for Case A24-09, and establish its City zoning classification as C-
25 4 Highway Commercial
26

27 **ADOPTED** this 11th day of March, 2025.

28
29 
30 Megan Haggerty
31 President of the Council
32 Councilwoman, District C

33 
34 Bill Borchert
35 Mayor

36 
37 Thomas P. Reeves
38 Council Administrator
39

DELIVERED	3/13/25
8:30 am	to the Mayor
RECEIVED	3/17/25
10:20 am	from the Mayor



Staff Report

Case No. A24-09

Annexation and Establishment of City Zoning Classification of
C-2 Neighborhood Commercial for Property at
58494 Tyler Dr

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

Location: 58494 Tyler Dr (**Figure 1**)

Petitioner(s): Punita Patel

Zoning: Parish NC-2 Neighborhood Commercial

Future Land Use: Commercial; (**Figure 2**)

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

Parish Concurrence: Concurrence on January 9, 2025

Planning & Zoning Commissions

Public Hearing: January 13, 2025

City Council (tentative)

Consent Agenda: February 25, 2025

Public Hearing: March 11, 2025

RECOMMENDATIONS

Planning Department

Approval

Planning & Zoning Commissions

Approval

FINDINGS

1. The petitioned property contains approximately 0.5 acres and is developed with a commercial structure (**Figures 3 and 4**).
2. The petitioned property has:
 - Three registered voters (Certificate of Registrar of Voters dated November 14, 2024).
 - One of these registered voters (33%) signed the Annexation Petition.
 - Two non-resident property owners, all of which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated October 29, 2024).
3. The petitioned property is contiguous with the City's corporate limits, with 300 feet or approximately 50% of its boundary being contiguous.
4. The subject property is currently zoned by the Parish as NC-2 Neighborhood Commercial (**Figure 5**). The applicants propose to establish City zoning as C-4 highway commercial.

5. C-4 allows similar uses as NC-2 and is more appropriate for the current use; it does allow more intense uses.
6. 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 forwarded the request to concur on November 14, 2024 and the annexation item is on January 9, 2025 agenda.
7. The subject property is located Tyler Drive at Manzella Drive, on the south side of Gause Boulevard East. (Figure 5)
8. Other nearby properties on Tyler Dr are zoned Parish NC-2 and City C-4 (Figures 1 and 5).
9. City sewer and water are immediately adjacent to the property (Figure 6). Applicants understand any development of the property will be required to connect to City water and sewer.
10. The annexation of this property is not expected to negatively impact the City's CRS rating. With a 0.2% chance of flooding, its location outside the Base Flood Elevation (BFE), and an approximate ground elevation of 16.4 feet, the property poses minimal flood risk. The property lies outside the Special Flood Hazard Area (SFHA) and does not significantly contribute to the floodplain; annexation will neither increase the SFHA's size nor reduce the proportion of open space within it.
11. The Planning Department finds the annexation is reasonable for the following reasons:
 - Ease of extension of City services.
 - Configuration of municipal boundaries to fill in gaps, follow natural boundaries.
 - Character of the area as commercial extended.
 - Supported by the City's Comprehensive Plan for increased economic activity and by enclosing City boundaries.
12. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

FIGURES

(see following pages)

Figure 1. Location map and City zoning

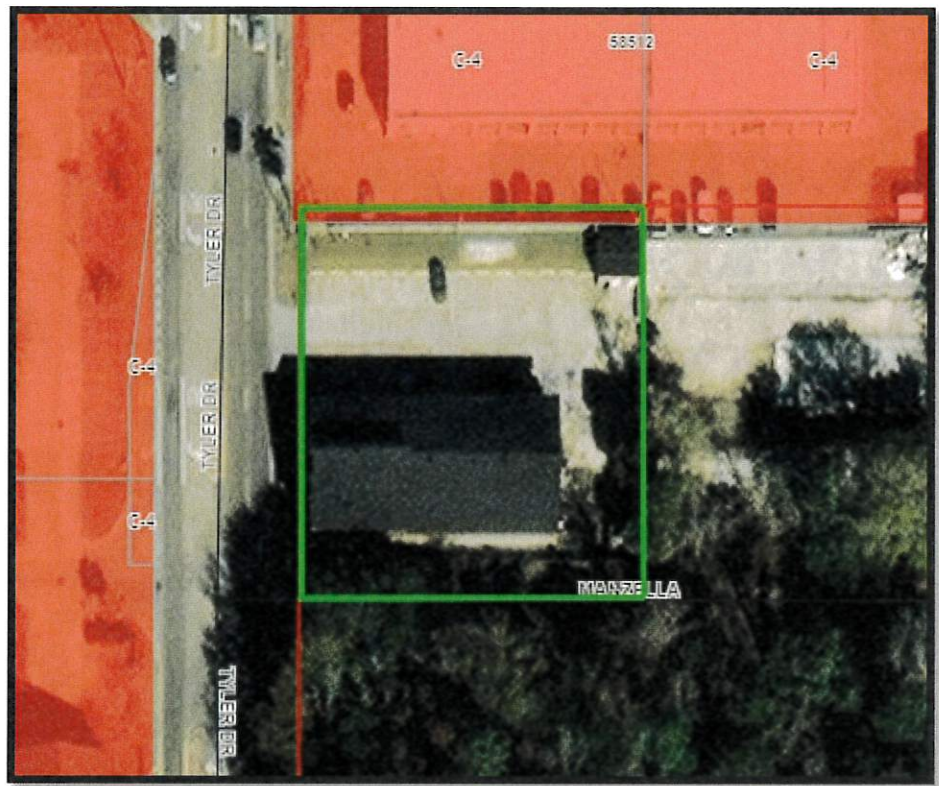


Figure 2 – Future Land Use

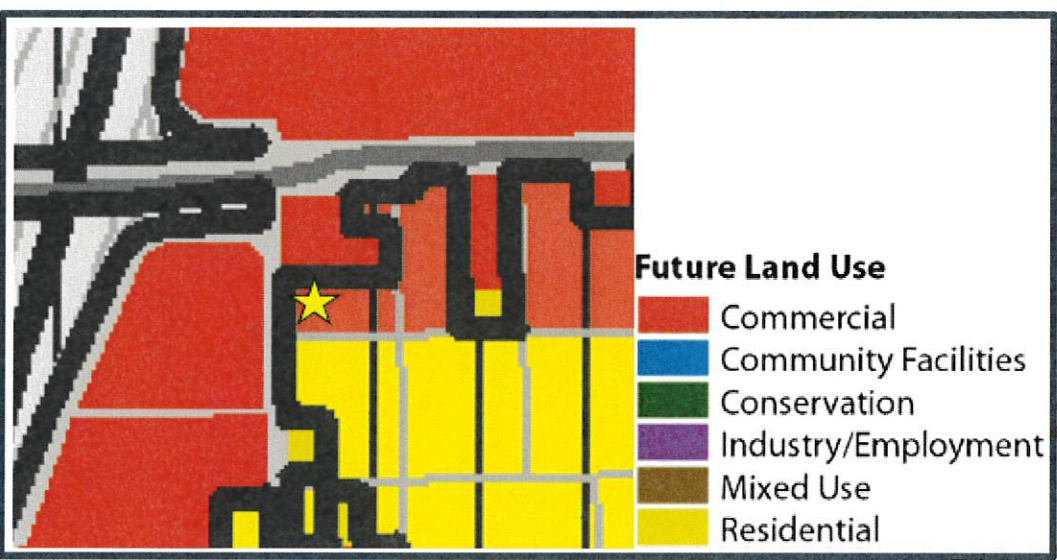


Figure 3 - Street View



Figure 4 – Survey / Site Plan

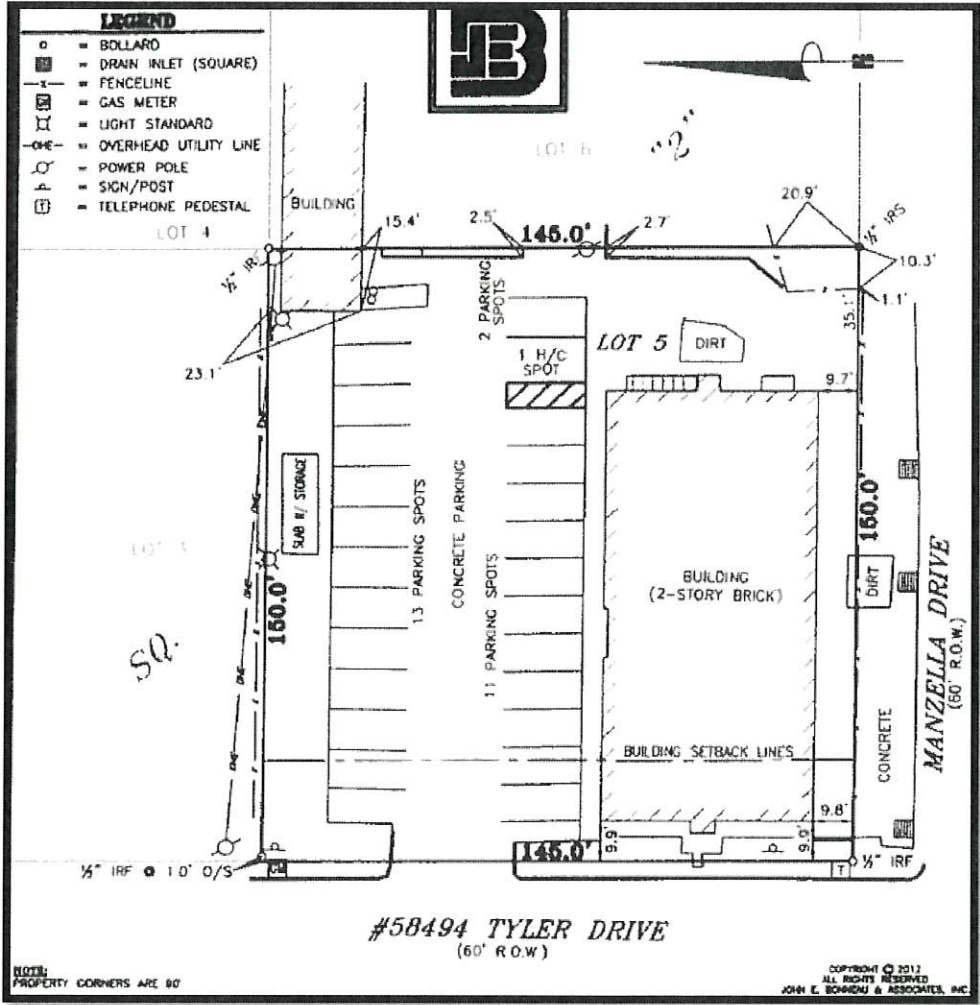


Figure 5 – Parish Zoning

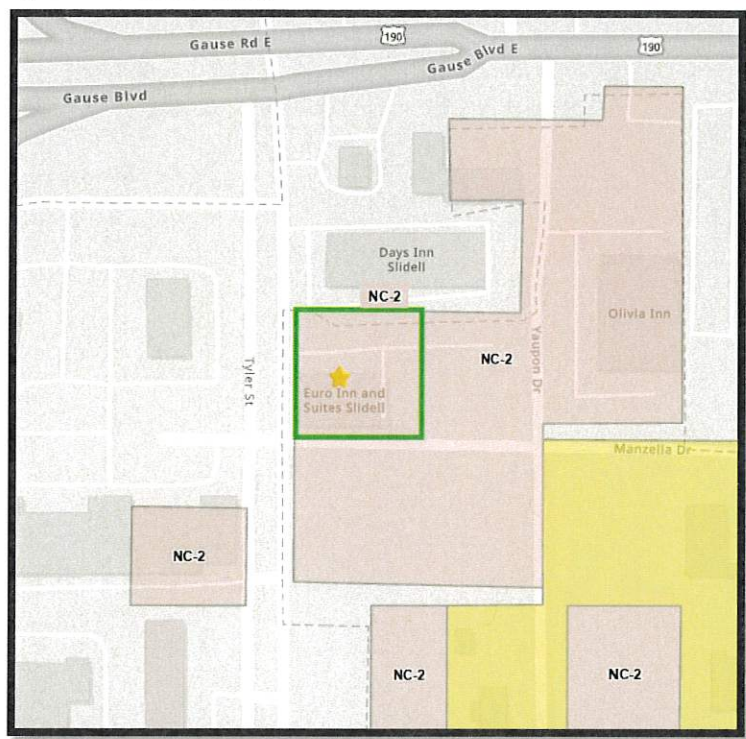


Figure 6 – City Utilities



- Water line - 6"
- Force main - 8"
- Sewer line - 10"

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO.: C-7047

COUNCIL SPONSOR: CORBIN/COOPER

PROVIDED BY: DEVELOPMENT

ON THE 9TH DAY OF JANUARY, 2025

RESOLUTION TO **CONCUR** WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF LOT 5, SQ.2 ROBERT PARK SUBDIVISION, FROM PARISH NC-2 (NEIGHBORHOOD COMMERCIAL) TO CITY OF SLIDELL C-4 (HIGHWAY COMMERCIAL) PROPERTY IS LOCATED NEAR THE INTERSECTION OF TYLER STREET AND MANZELLA DRIVE, SLIDELL LA, SITUATED IN SECTION 12, TOWNSHIP 9 SOUTH, RANGE 14 EAST. (WARD 8, DISTRICT 13)

WHEREAS, The City of Slidell is contemplating annexation of Lot 5, Sq. 2 Robert Park Subdivision, from Parish NC-2 (Neighborhood Commercial) to City of Slidell C-4 (Highway Commercial) owned by Kamlesh & Punita Patel, Situated in Section 12, Township 9 South, Range 14 East, Ward 8, District 13 as described below:

SEE ATTACHED EXHIBIT A FOR REFERENCE

WHEREAS, the property upon annexation, will be rezoned from Parish NC-2 (Neighborhood) to City of Slidell, C-4 (HIGHWAY COMMERCIAL): a change which is an intensification of zoning; and

WHEREAS, St. Tammany Parish Government (the "Parish") executed an agreement entitled "Sales Tax Enhancement Plan By and Between the Parish, Sales Tax District No. 3, and the City of Slidell" (hereafter the "Agreement") December 1, 2006 with the City of Slidell (the "City"). The Agreement expires November 30, 2031.

WHEREAS, the property that is proposed to be annexed has a current, developed business usage. City already appears to maintain all of Tyler Street fronting the property, and/or Tyler St. is not mapped as being included Parish maintenance system. The portion of Manzella Dr. along sideline of property is in Parish maintenance system, and that half of Manzella Dr. along the sideline should now fall under Slidell's maintenance system/obligations (150' from Tyler Drive heading east).

WHEREAS, Article 1 of the Agreement addresses annexation. Per Section A, for subsequently-annexed developed property, all net proceeds are retained by the STD#3 unless Parish Council concurs in annexation. Concurrence is not to be arbitrarily refused. Where Parish Council has concurred, STD#3 retains 50% of net proceeds and 50% is remitted to Slidell.

WHEREAS, Article 4, Zoning of Annexed Properties, does not appear to apply as the property is developed commercial. Application proposes C4 zoning from Parish's NC-2. However, the Agreement does not address zoning of developed commercial properties. La.R.S. 33:172(A)(1)(e) prohibits less-restrictive uses than Parish zoning unless Council consents via Resolution.

WHEREAS, the property being annexed is an existing developed property. There is not a provision in the annexation agreement that defines the engineering requirements for already developed properties being annexed into the City of Slidell. As such, any land clearings, site work or development performed on the property shall be permitted and reviewed by the City of Slidell, and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

THE PARISH COUNCIL OF ST. TAMMANY HEREBY RESOLVES to concur with the City of Slidell annexation and rezoning of the property from Parish NC-2 (NEIGHBORHOOD

COMMERCIAL) to City of Slidell, C-4 (HIGHWAY COMMERCIAL) in accordance with the Sales Tax Enhancement Plan.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE; THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: MR. CORBIN

SECONDED BY: MR. COUGLE

YEAS: SMITH, ROLLING, CAZAUBON, SEIDEN, TANNER, IMPASTATO, BURKE, COUGLE, O'BRIEN, LAUGHLIN, BINDER, CORBIN, STRICKLAND (13)

NAYS: (0)

ABSTAIN: (0)

ABSENT: PHILLIPS (1)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 9TH DAY OF JANUARY, 2025, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.



JOE IMPASTATO, COUNCIL CHAIR

ATTEST:



KATRINA L. BUCKLEY, CLERK OF COUNCIL

ADMINISTRATIVE COMMENT

January 9, 2025 - St. Tammany Parish Council Meeting

Planning & Development (SL2024-06) 58494 Tyler Street, Slidell, LA 70461

The City of Slidell submitted a request to annex and rezone a developed commercial property --
Current Use (Hotel).

Council Concurrence/Non-Concurrence is needed for the request to annex Lot 5, Sq.2 Robert
Park Subdivision, from Parish NC-2 (NEIGHBORHOOD COMMERCIAL) to City of Slidell C-4
(HIGHWAY COMMERCIAL).