

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1407

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: GIS

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 0.17 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 ON THE WEST SIDE OF 8H STREET APPROXIMATELY 50' SOUTH OF JACKSON STREET IN S3, T9S, R14E, WARD 9, DISTRICT 14.

WHEREAS, the City of Slidell is contemplating Annexation of 0.17 acre of land more or less owned by Joe & JoAnn Kontur, located on the west side of 8h Street approximately 50' south of Jackson Street, being part of North End Addition, Square U, Lots 23-25, S3, T9S, R14E, Ward 9, District 14 (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 not 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 0.17 acre of land more or less, located in District 14 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:

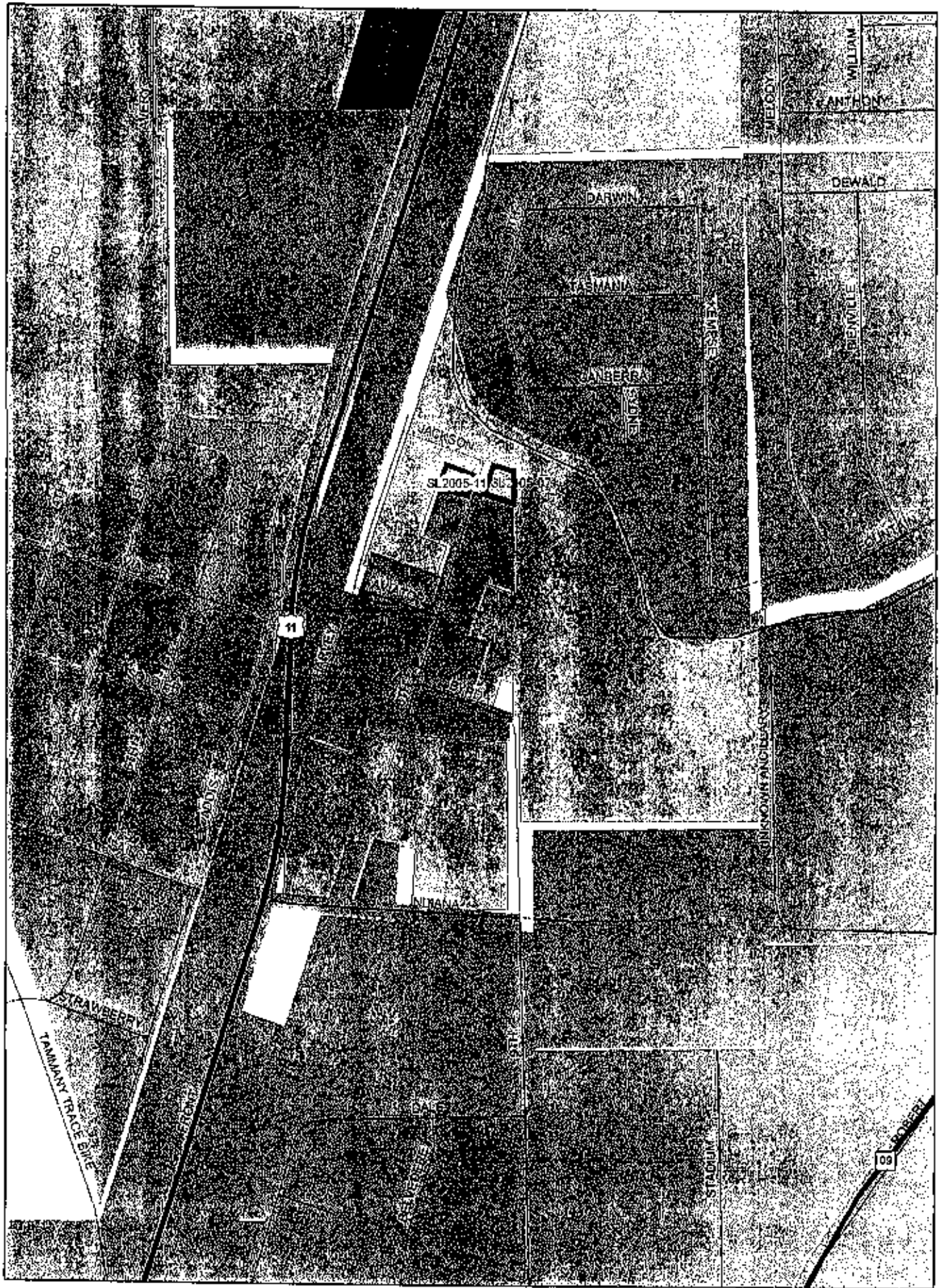
ABSENT:

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. SL2005-11)

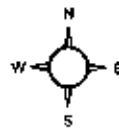


## Slidell Annexation



### Legend

- |                               |                              |
|-------------------------------|------------------------------|
| Rural                         | PUO 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         |
| MH 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           | BP Roads 4911-120704-1115    |
| RC Recreation/Conservation    | Tammany Traces               |
| ID Institutional              | Sp-Grass                     |
|                               | RD Hydro                     |
|                               | Slidell                      |
|                               | SL 2005-07                   |



420 210 0 420 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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## 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**

<b>Date Submitted</b>	<b>User</b>	<b>Comment</b>
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.

**SL2005-11**

<b>Date Submitted</b>	<b>User</b>	<b>Comment</b>
4/18/2005	Rusty Waldrup	The portion of 8 <sup>th</sup> Street that this request and and SL2005-07 front on Parish, not city. Their portion stops at the south property line of both request. This is infill annexation and should not be a problem but I would suggest that the city take in the road.

# THE CITY OF SLIDELL

## *Planning and Zoning Commission*

April 14, 2005

CERTIFIED MAIL 7003 3110 0004 6993 2969

Councilman Ken Burkhalter  
District 14  
St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

RE: A05-11/Z05-15: A request by John and Joann Kontur to annex Lots 23, 24 and 25, Sq. "U", North End Addition, and zone from Parish Suburban Agriculture to City A-6 Single Family Residential

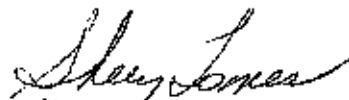
Dear Councilman Burkhalter:

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<sup>th</sup> meeting of the Planning and Zoning Commission.

We request your concurrence of the zoning change from Parish Suburban Agriculture to the City of Slidell's A-6 Single Family zoning designation.

Sincerely,



Sherry Tomes, Secretary  
Slidell Planning & Zoning Commission

Enclosures- Applications (Annexation & Zoning)  
Survey & Deed

cc: Mayor Ben Morris  
Martin Bruno, Jr., FAICP, Director of Planning  
Mr. Bill Oiler, CAO, St. Tammany Parish  
Rusty Waldrup, St. Tammany Parish Department of Development/w enclosures  
Michael Sevante, Parish Council Administrator  
Robert K. Thompson /w enclosures

2056 SECOND STREET • P.O. BOX 828 • SLIDELL, LOUISIANA 70459 • PHONE 646-4320

CITY OF SLIDELL  
PETITION FOR ANNEXATION

APR 1 2005

City of Slidell  
Parish of St. Tammany  
State of Louisiana

Date: 03/29/05

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. Property is not occupied

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

NAME	MAILING ADDRESS	PHONE NUMBER
<u>Alvin Faber</u>	<u>628 2<sup>nd</sup> St Slidell</u>	<u>Home address from</u>
<u>Clarence Morrison</u>	<u>58427 Slidell Rd</u>	<u>Lot across from</u>
<u>Joe &amp; John Kauter</u>	<u>109 Herring Dr Slidell LA 70461</u>	<u>649 5782</u>

There are:        Resident property owners

  2   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.

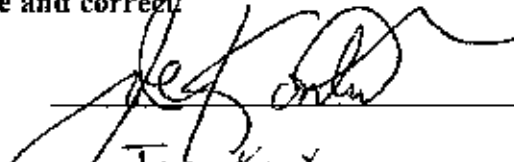
5) If the petitioner(s) are a corporation, partnership or other entity, the petitioner must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for annexation. If a couple, both husband and wife must sign the petition. N/A

6) Petitioner(s) desire to have the property as described in paragraph 4 annexed to the City of Slidell, St. Tammany Parish, Louisiana.

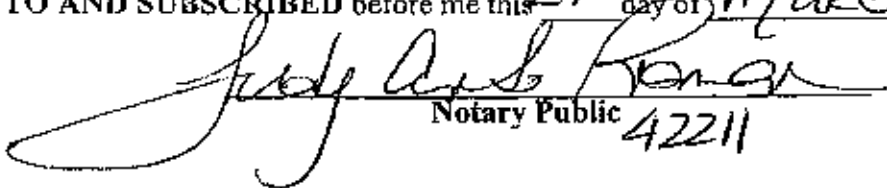
7) A copy of the last paid tax statement must be submitted with this petition for annexation.

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) 809-8180 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.

  
Joe Kauter  
John Kauter  
John Kauter

SWORN TO AND SUBSCRIBED before me this 29<sup>th</sup> day of March, 2005

  
 Notary Public 42211

CITY OF SLIDELL  
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

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

Date: 3/29/05

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:

Eighth Street

and identified by Lot, Square/Block, and Subdivision Name as follows:

23, 24, 25 SQ U North End Addition

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: 0.17220

3) The reasons for requesting the zoning change are as follows:

City Service

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

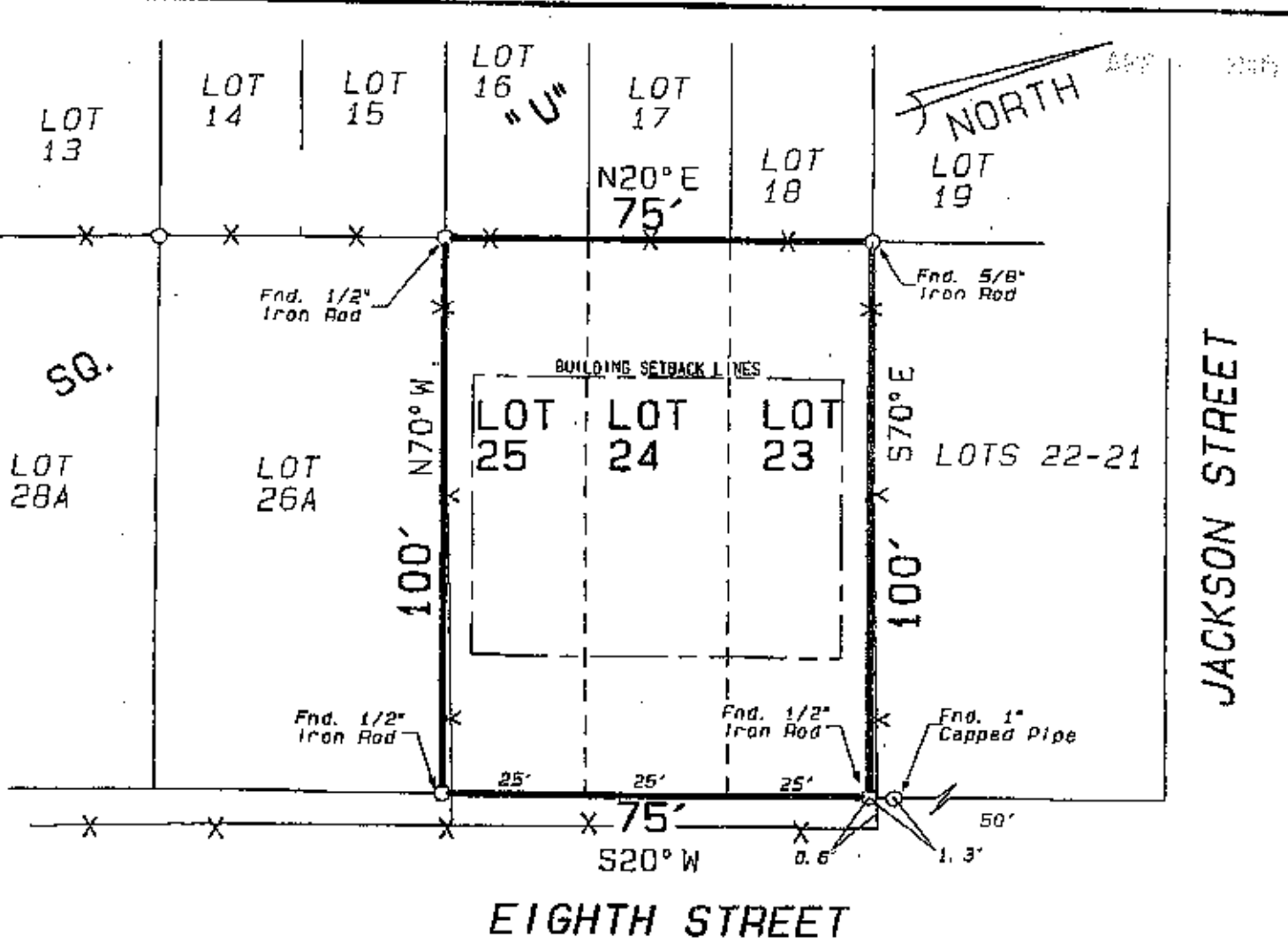
FROM S-A TO A-G  
(existing classification) (proposed classification)

Signature	Mailing Address	Phone #	% Land Owned
<u>[Signature]</u>	<u>109 Herring Dr.</u>	<u>649-5782</u>	<u>50%</u>
<u>[Signature]</u>	<u>109 Herring Dr.</u>	<u>649-5782</u>	<u>50%</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 11th day of April, 2005

[Signature]  
Notary Public



**BUILDING SETBACK LINES**  
 FRONT - 25'  
 SIDE - 5'  
 REAR - 25'

NOTE: OLD SIDEWALK & CONC. PLANTER NOT SHOWN.

NOTE: Setback lines shall be verified by owner contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

As: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "AE" with a Flood Elevation of 15' in accordance with Community Code No. 220204 0010 C. Revised: APRIL 21, 1999

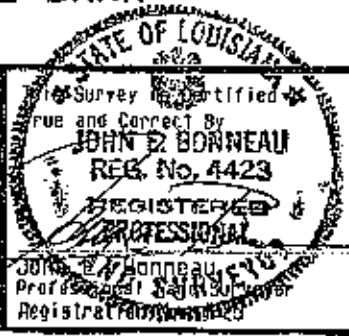
This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

**A SURVEY MAP OF**  
**LOTS 23, 24 & 25, SQ. "U", NORTH END ADDITION**  
 in  
**SECTION 3, T-9-S, R-14-E**  
 in  
**CITY OF SLIDELL**  
**St. Tammany Parish, Louisiana**  
 for  
**JOSHUA M. MOORE, PARISH NATIONAL BANK**  
**and A. J. TITLE COMPANY**

Survey No. 2005 114      Drawn by: JDL      Scale: 1" = 30'  
 Date: JANUARY 31, 2005      Revised: 3-29-05 CERTIFICATIONS

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants  
 1011 N. CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA. 70471 (985) 626-0000  
 SLIDELL (985) 643-2508 • MANDEVILLE (985) 626-3546 • N. O. (504) 456-2042  
 HAMMOND (985) 345-7641 • FAX NO. (985) 626-0057 • E-MAIL jebca1@bellsouth.net





SL2005-11

UNITED STATES OF AMERICA  
STATE OF LOUISIANA ---- PARISH OF ST. TAMMANY  
CASH SALE

2/18/94

BE IT KNOWN, That on this 2nd day of February, 1994, BEFORE ME, Notary Public, duly commissioned and qualified, in and for the above named Parish and State, therein residing, and in the presence of the undersigned competent witnesses, PERSONALLY CAME AND APPEARED:

FIRST BANK, a national banking association organized and existing under the laws of the United States with a permanent mailing address of P. O. Box 1049, Slidell, LA 70459 and represented herein by and through Lyle H. Jeansonne, Senior Vice President by virtue of a General Resolution dated April 15, 1991, the executed original of which is recorded at COB 1458 folio 357 of the official records of St. Tammany Parish, Louisiana;

who declares that he does by these presents, grant, bargain, sell, convey, transfer, assign, set over and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and action of warranty which he has or may have against all preceding owners and vendors, unto

JO ANN BURNS, wife of/and JOSEPH PAUL KONTUR, both persons of the full age of majority, residing and domiciled in St. Tammany Parish, Louisiana, who declared under oath unto me, Notary, that each has been married but once and then to each other and that they are living and residing together in lawful wedlock;  
MAILING ADDRESS: 628 Eighth Street, Slidell, LA 70458

here present and accepting, purchasing for himself, his heirs and assigns, and acknowledging due delivery and possession thereof, the following described property, to-wit:

Three certain lots of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany in that portion known as North End Addition to Slidell, Louisiana, said lots being numbered 23, 24, and 25, Square U; said SQUARE U being bounded by Jackson Street, Eighth Street, Aviator Street and Harvey or Front Street; said LOTS 23, 24, and 25 measuring each 25 feet front on Eighth Street, by a depth of 100 feet each between parallel lines. All per survey number 1294 of Homer G. Fritchie, C.E., dated November 14, 1952.

Being the same property acquired by First Bank from Sean Cullen, et ux by Quitclaim Deed recorded at COB 1456 folio 270 of the official records of St. Tammany Parish, Louisiana.

Being the same property further acquired by First Bank by Sheriff's Deed dated August 29, 1990 and recorded at COB 1439 folio 165 of the official records of St. Tammany Parish, Louisiana.

DI. REG # 502,507  
Inst # 893358  
FILED ST. TAMMANY PAR  
02/04/1994 8:30:00AM Pds  
CORX MOB MI

file: 32-94

Slidell-16

APR 18 1993

To have and to hold the above described property unto the said purchaser, his heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of ONE THOUSAND AND NO/100 (\$ 1,000.00) DOLLARS cash, which the purchaser has well and truly paid, in ready and current money, to the said vendor who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor.

All State and Parish Taxes up to and including the taxes due and exigible in 1993 are paid; the responsibility for the proration of taxes not yet due is assumed by the parties hereto.

The certificate of mortgage and conveyance required by article 3364 of the revised Civil Code of this State are hereby waived by the parties hereto who exonerate me, Notary, from any and all responsibility and/or liability which may arise out of the non-production thereof.

Where appropriate herein, the singular shall include the plural and the masculine shall include the feminine.

THUS DONE AND PASSED in my office at Slidell, St. Tammany Parish, Louisiana, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

Genie K. Gibbs  
GENIE K. GIBBS  
Rebecca L. Frey  
REBECCA L. FREY

FIRST BANK  
BY: Lyne H. Jansonne  
LYNE H. JANSONNE  
Jocann Burns Kontur  
JOANN BURNS KONTUR  
Joseph Paul Kontur  
JOSEPH PAUL KONTUR

David Carollo  
NOTARY PUBLIC  
DAVID CAROLLO