

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1540

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF .5305 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; FRONTS 114.84 ' ON FREMAUX (NORTHSIDE), NEAREST ST. TO THE WEST IS NELLIE DR. AND TO THE EAST IS I10 SERVIDE ROAD. (NO STREET TO THE SOUTH SIDE - VACANT (LEVIS) IN S11,T9S,R14E, WARD 8, DISTRICT 14.

WHEREAS, the City of SLIDELL is contemplating Annexation of .5305 ACRES of land more or less owned by W. CIRUTI, J. LAMKIN, R. BERRIGER, C. BERRIGER, B. ST. ANDRE, C. STEELE, V BERRIGAN, located as follows; FRONTS 114.84 ' ON FREMAUX (NORTHSIDE), NEAREST ST. TO THE WEST IS NELLIE DR. AND TO THE EAST IS I10 SERVIDE ROAD. (NO STREET TO THE SOUTH SIDE - VACANT (LEVIS), 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 .5305 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 CHAIR

ATTEST:

\_\_\_\_\_  
DIANE HUESCHEN, CLERK OF COUNCIL  
(ref. no. SL2005-19)

SL2005-19

# THE CITY OF SLIDELL

@-1540

*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

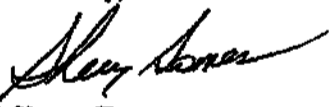
RE: A05-19/Z05-28: A request by the Hilda Galatas Berrigan, Et Al, to annex and zone from Parish Light Commercial to City C-4 Highway Commercial 0.5305 acres located South of Hwy. 190(Shortcut Hwy.)

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

A05-19  
SC2005-19

0-1540

CITY OF SLIDELL  
PETITION FOR ANNEXATION

City of Slidell  
Parish of St. Tammany  
State of Louisiana

Date: 7/29/05

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.

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

NAME	MAILING ADDRESS	PHONE NUMBER
Wendy Ciruti	203 Timber Ridge DR. Slidell, LA	985-641-8428
Jody Camkin	34650 Wray Mill Rd. Slidell, LA	985-867-0731
Richard Beatty	61257 Crisp Mill Rd Slidell, LA	985-882-6965
Courtney Perrier	8378 Cedar Grove Plant City, FL	813-650-8127
Bobby St. Andre	503 Versailles Dr. Slidell, LA	985-882-9226
CAROLYN B. STEELE	4810 Cypress Dr. Slidell, LA	985-643-0658

VERNON J. BARRIGUE 5030 Lower Bay Rd., Bay St. Louis, Ms. MO phone

There are: 0 Resident property owners

7 Non-resident property owners

- 3) If 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.

Courtney Perrier  
Wendy Ciruti  
Richard Beatty  
Jody Camkin  
Bobby St. Andre  
Carolyn B. Steele  
Vernon J. Barrigue

SWORN TO AND SUBSCRIBED before me this 23 day of July

Gladys H. Scott  
Notary Public



P.2  
SL2005-19  
205-22

0-1540

CITY OF SLIDELL  
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

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

Date: 8/5/05

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:  
FRONTS 114.44' ON FREMAUX (NORTH SIDE); NEAREST STREET TO WEST IS NELLIE DR. AND TO EAST IS E-10 SERVICE RD. (NO STREET ON SOUTH SIDE - VACANT LAND (LEVIS))  
and identified by Lot, Square/Block, and Subdivision Name as follows:  
0.5305 AC. PARCEL 311, T95-R14E

Note: If the property does not have Lot, Square/Block, and Subdivision Name, attach separate sheet giving description by metes and bounds. (ATTACHED)

2) Total number of acres or part thereof: 0.5305

3) The reasons for requesting the zoning change are as follows: ANNEXATION, AND ALL SURROUNDING PROPERTY IS HIGHWAY COMMERCIAL AND THIS PARCEL LOCATED IN SW QUADRANT OF NEW FREMAUX/E-12 INTERCHANGE LOGICALLY SHOULD BE HWY. COMMERCIAL AS WELL.

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. (PROVIDED WITH REQUEST FOR ANNEXATION)

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 HIGHWAY COMMERCIAL  
(existing classification) (proposed classification)

Signature	Mailing Address	Phone #	% Land Owned
<u>Wendy Curran</u>	<u>202 Timber Ridge Slidell, La 70460</u>	<u>641-8428</u>	<u>6.67%</u>
<u>George Stiles</u>	<u>4810 Cypress Dr, Slidell, La 70461</u>	<u>643-0656</u>	<u>38.33%</u>
<u>Bonnie St. Onge</u>	<u>523 Versaille Dr. Pearl River, LA 70452</u>	<u>803-73166</u>	<u>6.67%</u>
<u>Jody Hunter</u>	<u>34650 May Mecca Rd. Pearl River, La 70452</u>	<u>985-863-0736</u>	<u>6.67%</u>
			<u>Total 53.34%</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.

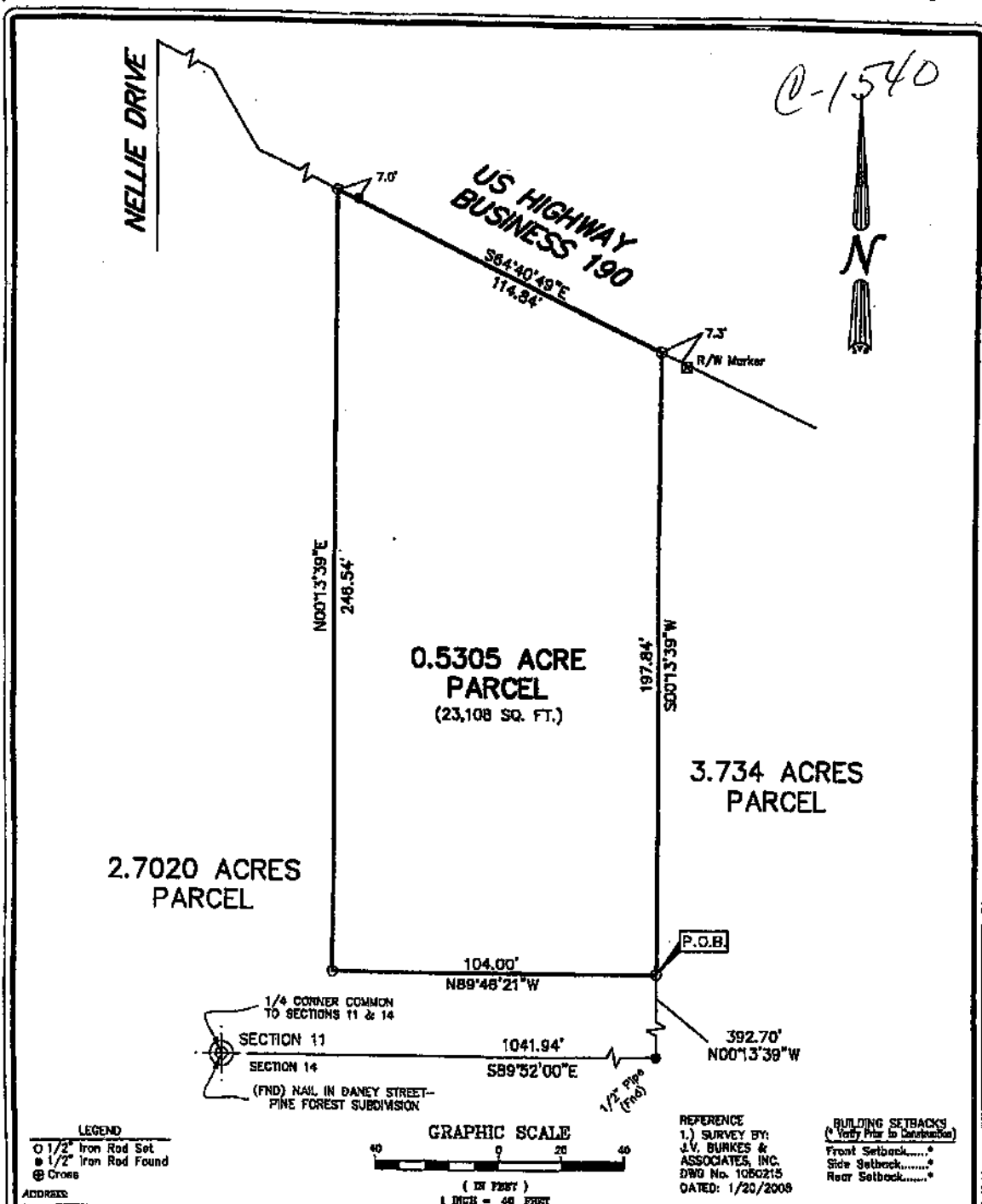
SWORN TO AND SUBSCRIBED before me this 5 day of August, 2005

S.D. Pace  
Notary Public

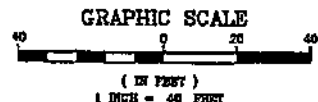
S.D. PACE  
NOTARY PUBLIC, ST. TAMMANY PARISH, LA  
MY COMMISSION EXPIRES AT DEATH  
COMMISSION #41958

SL7005-19

0-1540



**LEGEND**  
 ○ 1/2" Iron Rod Set  
 ● 1/2" Iron Rod Found  
 ⊕ Cross



**REFERENCE**  
 1.) SURVEY BY:  
 J.V. BURKES &  
 ASSOCIATES, INC.  
 DWO No. 1080215  
 DATED: 1/20/2008

**BUILDING SETBACKS**  
 (\* Verify Prior to Construction)  
 Front Setback.....\*  
 Side Setback.....\*  
 Rear Setback.....\*

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 'MORNING' 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 HEREON UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

FIRM No. 728208 0420 F  
 FLRA Date 4/21/2007  
 22% RITE N/A  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO.  
1052512

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  
 Phone: 985-849-0075 Fax: 985-849-0154  
 Mississippi Phone: 228-435-5800

DRAWN BY: DLT  
 CHECKED BY: MD

SCALE:  
1" = 40'

**SURVEY OF 0.5305 ACRE PARCEL OF LAND SECTION 11, T9S-R14E ST. TAMMANY PARISH LOUISIANA**

CERTIFIED TO: ROBERT LEVIS

STATE OF LOUISIANA  
 SEAN M. BURKES  
 REG. NO. 4785  
 REGISTERED LAND SURVEYOR

SEAN M. BURKES  
 LA REG. No. 4785

SL2005-19

**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

0-1540

Attachment to J. V. Burkes & Assoc. survey # 1052512 (05-31-2005).  
LEGAL DESCRIPTION - 0.5305 ACRES OF LAND  
SECTION 11 - TOWNSHIP 9 SOUTH - RANGE 14 EAST  
SAINT TAMMANY PARISH, LOUISIANA  
For: Robert Levis

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  $\frac{1}{4}$  corner common to Sections 11 & 14, Township 9 South, Range 14 East; thence go S.89°52'00"East - 1041.94 ft. to the southerly corner common to Fritchie and Louis I. Sansone and N.00°13'39"E. - 392.70 ft. along the line common to Fritchie and Sansone to the southeast corner of the Berrigan property and the Point of Beginning. Thence go

North 89 Degrees 46 minutes 21 seconds West - 104.00 feet to Berrigan's southwest corner; thence

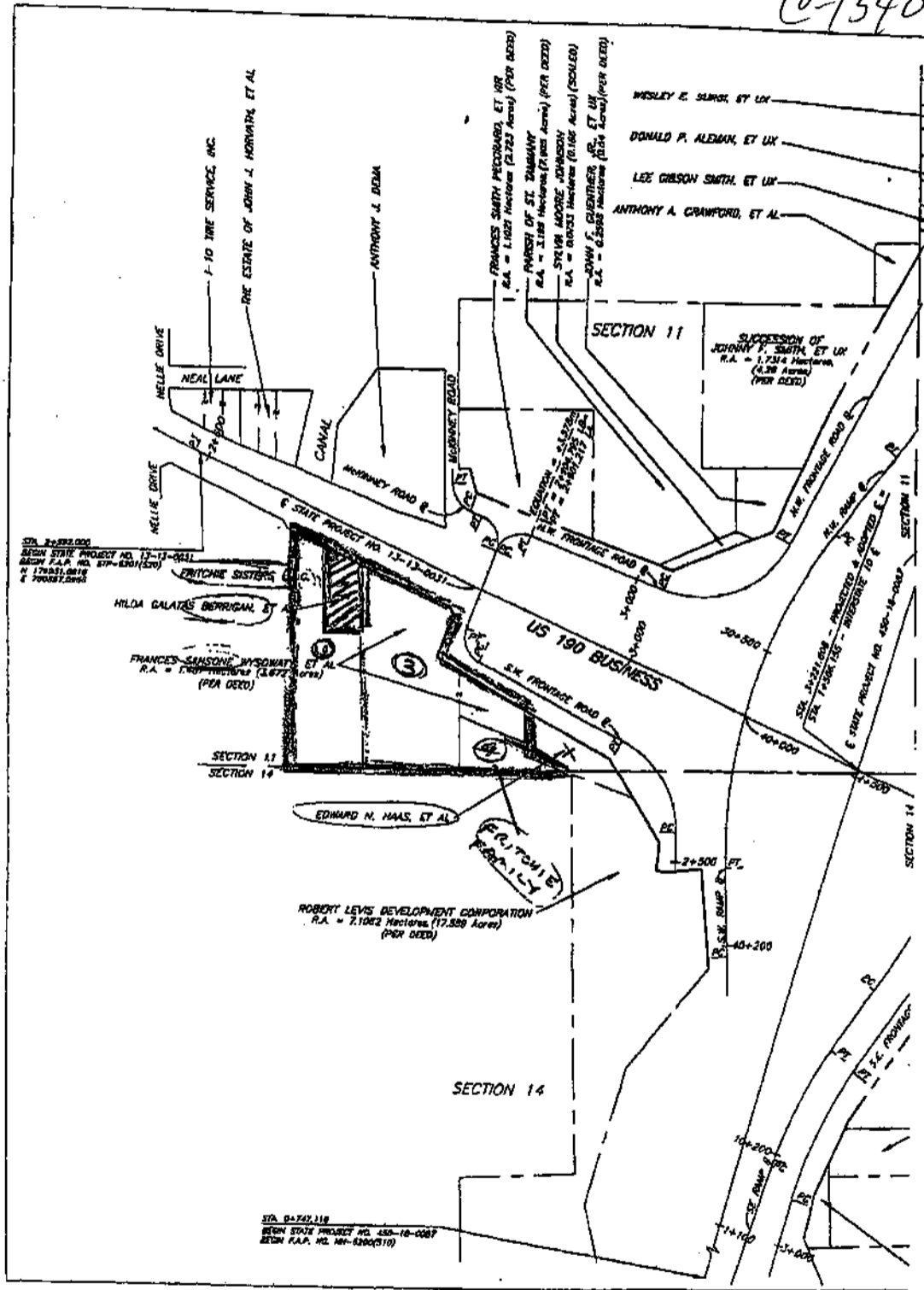
North 00 Degrees 13 minutes 39 seconds East - 246.54 feet to a point on the southerly r/w line of U.S. Hwy. 190 (Fremaux Ave.); thence

South 64 Degrees 40 minutes 49 seconds East - 114.84 feet along said southerly r/w line to a point; thence

South 00 Degrees 13 minutes 39 seconds West - 197.84 feet to the Point of Beginning.

Containing 0.5305 acres of land more or less, lying and situated in Section 11, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.

SL2005-19  
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SL2005-19

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SL2005-19: Departmental reviews and comments

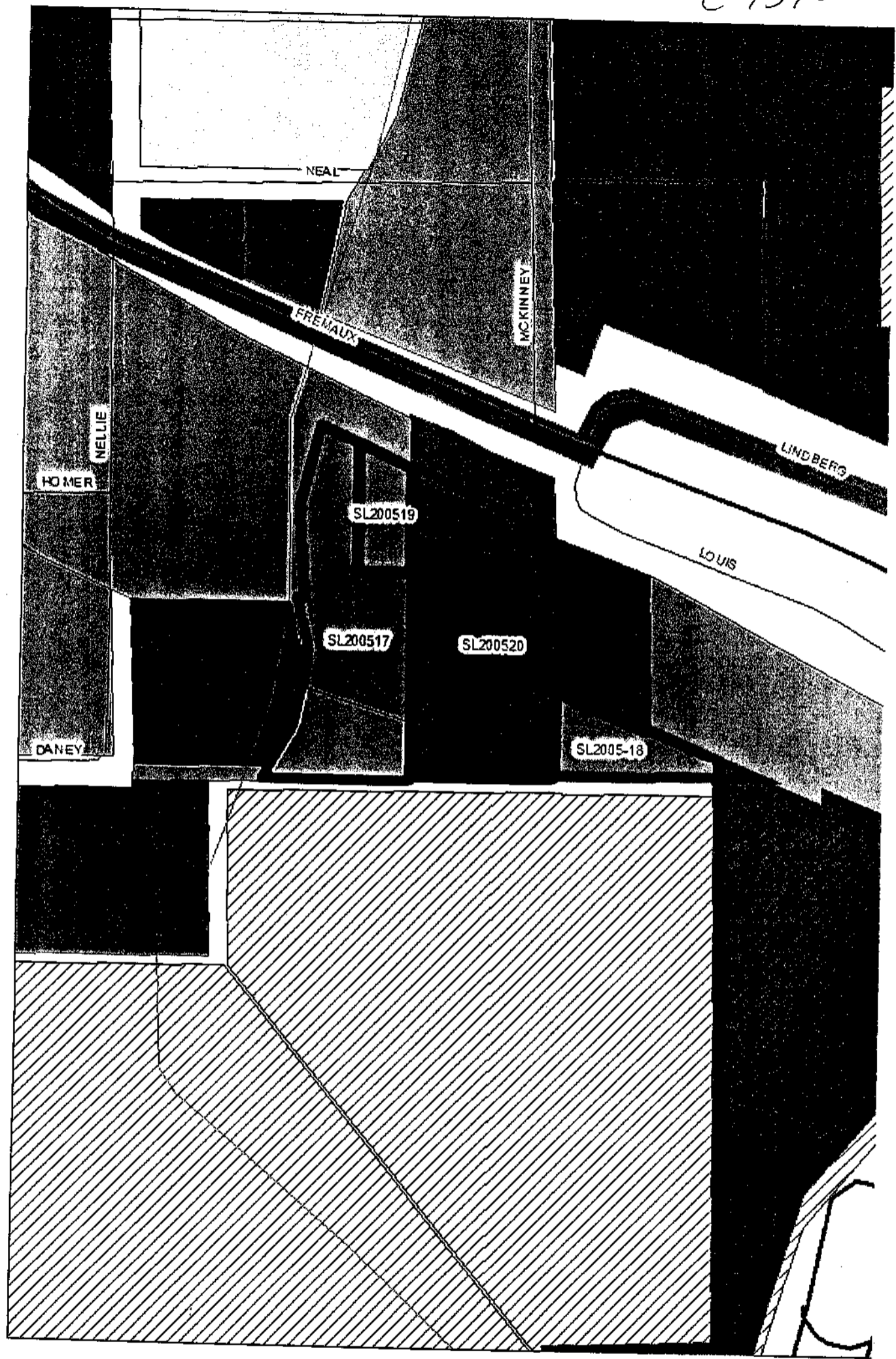
Planning Department – Sidney Fontenot:

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.



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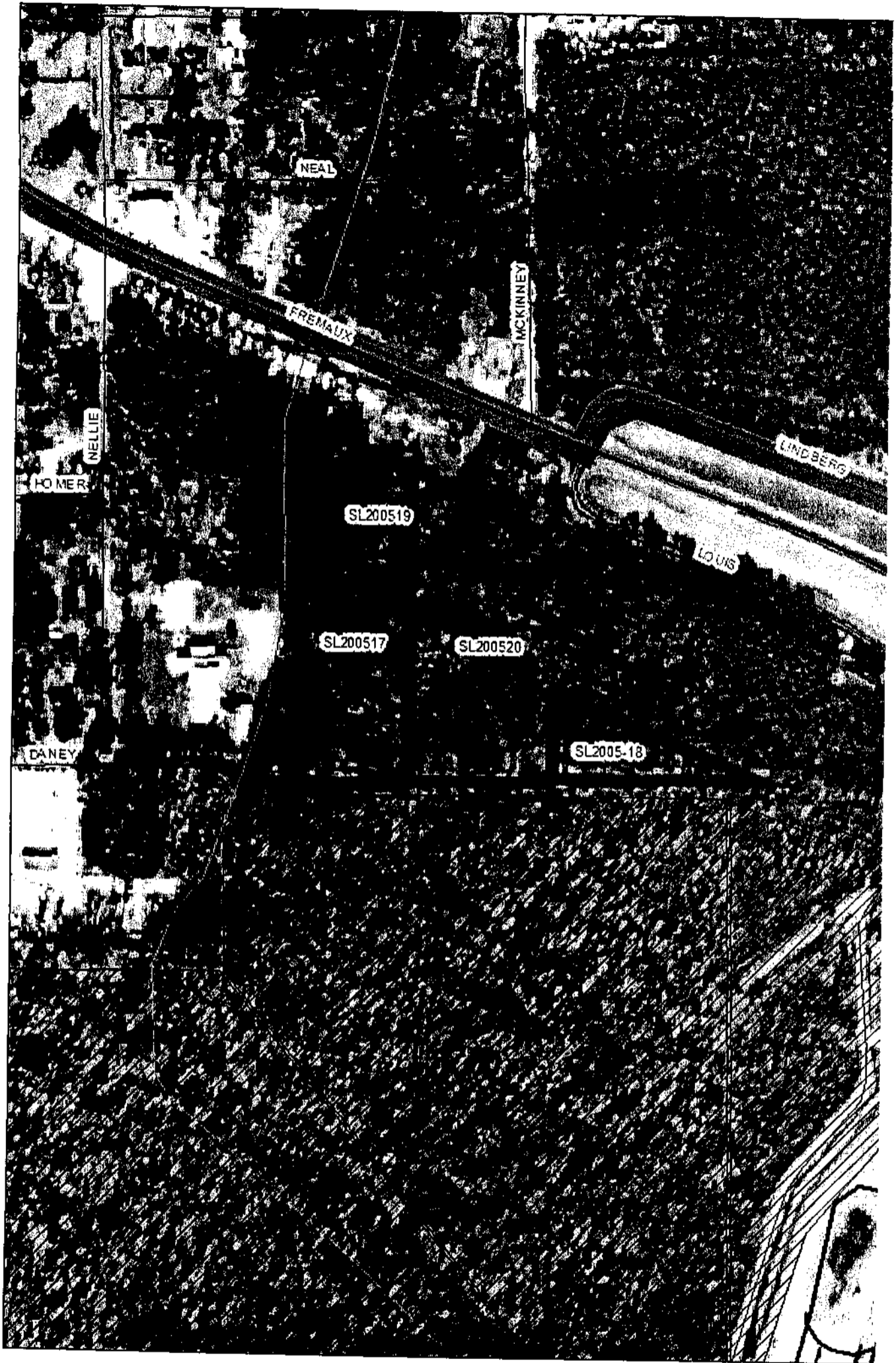


### Slidell Annexation

Legend		SALES TAX
Major Roads	ED Special District	City
Roads & Streets	RD Recreation/Conservation	NRD NLP
SL-2005-17	CD Institutions	Permit
SL-2005-20	RUD Planned Unit Development	RDW
SL-2005-19	LC Light Commercial	Residential
SL-2005-18	CH Neighborhood Commercial	State
Rural	CH2 Highway Commercial	
SA Suburban Agriculture	CS Planned Commercial	
SAE Suburban Employment		

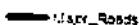
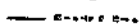


Scale



### Slidell Annexation

Legend

-  Mark\_Roads
-  Slide#



INS