

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1404

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: GIS

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 0.39 ACRE OF LAND MORE OR LESS FROM PARISH SA - SUBURBAN AGRICULTURE DISTRICT TO CITY OF SLIDELL A-6 SINGLE FAMILY RESIDENTIAL DISTRICT WHICH PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LOPEZ STREET AND ESCONDITO STREET, BEING LOTS 7-10, SQUARE 1 SPANISH TRAIL HIGHLANDS SUBDIVISION AND A PORTION OF ESCONDITO STREET IN S44, T9S, R14E, WARD 9, DISTRICT 12.

WHEREAS, the City of Slidell is contemplating Annexation of 0.39 acre of land more or less owned by Calvary Baptist Church, located at the northwest corner of Lopez Street and Escondito Street, being Lots 7-10, Square 1 Spanish Trail Highlands Subdivision and a portion of Escondito Street, being part of Spanish Trail Highlands, Sq 1, Lots 7-10, S44, T9S, R14E, Ward 9, District 12 (see attachments for complete description), and

WHEREAS, the property requires rezoning from Parish SA - Suburban Agriculture District to City of Slidell A-6 Single Family Residential District which is not an intensification of zoning, and

WHEREAS, the property is developed and the proposed annexation would/would not result in a split of the sales tax revenues as per the Sales Tax Enhancement Plan, Resolution P. J. S. No. 88-3636 As Amended and Adopted by the Police Jury on July 21, 1988 providing for the annexation of property in Sales Tax District # 3.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that it does/does not concur with the City of Slidell to annex and rezone 0.39 acre of land more or less, located in District 12 from Parish SA - Suburban Agriculture District to City of Slidell A-6 Single Family Residential District in accordance with Resolution P. J. Series No. 88-3636 As Amended.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council request that the City of Slidell require review of development proposals utilizing the applicable Drainage Model and compliance with Parish Drainage Regulations, AND:

THE ST. TAMMANY PARISH COUNCIL FURTHER request that the City of Slidell require that a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

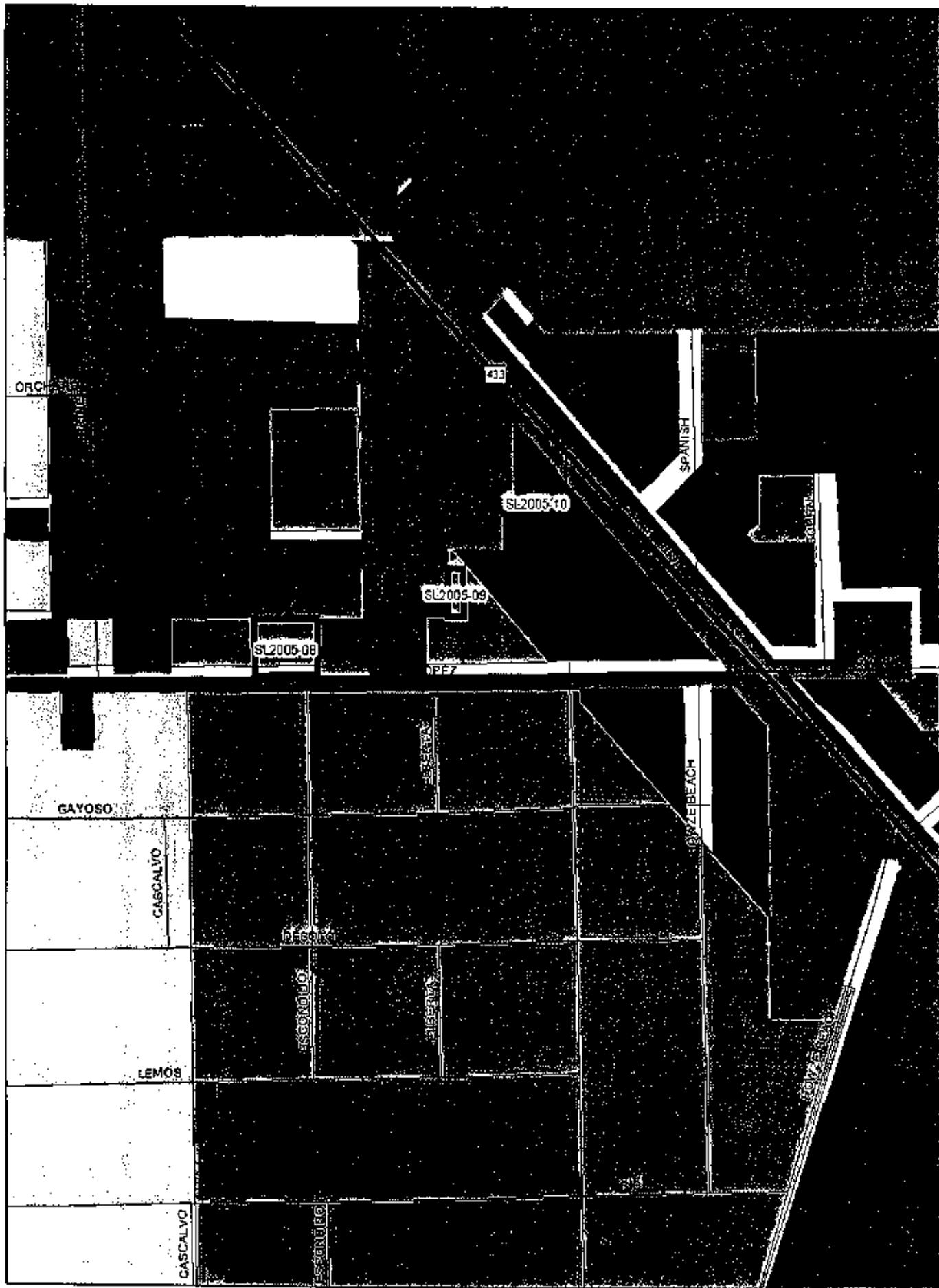
THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____, 2005, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL

(Ref. no. SL2005-08)

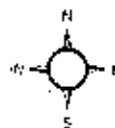


Slidell Annexation



Legend

- | | |
|-------------------------------|------------------------------|
| Rural | PUD Planned Unit Development |
| BA Suburban Agriculture | LC Light Commercial |
| A1 Suburban | C-1 Neighborhood Commercial |
| A2 Suburban | C-2 Highway Commercial |
| A3 Suburban | C-3 Planned Commercial |
| A4 Single Family Residential | M-1 Light Industrial |
| MH Medium Density Residential | M-2 Intermediate Industrial |
| AG Two Family Residential | M-3 Heavy Industrial |
| AO General Multiple Family | major_roads |
| BD Special District | stp_roads_eb15 120224-u 15 |
| RC Recreation/Conservation | Tammamy Trace |
| I Institutional | stp_atrains |
| | stp_hydro |
| | Slidell |
| | slidell 2005 10 |
| | slidell 2006 00 |
| | slidell 2005 08 |



275 137.5 0 275 Feet



This map was produced by St. Tammany Parish Information Services.
 Note: This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
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PLANNING AND ZONING COMMISSION
Planning and Zoning Commission

April 5, 2005

CERTIFIED MAIL 7003 3110 0004 6993 2945

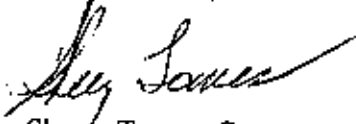
Councilman Jerry Binder
District 12
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Re: (1) A05-08/Z05-12: A request by Calvary Baptist Church to annex and zone Lots 7, 8, 9 & 10, Sq. 1, Spanish Trail Highlands Subdivision from Parish Suburban Agriculture to City A-6 Single Family Residential
(2) A05-09/Z05-13: A request by Calvary Baptist Church to annex and zone Lot 1, Sq. 20, Spanish Trail Highlands Subdivision from Parish Suburban Agriculture to City A-6 Single Family Residential.
(3) A05-10/Z05-14: A request by Calvary Baptist Church to annex and zone Lots 7-12, Sq. 19, Spanish Trail Highlands from Parish C-2 Highway Commercial to City A-6 Single Family Residential.

Dear Councilman Binder:

This is to advise you that the Slidell Planning and Zoning Commission will introduce a request to consider the annexation and zoning of the above referenced. The introduction will be held on Monday, April 18, 2005, at 7:00 p.m. in the City Council Chambers, 2nd floor of City Hall, 2055 Second Street, Slidell, LA. The public hearing will be held the following month on Monday, May 16, 2005. Final action will not take place by the City Council until after the May 16, 2005, meeting of the Planning and Zoning Commission.

Sincerely,


Sherry Tomes, Secretary
Slidell Planning & Zoning
Commission

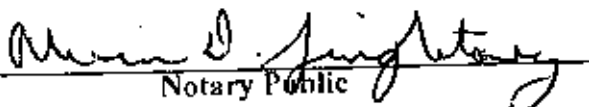
Enclosures- Applications (Annexation & Zoning),
Survey

cc: Mayor Ben Morris
Martin Bruno, Jr., FAICP, Director of Planning
Bill Oiler, CAO, St. Tammany Parish
Rusty Waldrup, St. Tammany Parish Department of Development/w enclosures
Michael Savante, Parish Council Administrator
Robert Thompson, Special Revenue Manager w/ enclosures
2056 SECOND STREET • P.O. BOX 828 • SLIDELL, LOUISIANA 70459 • PHONE 646-4320

CALVARY BAPTIST CHURCH

BY: 
CHARLES STARNES, Pastor

SWORN TO AND SUBSCRIBED before me this 16 day of March, 2005


Notary Public

La. Bar No. 12099

CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

Planning and Zoning Commission
City of Slidell, Parish of St. Tammany
State of Louisiana

Date: March 16, 2005

Petition is hereby made to the City of Slidell, Louisiana to change the zoning classification of hereinafter described property.

(Instructions: Please print all information so that it can be easily read.)

1) Location of Property. The property petitioned for zoning/rezoning is bounded by the following streets: East by Escondido Street, South by Lopez Street, West by Casa Calvo Street.

and identified by Lot, Square/Block, and Subdivision Name as follows:
Lots 7, 8, 9, and 10, Square 1, Spanish Trail Highlands Subdivision and that portion of Escondido Street in Spanish Trail Highlands Subdivision revoked by the St. Tammany Parish Police Jury. *** See attached Exhibit A.
Note: If the property does not have Lot, Square/Block, and Subdivision Name, attach separate sheet giving description by metes and bounds.

2) Total number of acres or part thereof: .39

3) The reasons for requesting the zoning change are as follows:
A-6 is a more appropriate zoning classification.

4) A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed for a change in zoning classification, so that the new zoning/rezoning can be defined with certainty and precision.

5) If the petitioner(s) are a corporation, partnership or other entity, the petitioner must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for zoning. If a couple, both husband and wife must sign the petition.

6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the aforescribed property be changed

FROM S-A Suburban Agric TO A-6
(existing classification) (proposed classification)

Signature	Mailing Address	Phone #	% Land Owned
CALVARY BAPTIST CHURCH BY: <u>Charles Starnes</u> CHARLES STARNES, Pastor	<u>1615 Old Spanish Trail</u> Slidell LA 70458	<u>(985) 643-6957</u>	<u>100%</u>
_____	_____	_____	_____
_____	_____	_____	_____

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, Notary, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, and that they know of their own personal knowledge that the above petitioners are the owners of at least fifty percent of the area hereinabove described for which a zoning change is requested, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

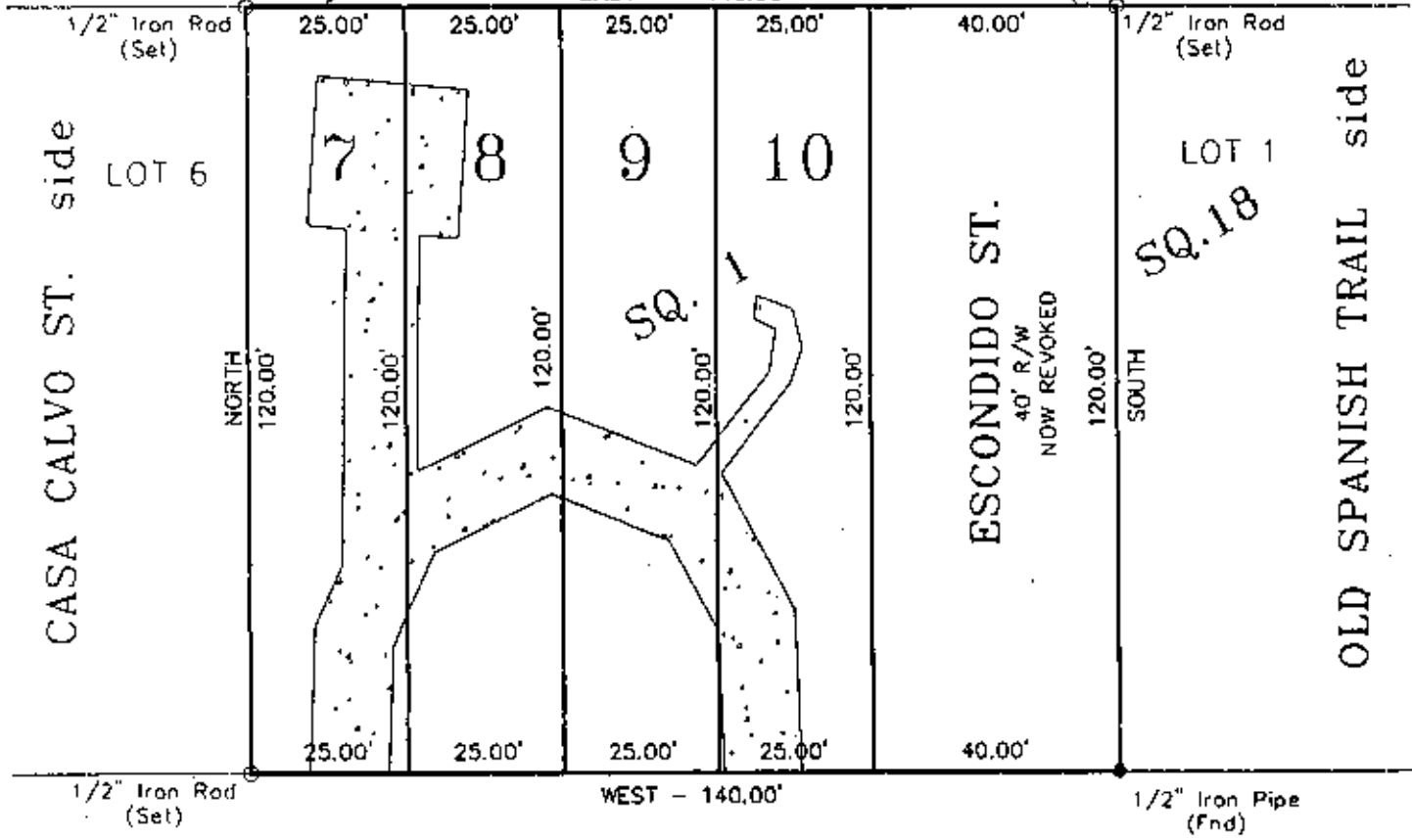
SWORN TO AND SUBSCRIBED before me this 16 day of March, 2005.

Alvin D. Jirfata
Notary Public
I. R. M. 12345



SUBDIVISION BOUNDARY

BASE BEARING
EAST - 140.00'

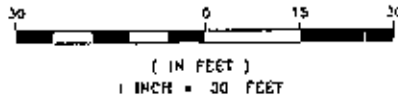


LOPEZ STREET
40' R/W

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



I CERTIFY THAT THIS PLAT 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 MINIMUM STANDARDS 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.

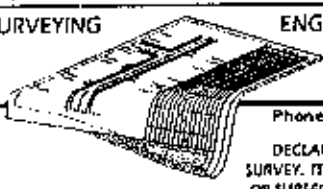
F.I.R.M. No. 225205 0420 E
F.I.R.M. Date 4/21/1999
ZM: A.5 R.F.E. +9.0'
* Verify prior to construction with local Governing Body.

DRAWING NO.
1042245

DATE:
6/23/2004

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING * ENVIRONMENTAL
2990 East Gause Blvd., Suite B
Slidell, Louisiana 70461
E-mail: jvbassoc@jvburkes.com

DRAWN BY: BC
CHECKED BY: MD
SCALE: 1" = 30'



Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800
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.

LOTS 7, 8, 9 & 10, SQ. 1 & A PORTION OF ESCONDIDO ST.,
IN SPANISH TRAIL HIGHLANDS SD. LOCATED
NEAR THE CITY OF SLIDELL, IN SECTION 44,
TOWNSHIP 9 SOUTH, RANGE 14 EAST
ST. TAMMANY PARISH, LA.

SURVEYED BY: *[Signature]*
SEAN M. BURKES
LA REG. No. 4785

CERTIFIED TO: CALVARY BAPTIST CHURCH

EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL NO. 1:

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND, together with all buildings and improvements thereon, situated in St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

LOTS 7, 8, 9 and 10, SQUARE 1, SPANISH TRIAL HIGHLANDS, located near the City of Slidell in Section 37, Township 8 South, Range 14 East, Greensburg Land District, St. Tammany Parish, Louisiana.

All in accordance with plat of said subdivision on file with the Clerk of Court for St. Tammany Parish, Louisiana.

PARCEL NO. 2:

The West one half (W 1/2) of a certain parcel of land, lying and being situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, near the City of Slidell, St. Tammany Parish, Louisiana, and being more fully described as being that portion of Escondido Street in **Spanish Trail Highlands Subdivision**, lying North of the north right-of-way line of Lopez Street, East on the eastern boundary of Square 1 of the aforementioned subdivision, West of the west boundary of Square 18 of the aforementioned subdivision, and south of the northerly subdivision boundary of said Spanish Trial Highlands Subdivision.

This parcel is more particularly described as follows, to-wit:

From the section corner common to Sections 14, 23 and 44, Township 9 south, Range 14 East, Greensburg Land District.

Go due West 1281.0 feet; thence due south 865.3; thence due East 890.0 feet to an iron at the point of beginning.

From said point of beginning, continue due East 40.0 feet to an iron; thence due South along the east right-of-way line of Escondido Street 120.0 feet to an iron; thence due West 40.0 feet to an iron on the west right-of-way line of Escondido street; thence return due North 120.0 feet along the West right-of-way line of Escondido street to the point of beginning.

All being more particularly shown on a plat of revocation of right-of-way by Albert a. Lovell, P.L.S., dated February 25, 1987, and being job No. 99677.

Being the same property acquired by **Salvador J. Fontana, Jr.** from **Dennis Raymond Murchison** by act dated March 23, 1993, recorded in COB 1545, folio 1, Instrument #852287, records of St. Tammany Parish, Louisiana.

Being the same property further acquired by **Calvary Baptist Church** from **Salvador J. Fontana, Jr.** by Cash Sale before Denise D. Lindsey, St. Tammany Parish Notary Public, dated February 22, 1999 and recorded as **Instrument Number 1136976** of the official records of the office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

**RESOLUTION
OF
CALVARY BAPTIST CHURCH**

BE IT RESOLVED THAT CHARLES STARNES, the Pastor of **CALVARY BAPTIST CHURCH**, a Louisiana non-profit corporation, domiciled in the City of Slidell, Parish of St. Tammany, State of Louisiana, be and he is hereby authorized and empowered for and on behalf of this corporation to petition the City of Slidell for annexation and for a change of zoning of the property more fully described below. And in order to accomplish such purposes, the said pastor of **CALVARY BAPTIST CHURCH** is hereby authorized and empowered to execute any and all documents as in his absolute discretion may deem necessary and advisable.

PROPERTY DESCRIPTION

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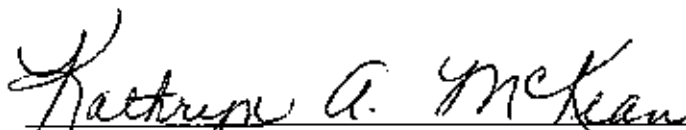
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Being the same property further acquired by Calvary Baptist Church from Salvador J. Fontana, Jr. by Cash Sale before Denise D. Lindsey, St. Tammany Parish Notary Public, dated February 22, 1999 and recorded as Instrument Number 1136976 of the official records of the office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

CERTIFICATE

I, the undersigned Secretary of CALVARY BAPTIST CHURCH, do certify that the above and foregoing to be a true and correct copy of the minutes of the meeting of the membership of CALVARY BAPTIST CHURCH, duly and legally called, convened, and held after notice of the purpose at Slidell, Louisiana on November 21, 2004, whereat a quorum was present and voting and that the same has not been revoked or rescinded.

Witness my signature at Slidell, Louisiana, this 22nd day of November, 2004.


KATHRYN A. McKEAN
Secretary of
CALVARY BAPTIST CHURCH

ATTEST:


CHARLES STARNES, PASTOR



ST. TAMMANY PARISH

SPECIAL REVENUE MANGER

P. O. BOX 628

COVINGTON, LA 70434

PHONE: (985) 898-2865

FAX: (985) 898-5238

EMAIL: RTHOMPSON@STPGOV.ORG

Kevin Davis

Parish President

Memo

TO: Bill Oiler
FROM: Robert Thompson
DATE: April 14, 2005
RE: Ework Comments

Summary of Ework "notes:

SL2005-08

Date Submitted	User	Comment
4/8/2005	Rusty Waldrup	This should be no problem. It is a parish island in the city. The requestor is a church. I suspect they are seeking to expand the existing church.
3/21/2005	Sidney Fontenot	Complies with Louisiana Revised Statutes relative to annexation. Proposal from parish SA to City A-6 intensifies the zoning classification.

SL2005-09

Date Submitted	User	Comment
4/8/2005	Rusty Waldrup	This should be no problem. It is a parish island in the city. The requestor is a church. I suspect they are seeking to expand the existing church.
3/21/2005	Sidney Fontenot	Complies with Louisiana Revised Statutes relative to annexation. Proposal from parish SA to City A-6 intensifies the zoning classification.

SL2005-10

Date Submitted	User	Comment
4/8/2005	Rusty Waldrup	This is another island in the city. The building in 2001 was being used as an activity center. I am not sure what the current use is. The city zoning would not allow general commercial usage of the property
3/21/2005	Sidney Fontenot	Complies with Louisiana Revised Statutes relative to annexation. Complies with annexation agreements as the proposal to change the zoning from Parish A-6 to City C-2 does not intensify the zoning classification.