

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1538

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 2.702 ACRES OF LAND MORE OR LESS FROM PARISH LC - LIGHT COMMERCIAL DISTRICT TO CITY OF SLIDELL C4 - HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED IN S11, T9S, R14E, WARD 8 , DISTRICT 14; NELLIE DR IS TO THE WEST OF THE PARCEL AND I10 IS TO THE EAST OF PARCEL .

WHEREAS, the City of SLIDELL is contemplating Annexation of 2.702 ACRES of land more or less owned by FRITCHIE SISTERS, L.L.C., located as follows; NELLIE DR IS TO THE WEST OF THE PARCEL AND I10 IS TO THE EAST OF PARCEL, part of S11, T9S, R14E, Ward 8 , District 14 (see attachments for complete description), and

WHEREAS, the property requires rezoning from Parish LC - LIGHT COMMERCIAL District to City of SLIDELL C4 - HIGHWAY COMMERCIAL District which is/ is not an intensification of zoning, and

WHEREAS, the property is/ 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 2.702 ACRES of land more or less, located in District 14 from Parish LC - LIGHT COMMERCIAL District to City of SLIDELL C4 - HIGHWAY COMMERCIAL 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.SL2005-17)

Sl2005-17

THE CITY OF SLIDELL

C-1538

Planning and Zoning Commission

August 18, 2005

CERTIFIED MAIL 7005 1160 0008 9233 4921

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

AUG 25 2005

RE: A05-17/Z05-26: A request by the Fritchie Sisters, L.L.C. to annex and zone from Parish Light Commercial to City C-4 Highway Commercial 2.702 acres located South of Hwy. 190 (Shortcut Hwy.)

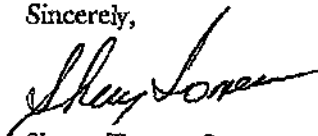
Dear Councilman Burkhalter:

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, September 19, 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, October 17, 2005. Final action will not take place by the City Council until after the October 17th meeting of the Planning and Zoning Commission.

We request your concurrence of the zoning change from Parish Light Commercial to the City of Slidell's C-4 Highway Commercial zoning designation.

Sincerely,



Sherry Tomes, Secretary
Slidell Planning & Zoning Commission

Enclosures- Applications (Annexation & Zoning)
Survey & Legal Description
Area Map

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

**CITY OF SLIDELL
PETITION FOR ANNEXATION**

A05-17
SL2005-17
C-1538

City of Slidell
Parish of St. Tammany
State of Louisiana

Date: 6-27-05

- 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 _____ 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>Fritche Sisters LLC</u>	<u>102 LaRitte Alley</u>	<u>985-643-1905</u>
<u>% Grace F. Burkes</u>	<u>Slidell, LA 70461</u>	<u>985-502-2200</u>
_____	_____	_____
_____	_____	_____

There are: _____ Resident property owners
 _____ 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.

Grace F. Burkes

SWORN TO AND SUBSCRIBED before me this 26 day of July, 20 05
Maude F. Griffis
 Notary Public
 MAUDE F. GRIFFIS
 # 32379

SU2005-17

P.2

205-26

C-1538

CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

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

Date: 8-3-05

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:
I 10 frontage rd or Shortcut Hwy or Nellie Dr. is to the west of parcel - I 10 is to the east
and identified by Lot, Square/Block, and Subdivision Name as follows:
PARCEL 511, T95-RIVE, ST. TAMMANY PARISH, LA.

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: 2.7020 acres

3) The reasons for requesting the zoning change are as follows:
annexing into City of Slidell

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 LC TO C-4
(existing classification) (proposed classification)

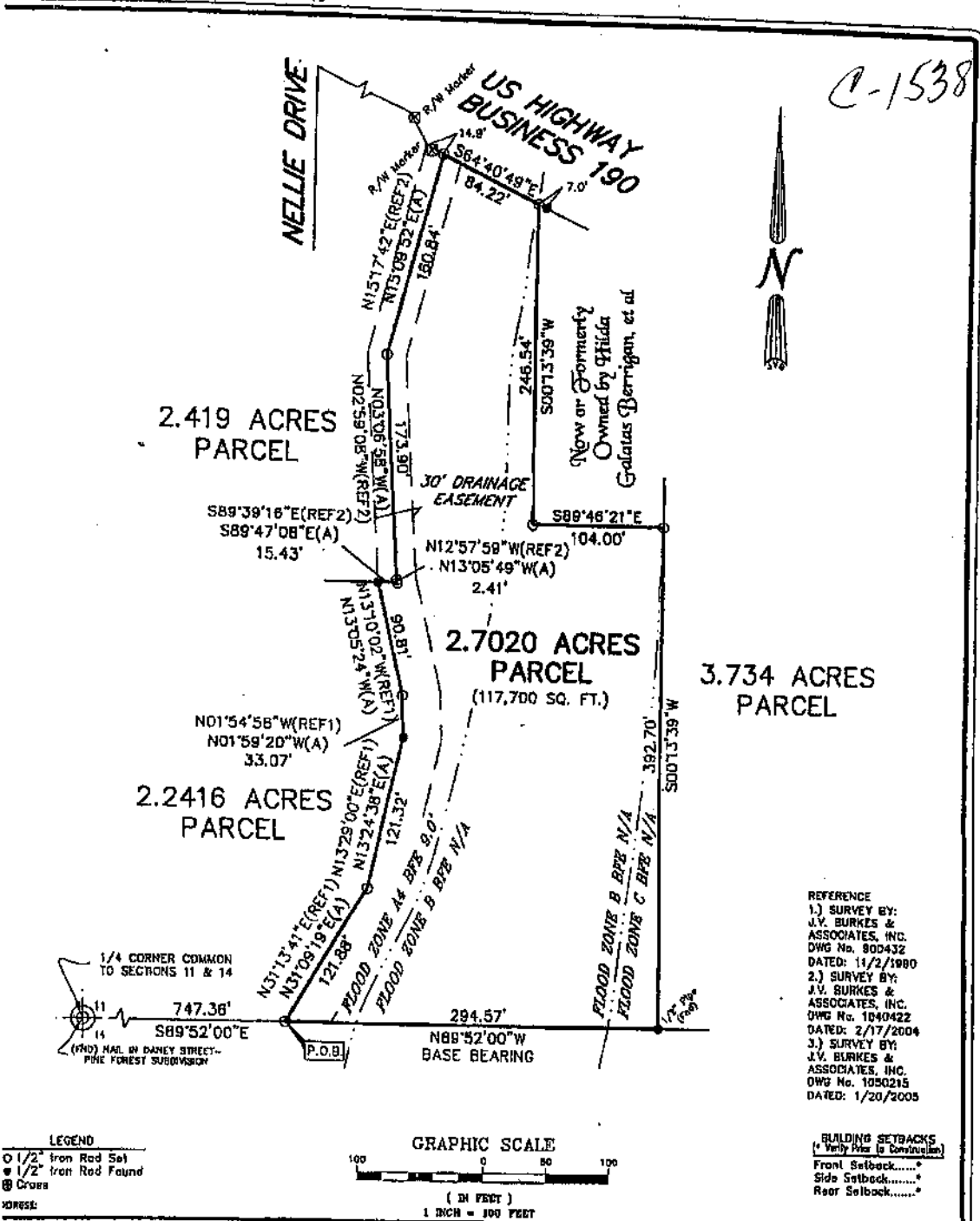
Signature	Mailing Address	Phone #	% Land Owned
<u>Grace F. Kurban,</u>	<u>102 LaPitte Alley</u>	<u>985-643-1905</u>	<u>100% GFB</u>
<u>authorized member of</u>	<u>Slidell, LA 70461</u>		
<u>Fritchii Sisters LLC.</u>			

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 3 day of August, 2005
Denise D. Lindsey
Notary Public
Bar Roll No. 8581
Denise D. Lindsey
Notary Public

562005-17

C-1538



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 F
F.I.R.M. Date 4/27/1992
2nd: A.S.M.C. R.F.E. 2001A
* Verify prior to construction with Local Governing Body.

DRAWING NO. 1051784

DATE: 6/29/2005

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

2990 East Gause Blvd., Suite B
Slidell, Louisiana 70461
E-mail: jvbasoc@jvburkes.com

Phone: 985-648-0075 Fax: 985-648-0154
Mississippi Phone: 228-435-5600

DRAWN BY: DLT

CHECKED BY: MD

SCALE: 1" = 100'

SURVEY OF 2.7020 ACRES PARCEL OF LAND SECTION 11, T9S-R14E ST. TAMMANY PARISH LOUISIANA

CERTIFIED TO: FRITCHIE SISTERS, LLC



SL2005-17

C-1538

J. V. Burkes & Associates, Inc.

2990 East Gause Boulevard, Suite B ♦ Slidell, Louisiana 70461

phone (985) 649-0075 ♦ fax (985) 649-0154

Engineering ♦ Surveying ♦ Environmental

July 21, 2005

Attachment to J. V. Burkes & Assoc. survey # 1051784 (05-31-2005).

LEGAL DESCRIPTION - 2.702 ACRES OF LAND

SECTION 11 - TOWNSHIP 9 SOUTH - RANGE 14 EAST

SAINT TAMMANY PARISH, LOUISIANA

For : Fritchie Sisters, Inc. L.L.C.

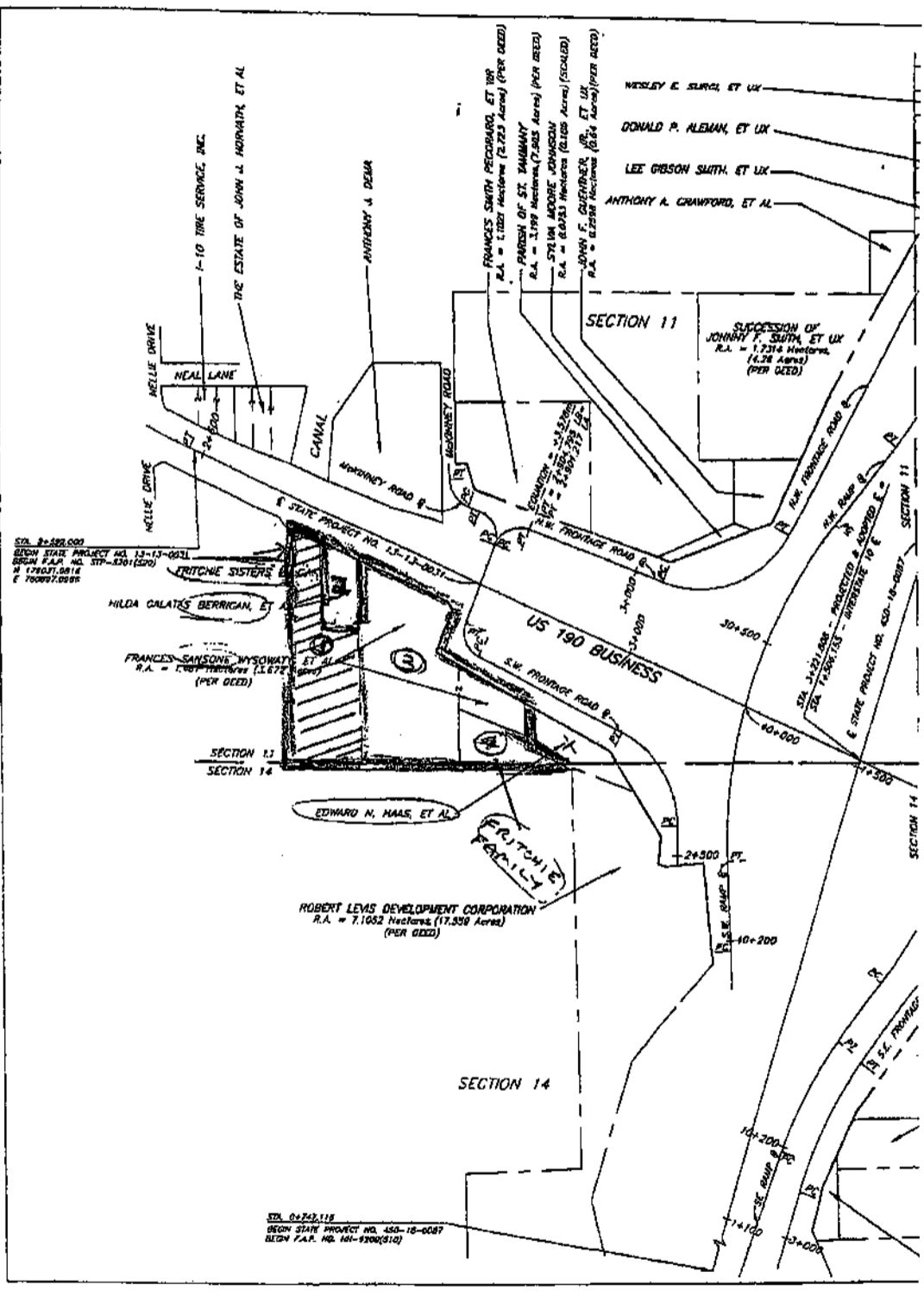
A certain parcel of land, lying and situated in Section 11, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

From the ¼ corner common to Sections 11 & 14, Township 9 South, Range 14 East; thence go S.89°52'00"East - 747.36 ft. to the southwest corner of said parcel on the west bank of the W-14 canal and Point of Beginning. Thence go along the west bank on the following four courses

- North 31 Degrees 09 minutes 19 seconds East - 121.88 feet;
- North 13 Degrees 24 minutes 38 seconds East - 121.32 feet;
- North 01 Degree 59 minutes 20 seconds West - 33.07 feet;
- North 13 Degrees 05 minutes 24 seconds West - 90.81 feet;
- South 89 Degrees 47 minutes 08 seconds East - 15.43 feet to the centerline of the W-14 canal; thence along said centerline on the following three courses
- North 13 Degrees 05 minutes 49 seconds West - 2.41 feet;
- North 03 Degrees 06 minutes 58 seconds West - 173.90 feet;
- North 15 Degrees 09 minutes 52 seconds East - 160.84 feet to a point on the southerly r/w line U.S. Hwy. 190 (Fremaux Ave.); thence
- South 64 Degrees 40 minutes 49 seconds East - 84.22 feet along said r/w line to the northwest corner of the Berrigan property; thence
- South 00 Degrees 13 minutes 39 seconds West - 246.54 feet to the Berrigan's southwest property corner; thence
- South 89 Degrees 46 minutes 21 seconds East - 104.00 feet to Berrigan's southeast corner common with the Fritchie's easterly corner on the western line of the Louis I. Sansone property; thence
- South 00 Degrees 13 minutes 39 seconds West - 392.70 feet along the line common with the Sansone property to Fritchie' southeast corner; thence
- North 89 Degrees 52 minutes 00 seconds West - 294.57 feet to the Point of Beginning.

Containing 2.702 acres of land more or less, lying and situated in Section 11, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.

SL2005-17
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SL2005-17

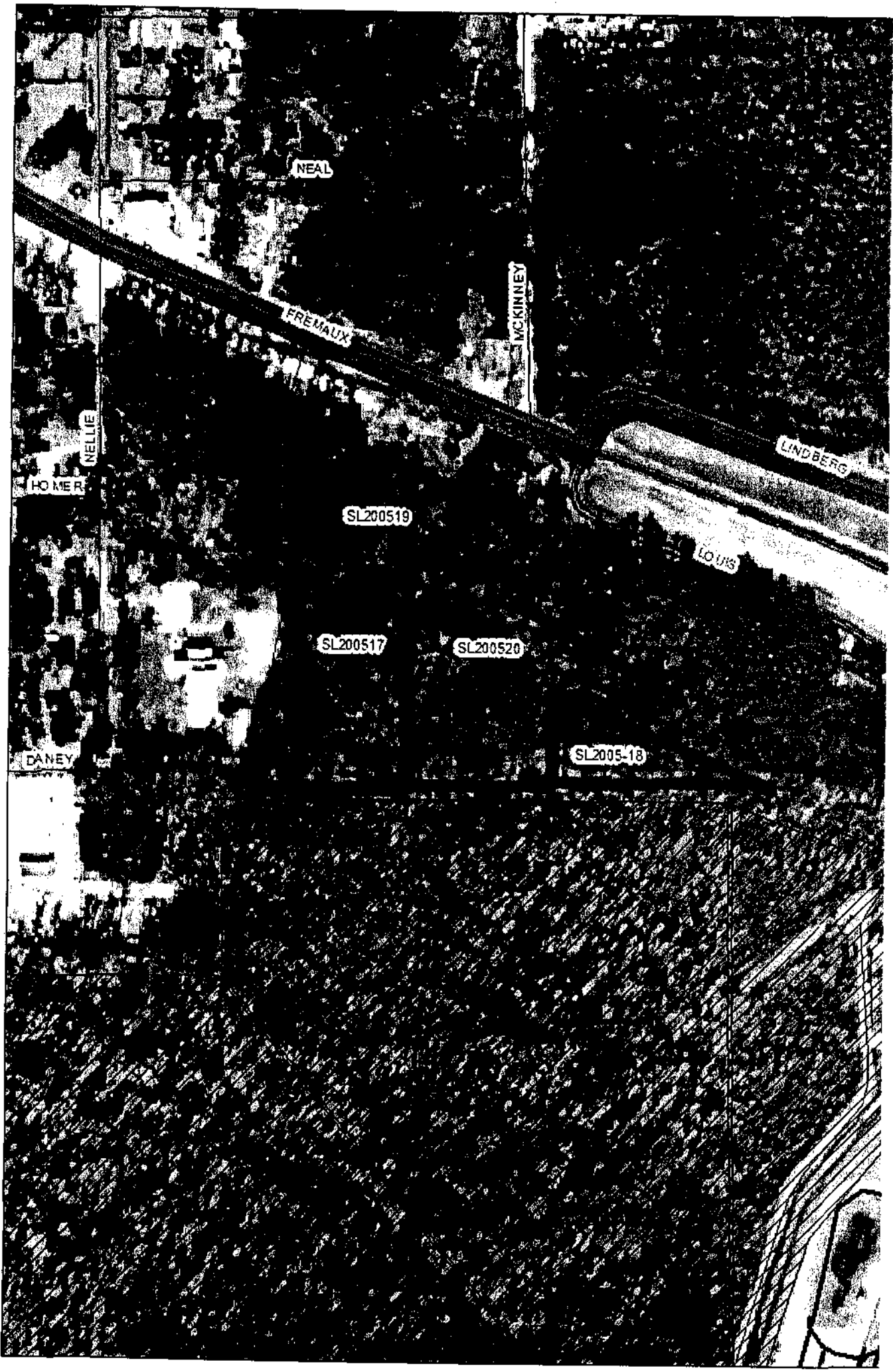
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SL2005-17: Departmental reviews and comments

Planning Department – Sidney Fontenot:

Complies with Louisiana Revised Statutes relative to annexations.

This compliance of SL2005-17 through SL2005-20 may depend upon the annexation of all proposals in order to meet the requirement of continuity.

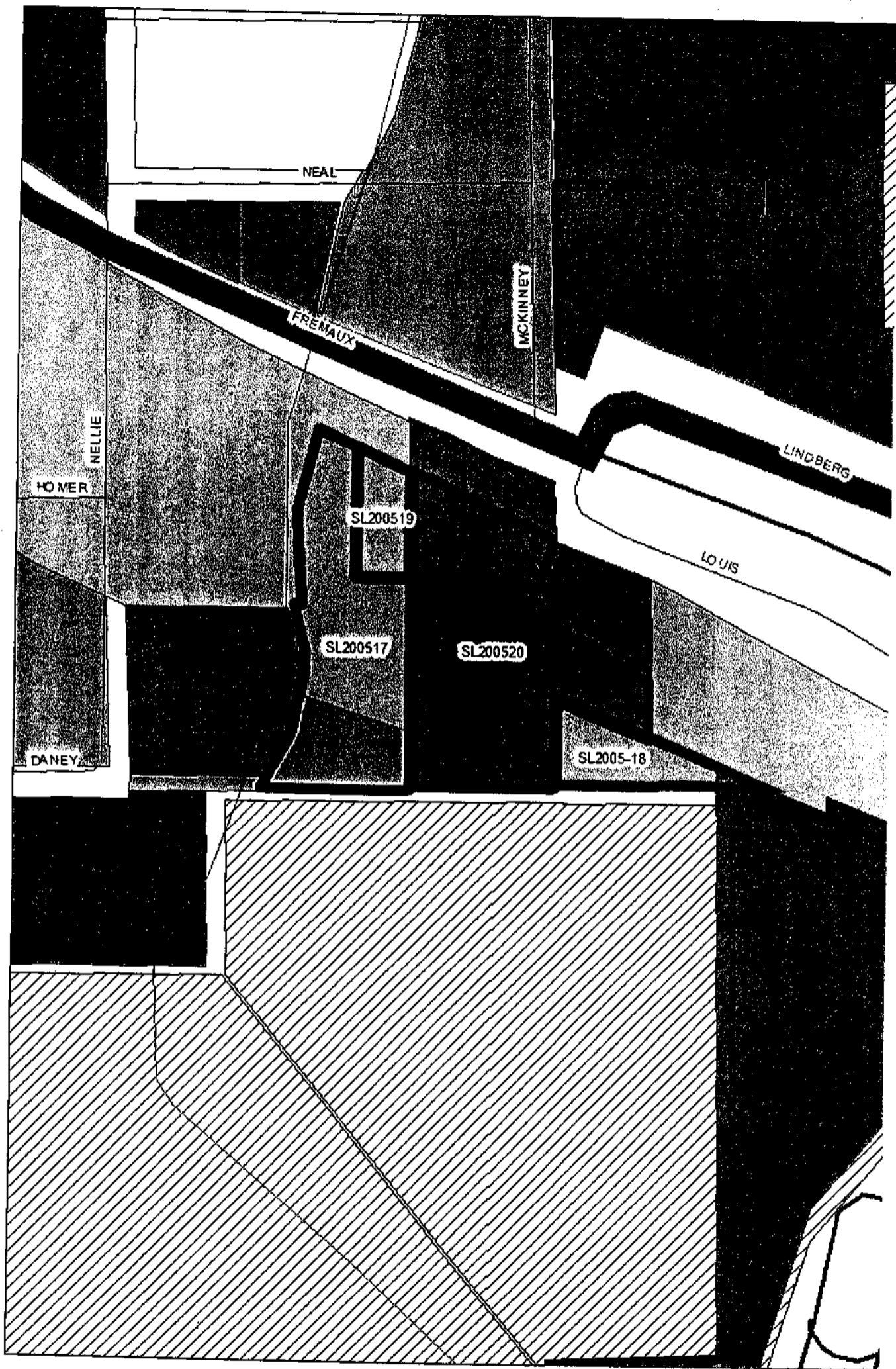


Slidell Annexation

Legend
 — Main Roads
 — Slidell
 — Other Roads



The City of Slidell, Louisiana



Slidell Annexation

Legend		SALES TAX
Major Roads	SO Special Overlay	City
Roads & Streets	RC Recreation/Conservation	UNROWLP
SL-2005-17	O Institutional	Parish
SL-2005-20	PUD Planned Unit Development	ROW
SL-2005-19	LC Light Commercial	Residential
SL-2005-18	C-1 Neighborhood Commercial	Split
Rural	C-2 Highway Commercial	
SA Suburban Agriculture	C-3 Planned Commercial	
SA-1 Suburban	C-4 Intermediate	



Therra
 CONSULTANTS