

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1813

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 3.44 ACRES OF LAND MORE OR LESS FROM PARISH C-2 HIGWAY COMMERCIAL DISTRICT TO CITY OF SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED BETWEEN INTERSTATE 10 AND THE I-10 SERVICE ROAD EAST (AKA ROBERT ST), WHICH IS PART OF SQ 8, 9 & 10, LINDBERGH GLEN AND A REQUEST BY THE ADMINISTRATION TO ANNEX THE UNCONSTRUCTED PORTION OF HELIOS STREET BETWEEN INTERSTATE 10 AND THE I-10 SERVICE ROAD EAST (AKA ROBERT ST)- S12, T9S, R14E WARD 8 , DISTRICT 13 .

WHEREAS, the City of Slidell is contemplating annexation of 3.44 acres of land more or less owned by Dwight Paulsen Jr. & Patricia Paulsen, and Located between Interstate 10 and the I-10 Service Road East (AKA Robert St), which is part of Sq 8, 9 & 10, Lindbergh Glen and a request by the Administration to annex the unconstructed portion of Helios Street between Interstate 10 and the I-10 Service Road East (AKA Robert St)- S12, T9S, R14E, Ward 8, District 13 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish C-2 Higway Commercial District to City of Slidell C-4 Highway Commercial District which is not an intensification of zoning; and

WHEREAS, the property is not developed and the proposed annexation would 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 to Concur/Not Concur with the City of Slidell annexation and rezoning of 3.44 acres of land more or less, Located between Interstate 10 and the I-10 Service Road East (AKA Robert St), which is part of Sq 8, 9 & 10, Lindbergh Glen and a request by the Administration to annex the unconstructed portion of Helios Street between Interstate 10 and the I-10 Service Road East (AKA Robert St)- S12, T9S, R14E, Ward 8, District 13 from Parish C-2 Higway Commercial District to SLIDELL C-4 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 requires that the City of Slidell review development proposals utilizing the applicable Parish Drainage Model and compliance with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Slidell require 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 \_\_\_\_\_, 2006, 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  
(SL2006-06)

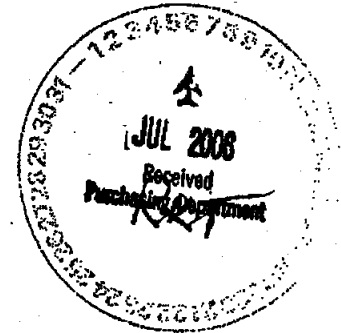
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# THE CITY OF SLIDELL

*Planning and Zoning Commission*

June 29, 2006

CERTIFIED MAIL 7005 1160 0002 5229 4679



Coach "Joe" Thomas  
Councilman, District 13  
St. Tammany Parish  
P.O. Box 628  
Covington, LA 70434

**Re: A06-08/Z06-13: A request by Dwight C. Paulsen, Jr. and Patricia Paulsen to annex 3.44 acres located between Interstate 10 and the I-10 Service Road East (AKA Robert Street), which is part of Squares 8, 9 & 10, Lindbergh Glen and zone from Parish C-2 Highway Commercial to City C-4 Highway Commercial; and a request by the Administration to annex the unconstructed portion of Helios Street between Interstate 10 and the I-10 Service Road East (AKA Robert Street).**

Dear Councilman Thomas:

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, July 17, 2006, at 7:00 p.m. in the City Council Chambers, temporarily located at 1330 Bayou Lane, Trailer # 110, Slidell, LA. The public hearing will be held the following month on Monday, August 21, 2006. Final action will not take place by the City Council until after the August 12<sup>th</sup> meeting of the Planning and Zoning Commission.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sherry Tomes".

Sherry Tomes, Secretary  
Slidell Planning & Zoning  
Commission

Enclosures- Applications (Annexation & Zoning)  
Survey, legal description

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



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CITY OF SLIDELL  
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

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

DATE: 6-22-06

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:

BETWEEN ROBERT ST (I-10 SERVICE RD EAST) & I-10

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

PART OF SQ B, 9 & 10 LINDBERGH GLEN

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: 3.44

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

PROPERTY ANNEXATION FROM PARISH

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" = 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 afore described property be changed

FROM C-2 (PARISH) TO C-4 CITY  
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
<i>Dwight Paulsen</i>	DWIGHT C PAULSEN	6115 BENTLEY SLIDELL LA	645-2622	(50%)
<i>Patticia Paulsen</i>	PATRICIA PAULSEN	SAME	645-2622	

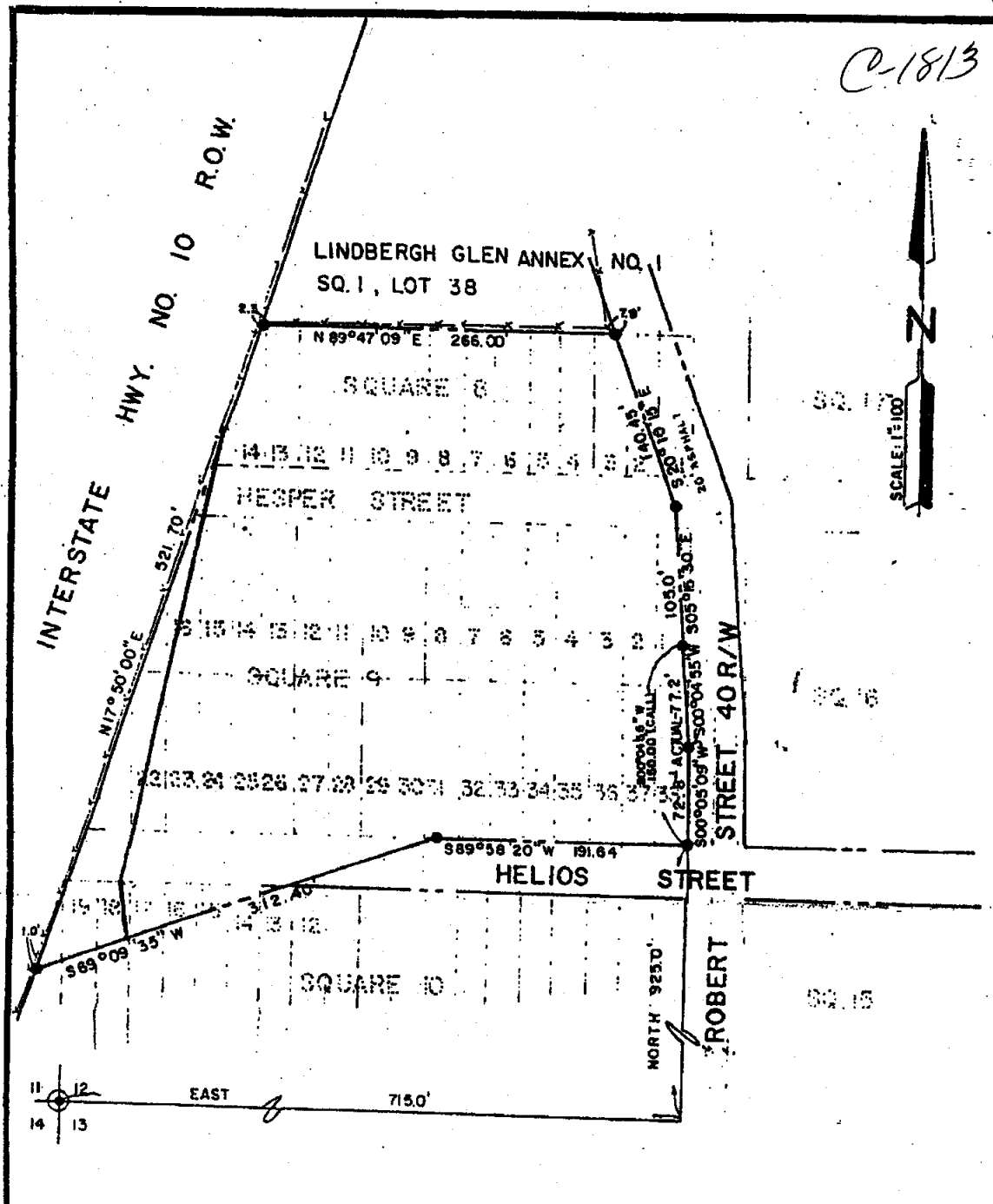
BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, Notary, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, 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 22<sup>ND</sup> day of June, 20 06.

[Signature]  
Notary Public  
LA. BAR # 19,729

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MAP SHOWING SURVEY OF PORTIONS OF SQUARES 8, 9 & 10

SUBDIVISION LINDBERGH GLEN

LOCATED IN SECTION 12, T9S-R14E, G.L.D.,

NEAR SLIDELL, ST. TAMMANY PARISH,

LOUISIANA.

FOR MR. & MRS. DWIGHT C. PAULSEN, JR.



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:  
I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.

SLIDELL, LOUISIANA

DATE MARCH 22, 1978

JOB NO. 80551

*Albert A. Lovell*  
ALBERT A. LOVELL & ASSOCS., INC.  
CONSULTING ENGINEERS

TO DEBBIE

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Helios Street / Robert Street  
Hwy 190 at I-10

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in any wise appertaining, situated in the Parish of St. Tammany, State of Louisiana, near Slidell, located in Section 12, Township 9 South, Range 14 East, Greensburg Land District, designated as portions of Squares 8, 9 and 10 on a survey made by Albert A. Lovell & Associates, Surveyors, dated March 22, 1978, attached to Instrument # 388,261, and according thereto, said portion of ground is more fully described as follows:

From the section corner common to Sections 11, 12, 13 and 14, go East a distance of 715 feet to a point;

thence North, a distance of 925 feet to the point of beginning.

From the point of beginning, on a line bearing South 89 degrees 58 minutes 20 seconds West, a distance of 191.64 feet to a point;

thence on a line bearing South 69 degrees 09 minutes 35 seconds West, a distance of 312.40 feet to a point;

thence on a line bearing North 17 degrees 50 minutes 00 seconds East, a distance of 521.70 feet to a point;

thence on a line bearing North 89 degrees 47 minutes 09 seconds East, a distance of 266.00 feet to a point;

thence South 20 degrees 10 minutes 15 seconds East, a distance of 140.45 feet to a point;

thence on a line bearing South 05 degrees 15 minutes 30 seconds East, a distance of 105.0 feet to a point;

thence on a line bearing South 00 degrees 04 minutes 55 seconds West, a distance of 77.2 feet to a point;

thence on a line bearing South 00 degrees 05

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minutes 09 seconds West, a distance of 72.8 feet to the point of beginning.

Being the same property which was conveyed to Emma Sevier, wife of, and Dwight C. Paulsen, Jr., by Security Homestead Association by Sale of Property dated May 1, 1978, which is registered in COB 873, folio 856, as Instrument # 388,261. See also COB 1433, page 24, Instrument # 758,754.

LESS AND EXCEPT

ONE (1) CERTAIN TRACT(S) OR PARCEL(S) OF LAND, together with all the improvements situated thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in Section 12, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, identified as Parcel No. 20-1 as shown on Sheet No(s). 20 of the property map for State Project no. 450-18-0087, F.A.P. no. NH-5200 (510), Interchange at US 190 Business, Route I-10, St. Tammany Parish, Louisiana, prepared by BFM a professional land surveying company, and John S. Teegarden, professional land surveyor, dated May 7, 2002, and revised July 23, 2003, said map being attached to the act mentioned below and made a part thereof, which property is more fully described as follows:

Parcel no. 20-1

From a point on the centerline of State Project No. 450-18-0087, opposite Station 20+430.740, which is the point of beginning,

proceed South 12 degrees 02 minutes 47 seconds West a distance of 111.824 meters to a point and corner;

thence proceed South 00 degrees 49 minutes 10 seconds East a distance of 13.487 meters to a point and corner;

thence proceed South 68 degrees 26 minutes 26 seconds West a distance of 18.178 meters to a point and corner;

thence proceed North 17 degrees 10 minutes 57 seconds East a distance of 135.578 meters to the point of beginning.

All of which comprises Parcel 20-1 as shown on

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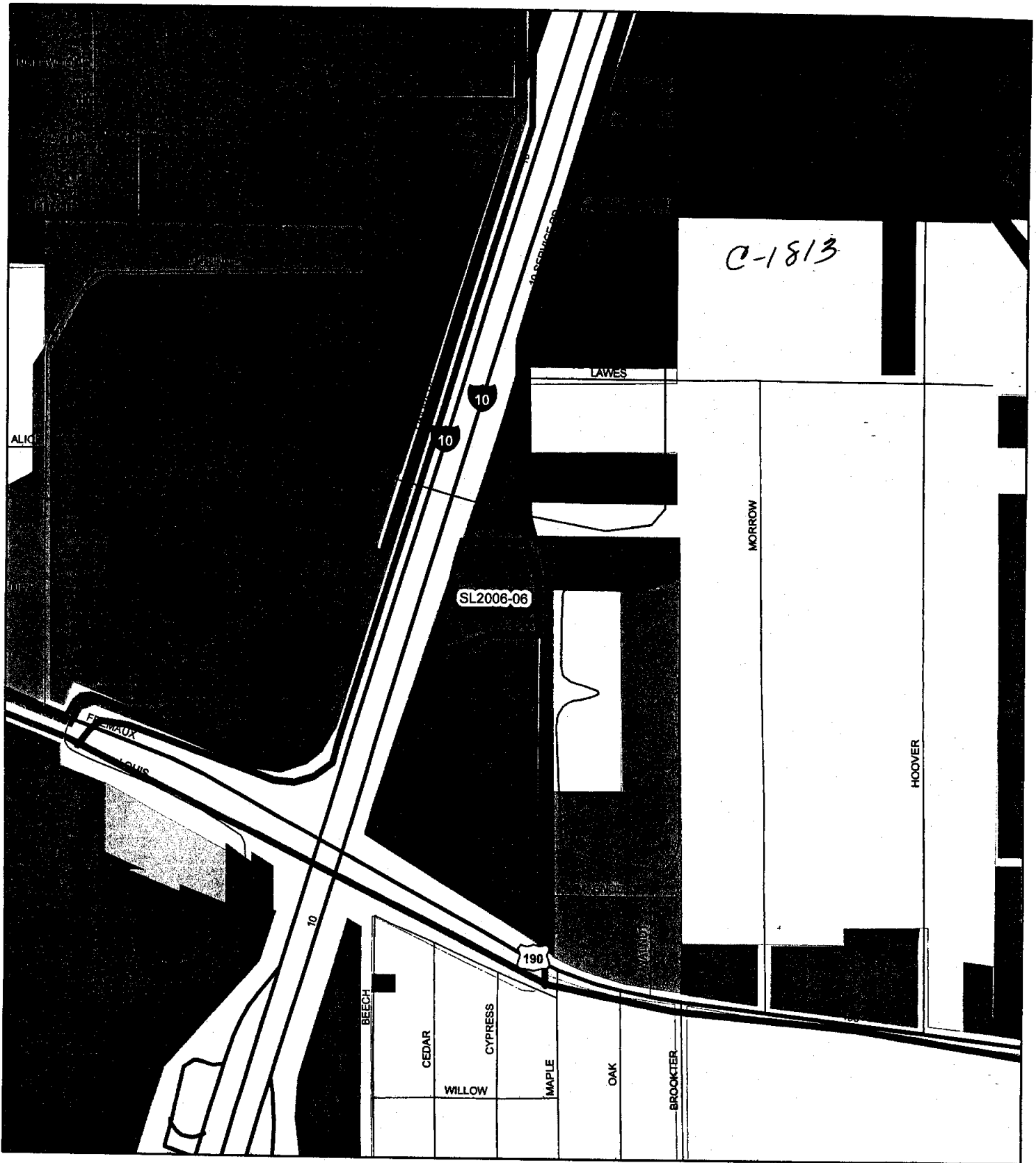
Sheet 20 of the Right of Way Plans of State  
Project No. 450-18-0087, and contains an area of  
793.22 square meters or 0.0793 hectares or 8538.2  
square feet or 0.196 acres.

Being the property which was conveyed to the  
Louisiana Department of Transportation by Dwight  
C. Paulsen, Jr., and Emma Sevier Paulsen by Sale  
dated September 17, 2003, which is registered as  
Instrument # 1,398,204.



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## Annexation Request



St. Tammany Parish Government  
 P.O. Box 628  
 Covington, LA 70434

Kevin C. Davis,  
 President

### Legend

- |                                 |                                |                               |           |
|---------------------------------|--------------------------------|-------------------------------|-----------|
| ■ pp-st2006-06                  | □ Rural                        | ■ RC Recreation/Conservation  | ■ GMA     |
| — Streams                       | ■ SA Suburban Agriculture      | ■ ID Institutional            | ■ MIO     |
| □ A-1 Suburban                  | ■ PUD Planned Unit Development | ■ PCO                         | ■ GRO     |
| □ A-2 Suburban                  | ■ LC Light Commercial          | ■ BSO                         | — Streets |
| □ A-3 Suburban                  | ■ C-1 Neighborhood Commercial  | ■ SSO                         | ■ Sidell  |
| □ A-4 Single Family Residential | ■ C-2 Highway Commercial       | ■ M-1 Light Industrial        |           |
| ■ MH Mobile Home                | ■ C-3 Planned Commercial       | ■ M-2 Intermediate Industrial |           |
| ■ A-5 Two Family Residential    | ■ M-1 Light Industrial         | ■ M-3 Heavy Industrial        |           |
| ■ A-6 General Multiple Family   | ■ M-2 Intermediate Industrial  |                               |           |
| ■ SD Special District           | ■ M-3 Heavy Industrial         |                               |           |



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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0 180 360 720 1,080 1,440 Feet

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Date	User	Comment
7/7/2006	Bob Thompson	Currently property is undeveloped and, as such, there are no vendors located on property
7/11/2006	Tim Brown	No DES issues
7/13/2006	Sidney Fontenot	Proposal complies with Louisiana revised statutes relative to annexation.  The proposal is not an intensification of the zoning classification.
7/13/2006	Joe Gustafson	No Engineering Department issues
7/14/2006	Bobbie Westerfield	Not a serious issue, but we do have a lateral within 50' of the site L8MW1-10 see LATERAL MAP.