

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1541

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 3.734 ACRES OF LAND MORE OR LESS FROM PARISH C2 - HIGHWAY COMMERCIAL DISTRICT TO CITY OF SLIDELL C4 - HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AS FOLLOWS; FRONTS FREMAUX (NORTHSIDE), NEAREST STREET TO WEST IS NELLIE DR AND TO THE EAST IS I10 SERVICE ROAD. (NO STREET TO THE SOUTH- VACANT LAND (LEVIS) IN S11, T9S, R14E, WARD 8, DISTRICT 14.

WHEREAS, the City of SLIDELL is contemplating Annexation of 3.734 ACRES of land more or less owned by L SANSONE, L MORSE, J SANSONE, L NELSON, W AUGUSTINE, B SHARON, T CHASTANT, A ASHFORD, J AUGUSTINE, R MUNSON, located as follows; FRONTS FREMAUX (NORTHSIDE), NEAREST STREET TO WEST IS NELLIE DR AND TO THE EAST IS I10 SERVICE ROAD. (NO STREET TO THE SOUTH- VACANT LAND (LEVIS), part of S11, T9S, R14E, Ward 8, District 14 (see attachments for complete description), and

WHEREAS, the property requires rezoning from Parish C2 - HIGHWAY 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 3.734 ACRES of land more or less, located in District 14 from Parish C2 - HIGHWAY 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. 2005-20)

SL 2005 - 20

# THE CITY OF SLIDELL *C-1541*

*Planning and Zoning Commission*

August 18, 2005

CERTIFIED MAIL 7005 1160 0008 9288 4921

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

AUG 25 2005

RE: A05-20/Z05-29: A request by the Frances Sansone Wysowaty, Et Al, to annex and zone from Parish C-2 Highway Commercial to City C-4 Highway Commercial 8.734 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.

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

562005-20  
A05-20

CITY OF SLIDELL  
PETITION FOR ANNEXATION

C-1541

City of Slidell  
Parish of St. Tammany  
State of Louisiana

Date: 7/18/05

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
③ Louis E. Sansone	73123 Derandou Blvd. Covington, LA. 70435	1-985-893-7144
④ Leona S. Morse	70515 Fuchsia St. Apt A-3 Abita Springs, LA. 70420	1-985-966-2576
⑤ John M. Sansone	70575 Fuchsia St. Apt A-3 Abita Springs, LA. 70420	1-985-966-3408
⑥ Lydia S. Mason	1733 Tenth St. Slidell, LA. 70458	1-985-641-9197
⑦ William F. Augustine Sr.	8411 Dama Dr. Denham Springs, LA. 70726	1-225-664-4273
⑧ Brenda A. Sharon	6414 Narcissus Dr. Gretnoll Springs, LA. 70739	1-225-261-4228
⑨ Tom Moore (Assistant)	1232 Tangle Grove Dr. Baton Rouge, LA. 70810	1-225-766-8789
⑩ Anita Ashford	17366 Empress Dr. Gretnoll Springs, LA. 70739	1-225-261-7229
⑪ Josephine Augustine	6785 Thalimada Dr. Gretnoll Springs, LA. 70739	1-225-261-9178
⑫ Rosina Munson	1232 Tangle Grove Dr. Baton Rouge, LA. 70810	1-225-766-8789

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.

985-892-6150

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

① Louis E. Sansone      ⑥ William F. Augustine Sr.  
 ② Leona S. Morse      ⑦ Anita Ashford  
 ③ Lydia S. Mason      ⑧ Brenda A. Sharon  
 ④ John M. Sansone      ⑨ Tom Moore  
 ⑤ Josephine Augustine      ⑩ Rosina Munson

SWORN TO AND SUBSCRIBED before me this 18th day of July, 2005.

Notary Public  
Milton M. Cox, Jr. 42403

SL2005-20  
P-2  
~~205-29~~  
205-29

C1-1541

CITY OF SLIDELL  
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

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

Date: 8/15/05

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 ON FREMAUX (NORTH SIDE); HERBERT 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:  
7.734 AC. PARCEL S11, T95-R14E, ST. TAMMANY PARISH

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: 3.734

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

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 PARISH HWY. COMM. C-4 CITY HWY. COMM.  
(existing classification) (proposed classification)

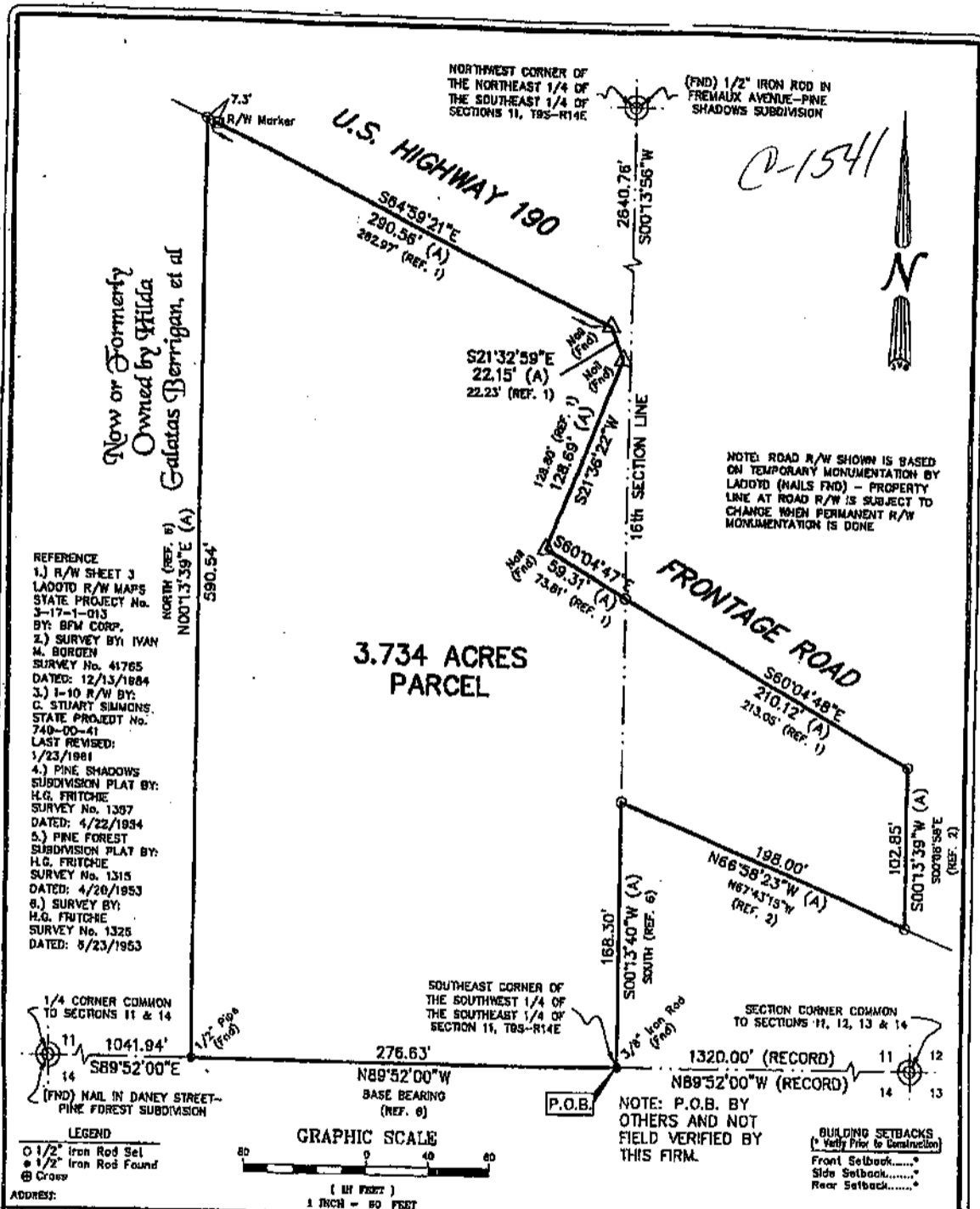
Signature	Mailing Address	Phone #	% Land Owned
<u>Linda Hanson</u>	<u>73183 Veronica Blvd Covington, LA 70435</u>	<u>1-985- 893-744</u>	<u>.09375 (9.375%)</u>
<u>Josephine S. Augustini</u>	<u>6785 Melmadale Dr Greenwell Springs, LA 70739</u>	<u>1-225-201- 9178</u>	<u>.25 (25%)</u>
<u>Rosina Munson</u>	<u>1232 Tangle Briar Dr. Baton Rouge, LA 70810</u>	<u>1-225-766- 8789</u>	<u>.25 (25%)</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 15th day of August, 2005.

Matthew M. Cox  
Notary Public Matthew M. Cox #42403

SL2005-20



REFERENCE  
 1.) R/W SHEET J  
 LADDO R/W MAPS  
 STATE PROJECT No.  
 3-17-1-013  
 BY: BPM CORP.  
 2.) SURVEY BY: IVAN  
 M. BORDEN  
 SURVEY No. 41765  
 DATED: 12/13/1984  
 3.) 1-10 R/W BY:  
 C. STUART SIMMONS  
 STATE PROJECT No.  
 740-00-41  
 LAST REVISED:  
 1/23/1981  
 4.) PINE SHADOWS  
 SUBDIVISION PLAT BY:  
 H.G. FRITCHE  
 SURVEY No. 1307  
 DATED: 4/22/1934  
 5.) PINE FOREST  
 SUBDIVISION PLAT BY:  
 H.G. FRITCHE  
 SURVEY No. 1315  
 DATED: 4/20/1953  
 6.) SURVEY BY:  
 H.G. FRITCHE  
 SURVEY No. 1325  
 DATED: 5/23/1953

New or Formerly  
 Owned by *Hilda*  
 Galatas Berrigan, et al

NOTE: ROAD R/W SHOWN IS BASED  
 ON TEMPORARY MONUMENTATION BY  
 LADDO (NAILS FND) - PROPERTY  
 LINE AT ROAD R/W IS SUBJECT TO  
 CHANGE WHEN PERMANENT R/W  
 MONUMENTATION IS DONE

1/4 CORNER COMMON  
 TO SECTIONS 11 & 14  
 1041.94'  
 S89°52'00"E  
 (FND) NAIL IN DANBY STREET-  
 PINE FOREST SUBDIVISION

SOUTHEAST CORNER OF  
 THE SOUTHWEST 1/4 OF  
 THE SOUTHEAST 1/4 OF  
 SECTION 11, T9S-R14E

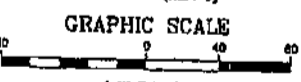
SECTION CORNER COMMON  
 TO SECTIONS 11, 12, 13 & 14

P.O.B.

NOTE: P.O.B. BY  
 OTHERS AND NOT  
 FIELD VERIFIED BY  
 THIS FIRM.

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

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



ADDRESS: \_\_\_\_\_ (1 INCH = 80 FEET)

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL 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 MONUMENT 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 B  
 F.I.R.M. Date 4/21/1999  
 ZONE C S.F.E. N/A  
 \*Verify prior to construction with Local Governing Body.

DRAWING NO. 1050215	<b>J.V. Burkes &amp; Associates, Inc.</b> SURVEYING ENGINEERING ENVIRONMENTAL 2890 East Cause Blvd., Suite B Slidell, Louisiana 70461 E-mail: jvbassoc@jvburkes.com Phone: 985-848-0075 Fax: 985-848-0154 Metairie Phone: 228-435-5800	DRAWN BY: DLT	CHECKED BY: MD
DATE: 1/20/2005		SCALE: 1" = 80'	

SURVEY OF 3.734 ACRES  
 PARCEL OF LAND  
 SECTION 11, T9S-R14E  
 ST. TAMMANY PARISH  
 LOUISIANA

CERTIFIED TO: LOUIS I. SANSONE

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

SEAN M. BURKES  
 LA REG. No. 4785

SL2005-20

C-1541

**J.V. Burkes & Associates, Inc.**  
Engineering ♦ Surveying ♦ Environmental

February 18, 2005

Attachment to J.V. Burkes & Associates, Inc. survey # 1050215 (1-20-2005).

LEGAL DESCRIPTION - 3.734 ACRES  
SECTION 11 - TOWNSHIP 9 SOUTH - RANGE 14 EAST  
SAINT TAMMANY PARISH, LOUISIANA  
For: Louis I. Sansone

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 section corner common to Sections 11, 12, 13 & 14, Township 9 South, Range 14 East; thence go N.89°52'00"W. - 1320.00 ft. (R) to a fnd. 3/8" iron rod, the southeast corner of the southwest 1/4 of the southeast 1/4 of Section 11, T. 9 S., R. 14 E. and the Point of Beginning. Thence continue

North 89 Degrees 52 minutes 00 seconds West - 276.63 feet (R) to a fnd. 1/2" iron pipe; thence

North 00 Degrees 13 minutes 39 seconds East 590.54 feet (A); North (R) to a set 1/2" iron rod on the southerly r/w line of U. S. Hwy. 190; thence

Along said southerly right - of - way lines on the following five courses:

South 64 Degrees 59 minutes 21 seconds East - 290.56 feet (A); 282.97 ft. (R) to a fnd. nail; thence

South 21 Degrees 32 minutes 59 seconds East - 22.15 feet (A); 22.23 ft. (R) to a fnd. nail; thence

South 21 Degrees 36 minutes 22 seconds West - 128.69 feet (A); 128.80 ft. (R) to a fnd. nail; thence

South 60 Degrees 04 minutes 47 seconds East - 59.31 feet (A); 73.81 ft. (R) to a set 1/2" iron rod; thence

South 60 Degrees 04 minutes 48 seconds East - 210.12 feet (A); 213.05 ft. (R) to a set 1/2" iron rod and point of departure from said r/w line; thence

South 00 Degrees 13 minutes 39 seconds West - 102.85 feet (A); S.00°08'58"E. (R) to a set 1/2" iron rod; thence

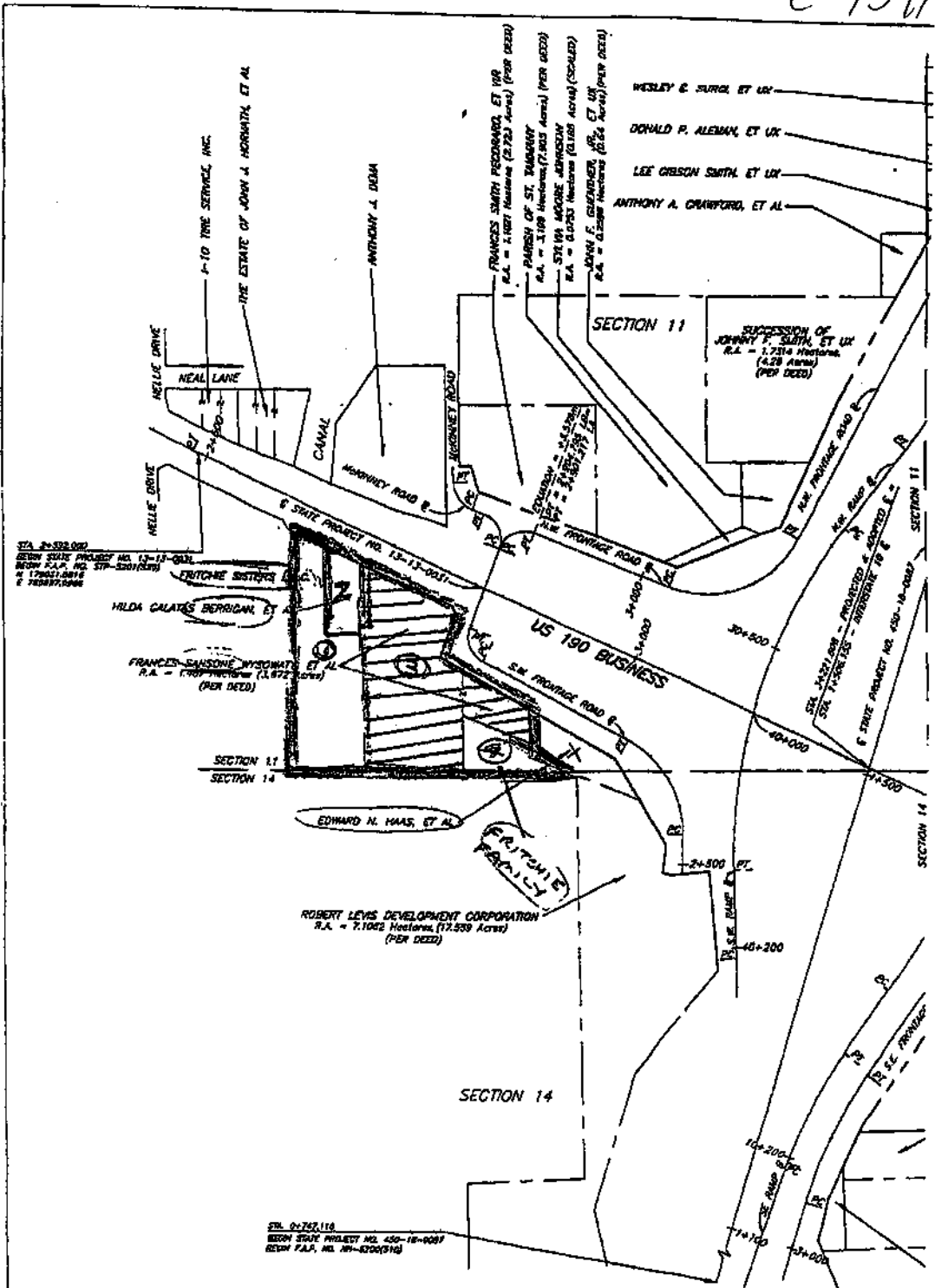
North 66 Degrees 58 minutes 23 seconds West - 198.00 feet (A); N.67°43'15"W. (R) to a set 1/2" iron rod; thence

South 00 Degrees 13 minutes 40 seconds West - 168.30 feet (A); South (R) to the Point of Beginning.

Containing 3.734 acres of land more or less, lying and situated in Section 11, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.

SL2005-20

C-1541



SL2005-20

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SL2005-20: Departmental reviews and comments

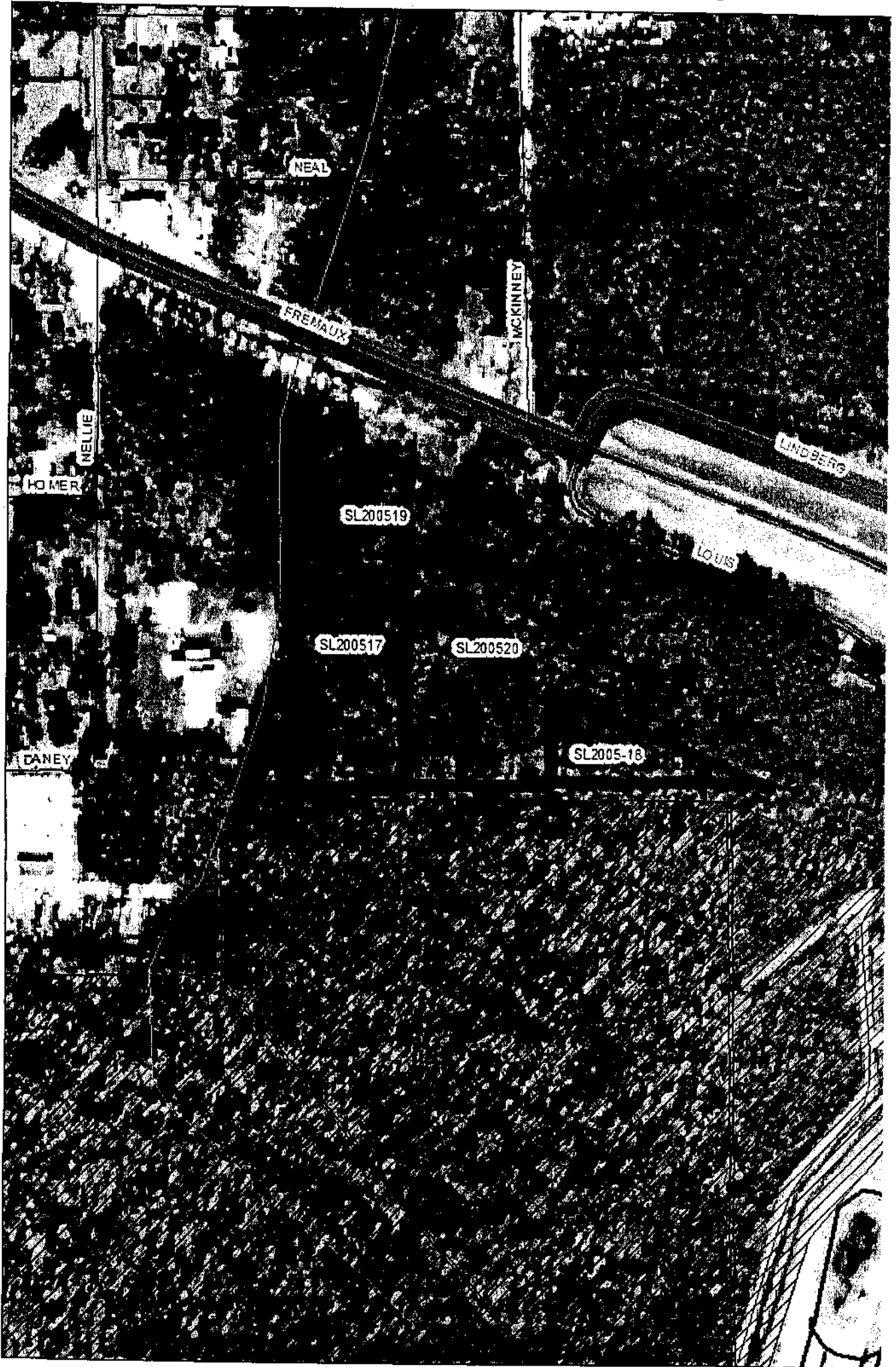
Planning Department – Sidney Fontenot:

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.



C-1541

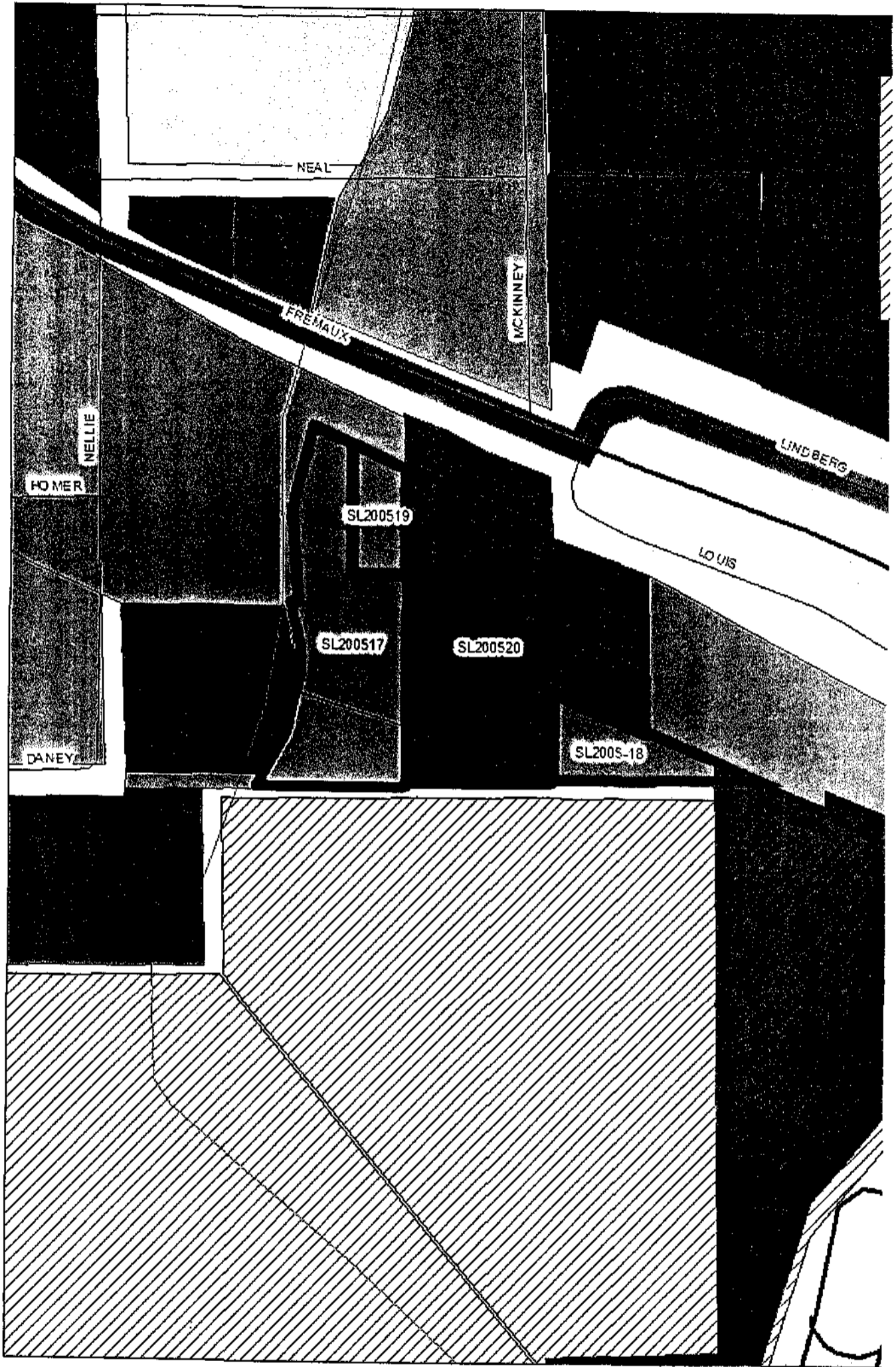


### Slidell Annexation

Legend  
 — Map Roads Slidell  
 — Slidell City



Thema



### Slidell Annexation

#### Legend

Major Roads	R3 Special District	SALES TAX
Roads & Streets	R2 Recreation/Conservation	City
SL-2005-17	R1 Parks	PARISH
SL-2005-20	R10 Planned Unit Development	Parish
SL-2005-19	C2 Light Commercial	ROW
SL-2005-18	C1 Neighborhood Commercial	Residents
Rural	C3 Highway Commercial	School
SA Suburban Agriculture	C3 Planned Commercial	
SA Suburban		



Trerra