

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1406

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: GIS

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 0.46 ACRE OF LAND MORE OR LESS FROM PARISH C-2 HIGHWAY COMMERCIAL AND SA SUBURBAN AGRICULTURE DISTRICT TO CITY OF SLIDELL A-6 SINGLE FAMILY RESIDENTIAL DISTRICT WHICH PROPERTY IS AT THE SOUTHWEST CORNER OF OLD SPANISH TRAIL AND ALMONASTER ROAD, BEING LOTS 7-12, SQUARE 19 SPANISH TRAIL HIGHLANDS SUBDIVISION IN S44, T9S, R14E, WARD 9, DISTRICT 12.

WHEREAS, the City of Slidell is contemplating Annexation of 0.46 acre of land more or less owned by Calvary Baptist Church, located at the southwest corner of Old Spanish Trail and Almonaster Road, being part of Spanish Trail Highlands, Sq 19, Lots 7-12, S44, T9S, R14E, Ward 9, District 12 (see attachments for complete description), and

WHEREAS, the property requires rezoning from Parish C-2 Highway Commercial and 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 0.46 acre of land more or less, located in District 12 from Parish C-2 Highway Commercial and 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:

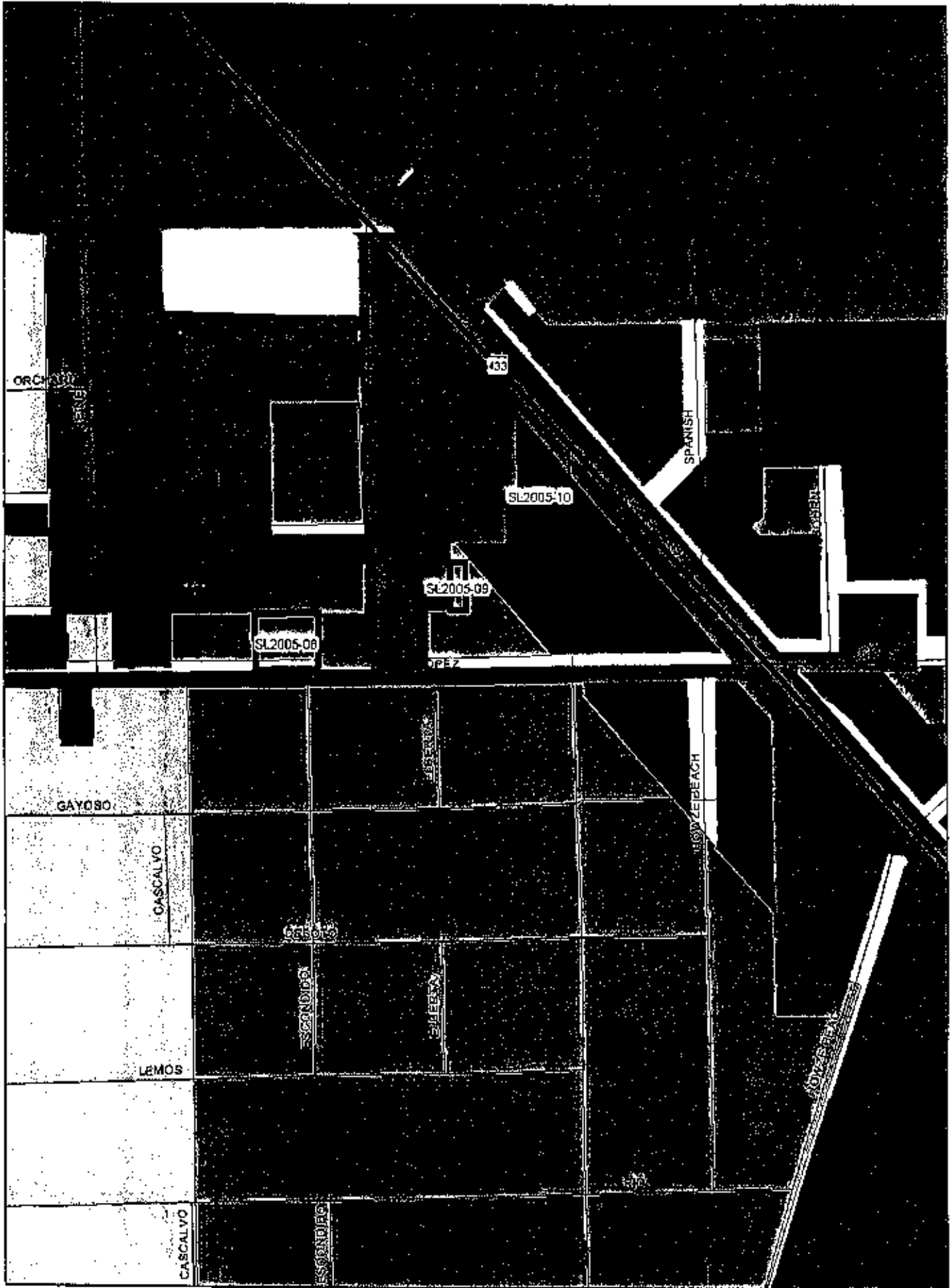
ABSENT:

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. SL2005-10)

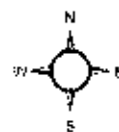


## Slidell Annexation



### Legend

- |                               |                              |
|-------------------------------|------------------------------|
| Rural                         | PUD Planned Unit Development |
| SA Suburban Agriculture       | LC Light Commercial          |
| A-1 Suburban                  | C-1 Neighborhood Commercial  |
| A-2 Suburban                  | C-2 Highway Commercial       |
| A-3 Suburban                  | C-3 Planned Commercial       |
| A-4 Single Family Residential | M-1 Light Industrial         |
| M-4 Mobile Home               | M-2 Intermediate Industrial  |
| A-5 Two Family Residential    | M-3 Heavy Industrial         |
| A-6 General Multiple Family   | major_roads                  |
| SD Special District           | rtp-roads-0911-122004-010    |
| RC Recreation/Conservation    | Tramway Traces               |
| ID Institutional              | rtp-streams                  |
|                               | rtp_hydris                   |
|                               | Slidell                      |
|                               | sl-02005-10                  |
|                               | sl-02005-09                  |
|                               | sl-02005-08                  |



275 137.5 0 275 Feet



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SL2005-10

4-7-05

# THE CITY OF SLIDELL

*Planning and Zoning Commission*

April 5, 2005

CERTIFIED MAIL 7003 3110 0004 6993 2945

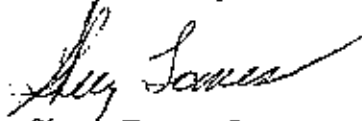
Councilman Jerry Binder  
District 12  
St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- 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, 2<sup>nd</sup> 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

CITY OF SLIDELL  
PETITION FOR ANNEXATION

2005 10

City of Slidell  
Parish of St. Tammany  
State of Louisiana

Date: March 16, 2005

1. According to the attached certificate of the Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to our information and belief, there are 0 registered voters residing in the area to be annexed. To obtain this information call the Registrar of Voters office in Covington at (985) 809-5500.

2. The property owners of this area are: (please print clearly)

NAME	MAILING ADDRESS	PHONE NUMBER
<u>CALVARY BAPTIST CHURCH</u>	<u>1615 Old Spanish Trail</u> <u>Slidell, LA 70458</u>	<u>(985) 643-6957</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

There are: \_\_\_\_\_ Resident property owners  
0 Non-resident property owners

- ✓ 3) I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. 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 annexation.
- ✓ 4) The legal description of the property to be annexed must be attached so that the new City boundaries 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 annexation. If a couple, both husband and wife must sign the petition.
- 6) Petitioner(s) desire to have the property as described in paragraph 4 annexed to the City of Slidell, St. Tammany Parish, Louisiana.
- 7) A copy of the last paid tax statement must be submitted with this petition for annexation.
- ✓ 8) Original Certificate of Assessor certifying ownership and assessed valuation of property must be completed by the Assessor's office. A copy of last tax statement and survey of property should be attached when submitting form to the Assessor's office for completion. Assessor's telephone number is (985) 892-6150 if you have any questions.

The undersigned petitioner(s), after being duly sworn, deposed and said that all of the allegations and statements of fact are true and correct.

CALVARY BAPTIST CHURCH

BY: Charles Starnes  
CHARLES STARNES, Pastor

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

Kevin D. Siefert  
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: North by Old Spanish Trail, East by Almonaster Road, South by Guam Street.

and identified by Lot, Square/Block, and Subdivision Name as follows:  
Lots 7, 8, 9, 10, 11 and 12, Square 19, Spanish Trail Highlands Subdivision

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: \_\_\_\_\_

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 C-2 Hwy Comm TO A-6  
(existing classification) (proposed classification)

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

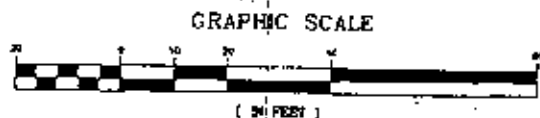
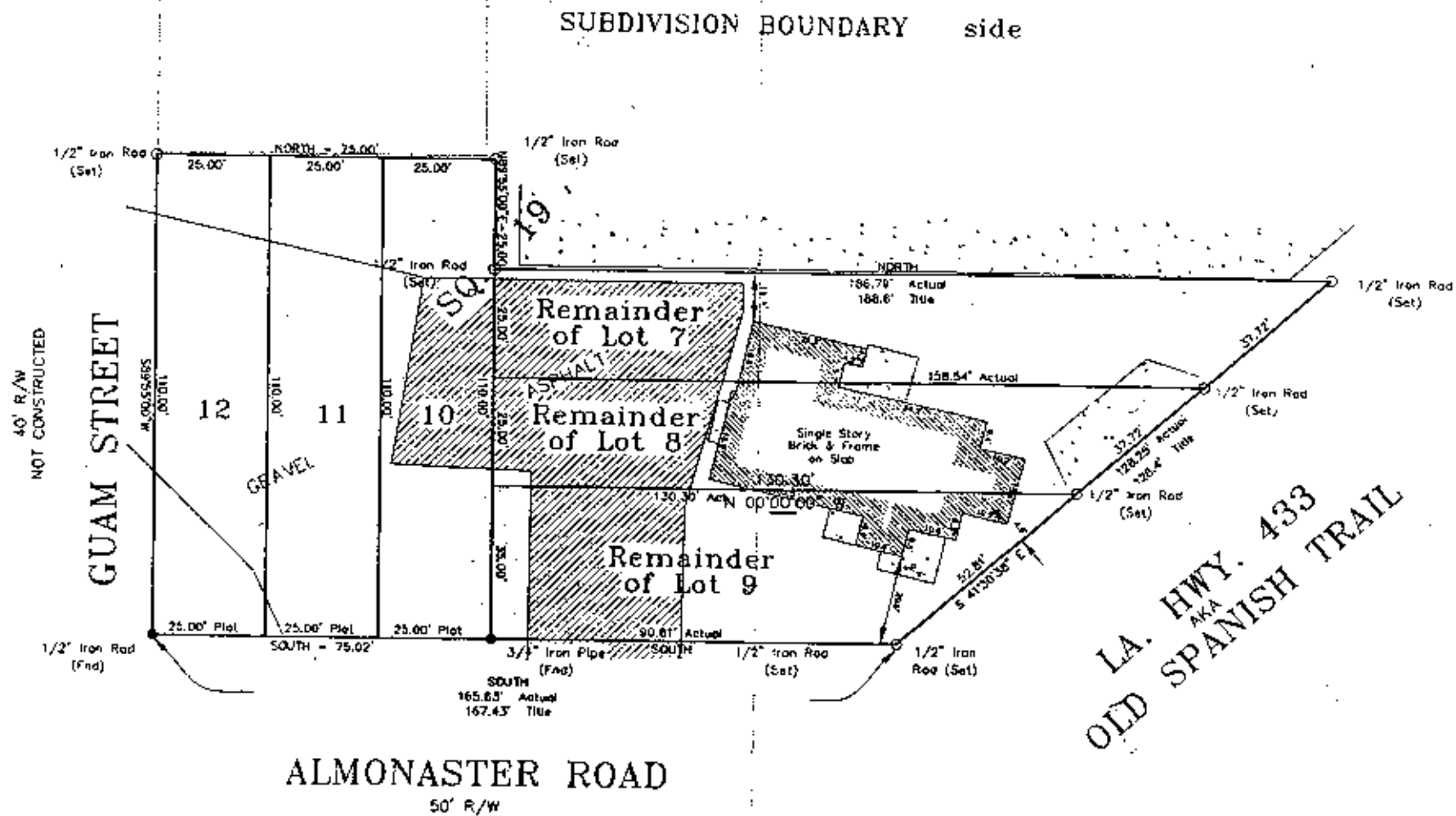
BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, Notary, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, 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. Jiglar  
Notary Public  
La. Bar No. 12099

PLANNING AND SURVEYING  
 FLOOR TO BE AS SHOWN FLOOR ELEVATION 88.2'  
 N.G.M.S. - NATIONAL GEODETIC SURVEY DATUM (1983), NAD 83 - HUNDRETH

REVISIONS  
 1.3 SURVEY AND PLOT BY LAM BORGHE, DATED 1/10/04  
 SOURCE OF FILE ONLY



Revised: 8/20/04, Prop Line along row #1042850

CERTIFICATION

I CERTIFY THAT THE PLAT HEREON REPRESENTS AN ACCURATE SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, NO UNDISCOVERED OBSTACLES OR ENCUMBRANCES AFFECTING THE RIGHTS OF THE PARTIES ARE KNOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE, FURTHER UNLESS SO NOTED AS SHOWN ON THE ORIGINAL OF THIS PLAT WILL BE ADDED HEREON UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OF ANY KIND.

PROPERTY & SURVEYED IN ACCORDANCE WITH THE LOUISIANA SURVEYING



**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING & ENVIRONMENTAL  
 2400 East Fosse Blvd., Suite B  
 Slidell, Louisiana 70461  
 E-mail: [JVBurkes@jvburkes.com](mailto:JVBurkes@jvburkes.com)  
 Phone: 484-619-0070 Fax: 484-619-0054  
 Registration No.: 228-435-5800

LOTS 7 - 12, SQUARE 19,  
 SPANISH TRAIL HIGHLANDS,  
 LOCATED NEAR THE CITY OF SLIDELL, IN  
 SECTION 44, T-8-S, R-14-E,  
 ST. TAMMANY PARISH, LA.  
 CALVARY BAPTIST CHURCH

SCALE: 1" = 20'  
 DATE: 8/22/2004  
 DRAWN BY: BJC  
 CHECKED BY: MD  
 ENG. NO. 1042244

**EXHIBIT "A"****PROPERTY DESCRIPTION**

**SIX CERTAIN LOTS OR PORTIONS OF GROUND**, together with all buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 44, T9S, R10E, in the Parish of St. Tammany, State of Louisiana, in that part thereof known as **SPANISH TRIAL HIGHLANDS SUBDIVISION**,

Said lots are designated as **LOTS 7, 8, 9, 10, 11 and 12, SQUARE 19**.



## 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

C. 1406

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.