

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1539

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF .7679 ACRES OF LAND MORE OR LESS FROM PARISH LC - LIGHT COMMERCIAL DISTRICT TO CITY OF SLIDELL C4- HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AS FOLLOWS; I10 FRONTAGE ROAD, NELLIE DR IS TO THE WEST OF .7679 ACRE PARCEL, I10 IS TO THE EAST (SEE ATTACHED SURVEY) IN S11, T9S, R14E, WARD 8, DISTRICT 14.

WHEREAS, the City of SLIDELL is contemplating Annexation of .7679 ACRES of land more or less owned by G BURKES, B DENDINGER, B WARE, N WILLIAMS, H FRITCHIE, located as follows; I10 FRONTAGE ROAD, NELLIE DR IS TO THE WEST OF .7679 ACRE PARCEL, I10 IS TO THE EAST (SEE ATTACHED SURVEY), 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 .7679 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.SL2005-18)

SL0005-18

C-1539

# THE CITY OF SLIDELL

*Planning and Zoning Commission*

August 18, 2005

CERTIFIED MAIL 7005 1160 0008 9238 4921

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

AUG 25 2005

RE: A05-18/Z05-27: A request by the Grace Burkes to annex and zone from Parish Light Commercial to City C-4 Highway Commercial 0.7679 acres located South of Hwy. 190 (Shortcut Hwy.)

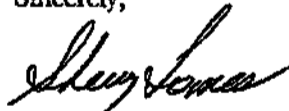
Dear Councilman Burkhalter:

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, 2<sup>nd</sup> 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 17<sup>th</sup> 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

SL2005-18  
A.05-18

C-1539

CITY OF SLIDELL  
PETITION FOR ANNEXATION

City of Slidell  
Parish of St. Tammany  
State of Louisiana

Date: 7-26-05

- 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>Grace F. Buebes</u>	<u>102 LaFette Ailes, Slidell, LA 70461</u>	<u>985-643-1905</u>
<u>Beth F. Dendinger</u>	<u>571 Weaver Ln, Slidell, LA 70461</u>	<u>985-641-6366</u>
<u>Barbara F. Ware</u>	<u>3923 Georges Lane, Slidell, LA 70461</u>	<u>337-443-2405</u>
<u>Nelouise F. Williams</u>	<u>P.O. Box 151, Poplarville, MS 39470</u>	<u>601-795-4957</u>
<u>Homer G. Fritchie Jr.</u>	<u>375 Bayshore Dr., Melbourne FL 32940</u>	<u>321-242-0087</u>

There are: 0 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. Buebes individually and  
as agent and attorney in fact for Beth F. Dendinger  
Barbara F. Ware, Nelouise F. Williams and  
Homer G. Fritchie, Jr.

SWORN TO AND SUBSCRIBED before me this 26 day of July, 2005

Maudie F. Griffin  
Notary Public  
MAUDIE F. GRIFFIN  
H 30379

SL2005-18

P.2

205-27

C-1539

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 0.7679 acre parcel I 10 to east as per attached survey and legal description*  
and identified by Lot, Square/Block, and Subdivision Name as follows:  
*PARCEL 511, 795-R14E, 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: *0.7679 acre parcel*

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
<i>Bruce Fritchie Barber</i>	<i>102 Lathle Alley Slidell</i>	<i>643-1905</i>	<i>1/5</i>
<i>Leah Fritchie Barber</i>	<i>571 Waverly Dr Slidell</i>	<i>641-6956</i>	<i>1/5</i>
<i>Nelovine Fritchie Williams</i>	<i>P.O. Box 15, Poplarville</i>	<i>601 795-4957</i>	<i>1/5</i>

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.

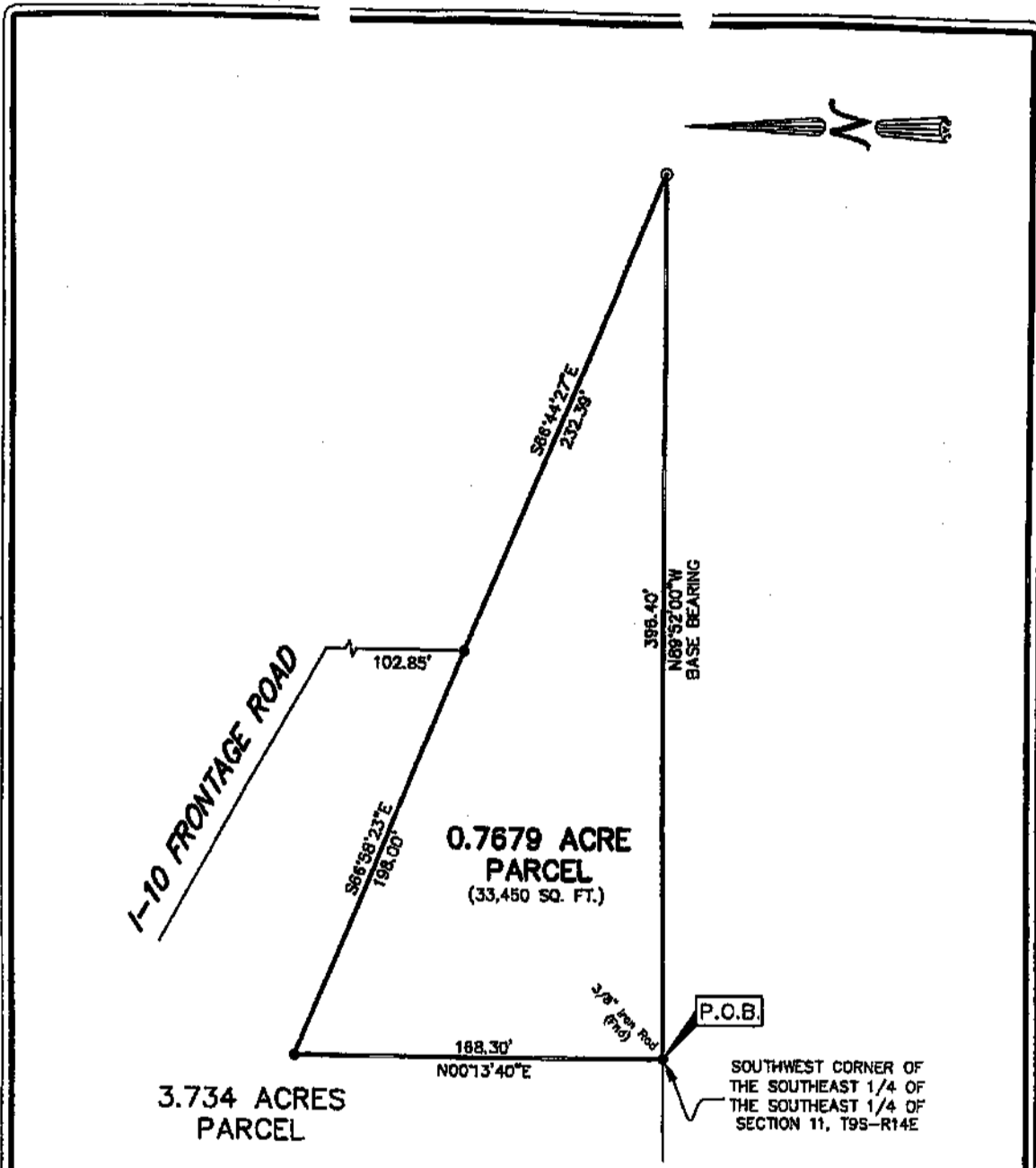
SWORN TO AND SUBSCRIBED before me this 3 day of August, 2005

Denise D. Lindsey  
Notary Public  
Bar Roll No 2291

*Denise D. Lindsey*  
Notary Public

SL2005-18

0-1539



**LEGEND**  
 ○ 1/2" Iron Rod Set  
 ■ 1/2" Iron Rod Found  
 ⊗ Cross



**REFERENCE**  
 1.) SURVEY BY:  
 J.V. BURKES &  
 ASSOCIATES, INC.  
 DWG No. 1050215  
 DATED: 1/20/2005

**BUILDING SETBACKS**  
 (\* Verify Prior to Construction)

Front Setback.....  
 Side Setback.....  
 Rear Setback.....

ADDRESS:

I CERTIFY THAT THIS PLAN 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.

FIRM No. 225205 0420 E  
 P.L.M. Date 3/21/1999  
 C. C. S.F.E. N/A  
 \*Verify prior to construction with Local Governing Body.

DRAWING NO.  
**1052493**

DATE:  
**6/29/2005**

**J.V. Burkes & Associates, Inc.**

SURVEYING      ENGINEERING      ENVIRONMENTAL

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

DRAWN BY:  
**DLT**

CHECKED BY:  
**MD**

SCALE:  
**1" = 60'**



Phone: 985-849-0078 Fax: 985-849-0154  
 Mississippi Phone: 228-436-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINTED ORIGINAL SEAL OF SURVEYOR.

**SURVEY OF 0.7679 ACRE  
 PARCEL OF LAND  
 SECTION 11, T9S-R14E  
 ST. TAMMANY PARISH  
 LOUISIANA**

CERTIFIED TO: **HOMER FRITCHIE, SR HEIRS**

STATE OF LOUISIANA

SEAN M. BURKES  
 REG. NO. 4785  
 REGISTERED  
 LAND SURVEYOR

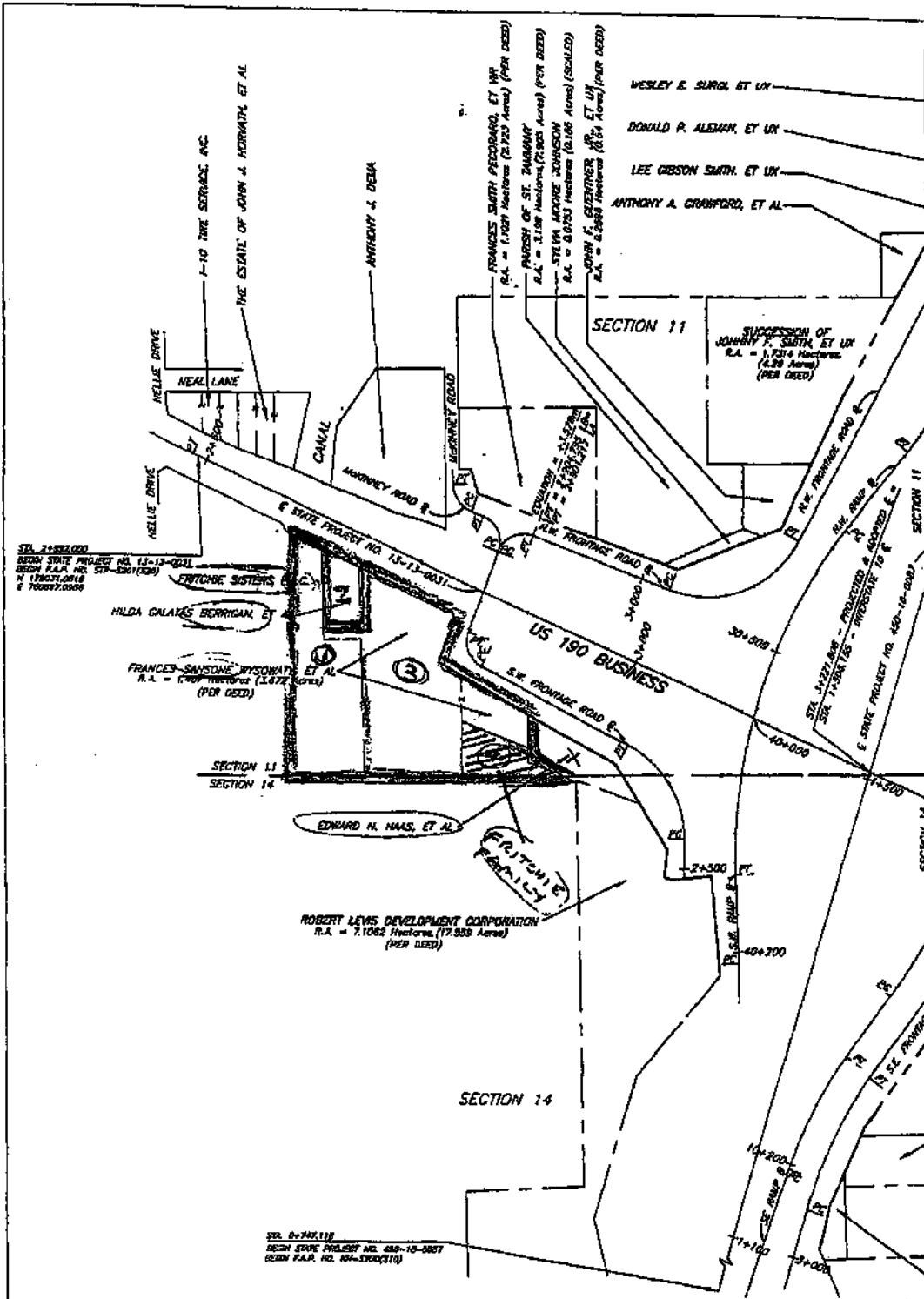
SURVEYED BY:

*(Signature)*

SEAN M. BURKES  
 LA REG. No. 4785

SL2005-18

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SL2005-18

**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

C-1539

Attachment to J. V. Burkes & Assoc. survey # 1052493 (07-14-2005).  
**LEGAL DESCRIPTION - 0.7679 ACRES OF LAND**  
in the **SOUTHEAST ¼ of the SOUTHEAST ¼**  
**SECTION 11 - TOWNSHIP 9 SOUTH - RANGE 14 EAST**  
**SAINT TAMMANY PARISH, LOUISIANA**  
**For : Homer Fritchie, Sr. Heirs**

A certain parcel of land, lying and situated in the southeast ¼ of the southeast ¼ of Section 11, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

From the southwest corner of the Southeast ¼ of the Southeast ¼ of Section 11, Township 9 South, Range 14 East, being the common south corner between Fritchie and Louis I. Sansone properties and the **Point of Beginning**. Thence go

North 00 Degrees 13 minutes 40 seconds East - 168.30 feet along the common line between Fritchie and Sansone; thence

South 66 Degrees 58 minutes 23 seconds East - 198.00 feet along the common line between Fritchie and Sansone to the most southerly corner common to Sansone and the Haas property; thence

South 66 Degrees 44 minutes 27 seconds East - 232.39 feet along the common line between Haas and Fritchie to a point; thence

North 89 Degrees 52 minutes 00 seconds West - 396.40 feet along the section line between Sections 11 and 14 to the **Point of Beginning**.

Containing 0.7679 acre of land more or less, lying and situated in the southeast ¼ of the southeast ¼ of Section 11, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.

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SL2005-18: Departmental reviews and comments

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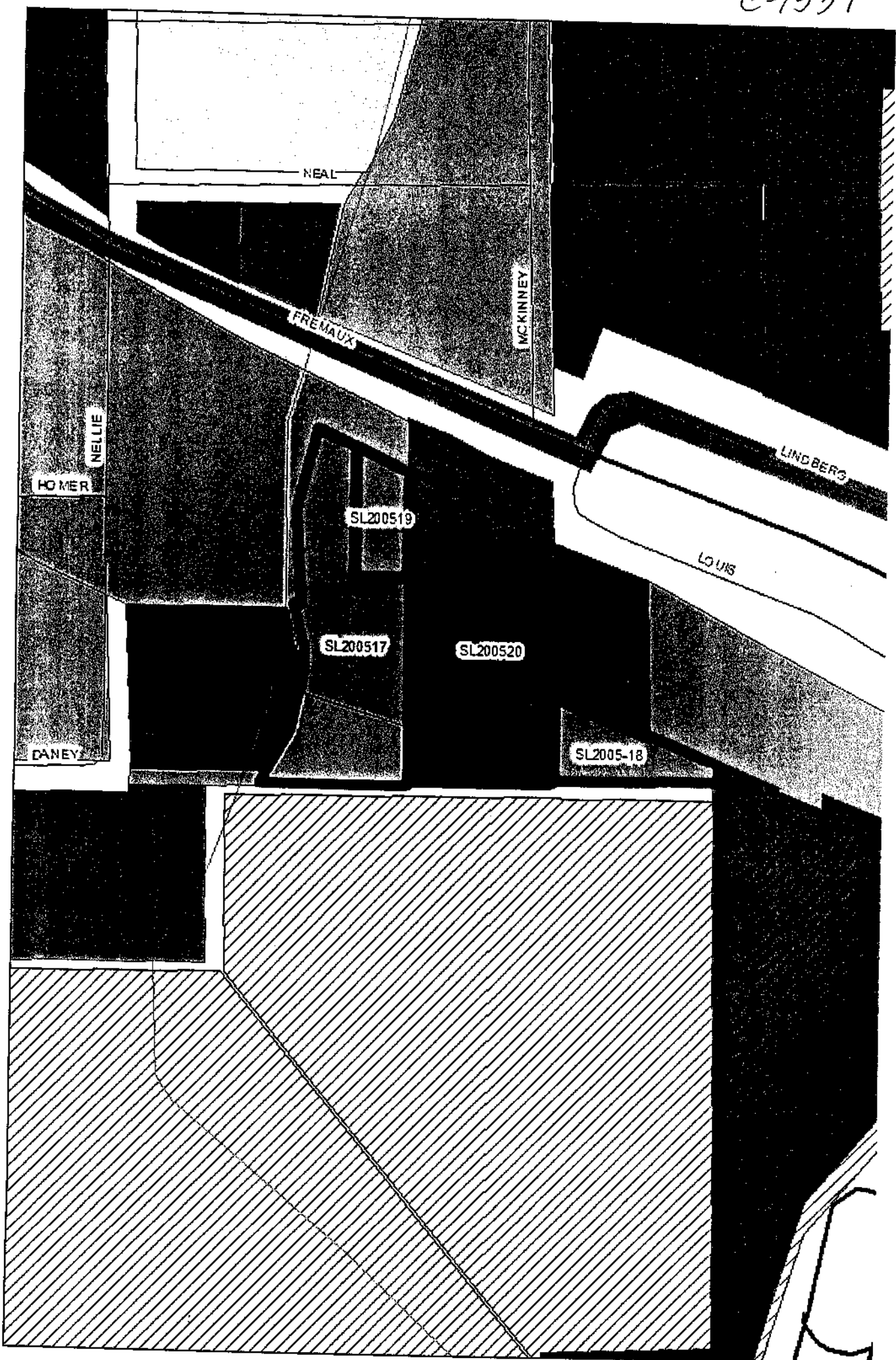
Planning Department – Sidney Fontenot:

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.



C-1539

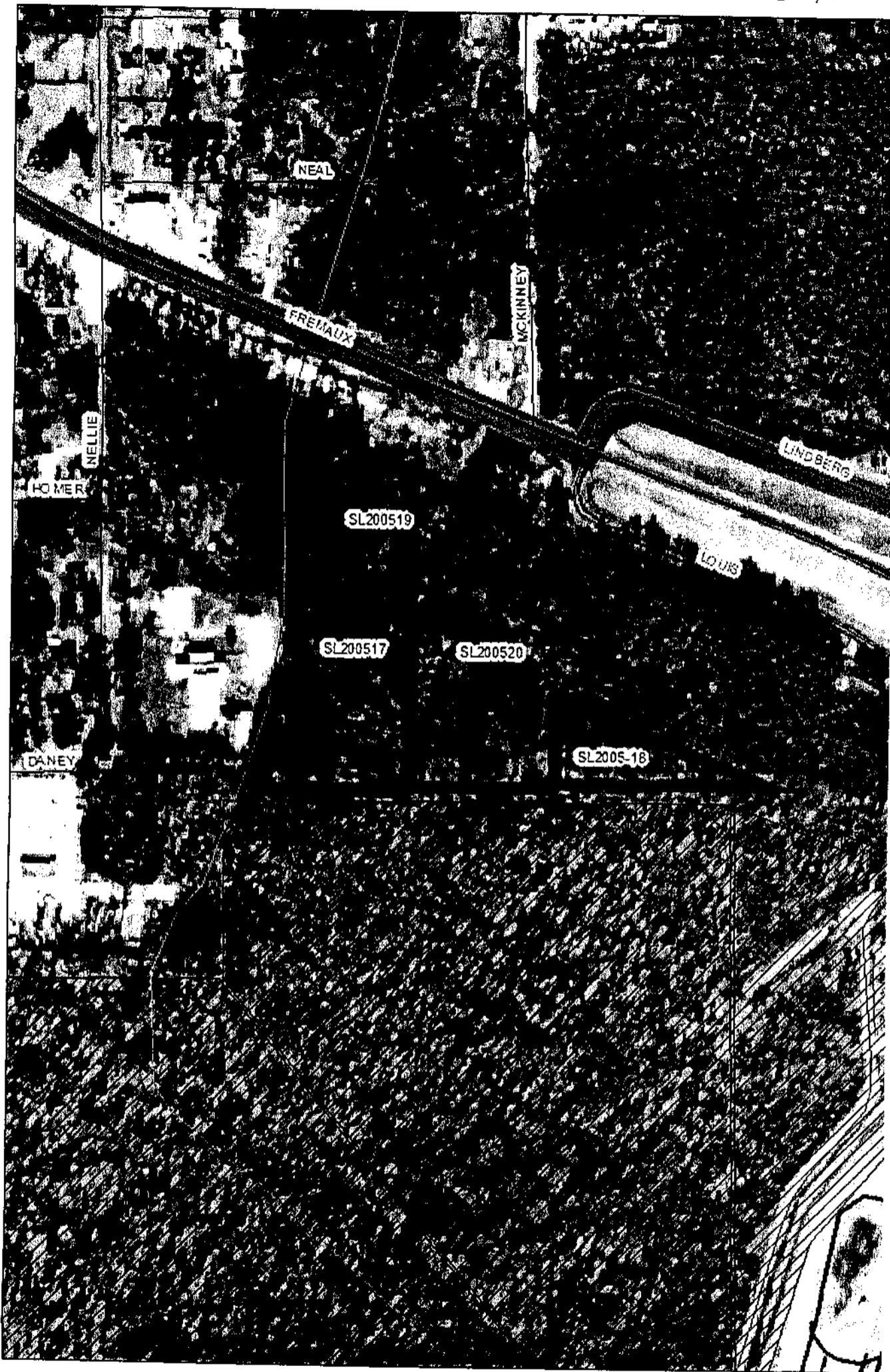


### Slidell Annexation

<b>Legend</b>		
Major Roads	ED Special District	<b>SALES TAX</b>
Roads & Streets	RD Recreation/Conservation	0%
SL2005-17	O-1 Offices	1% (M/RD/SLP)
SL2005-20	R/D Planned Unit Development	2% (Perish)
SL2005-19	LD Light Commercial	3% (ROW)
SL2005-18	O-1 Neighborhood Commercial	4% (Residential)
None	O-2 Gateway Commercial	5% (B&I)
SA Suburban Agriculture	O-3 Planned Commercial	
SL2005-18		



THIS IS A PRELIMINARY MAP



### Slidell Annexation

Legend

- Major Roads Slidell
- Other Roads SL 2005 To Y



Scale