

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1783

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: CAO

RESOLUTION TO **CONCUR/ NOT CONCUR** WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 7.31 ACRES OF LAND MORE OR LESS FROM PARISH M-2 INTERMEDIATE INDUSTRIAL DISTRICT TO CITY OF SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT INTERSECTION OF HOWZE BEACH ROAD (I-10 SERVICE ROAD) AND SMITH ROAD - TWO PARCELS OF LAND - SEC. 26 & 44, T-9-S, R-13-E, WARD 9, DISTRICT 13 .

WHEREAS, the City of Slidell is contemplating annexation of 7.31 acres of land more or less owned by Robert Levis, and located at Intersection of Howze Beach Road (I-10 Service Road) and Smith Road - Two parcels of land - Sec. 26 & 44, T-9-S, R-13-E, Ward 9, District 13 (see attachments for complete description); and

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

WHEREAS, the property is **developed** and the proposed annexation **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 to **Concur/Not Concur** with the City of Slidell annexation and rezoning of 7.31 acres of land more or less, located at Intersection of Howze Beach Road (I-10 Service Road) and Smith Road - Two parcels of land - Sec. 26 & 44, T-9-S, R-13-E, Ward 9, District 13 from Parish M-2 Intermediate Industrial 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

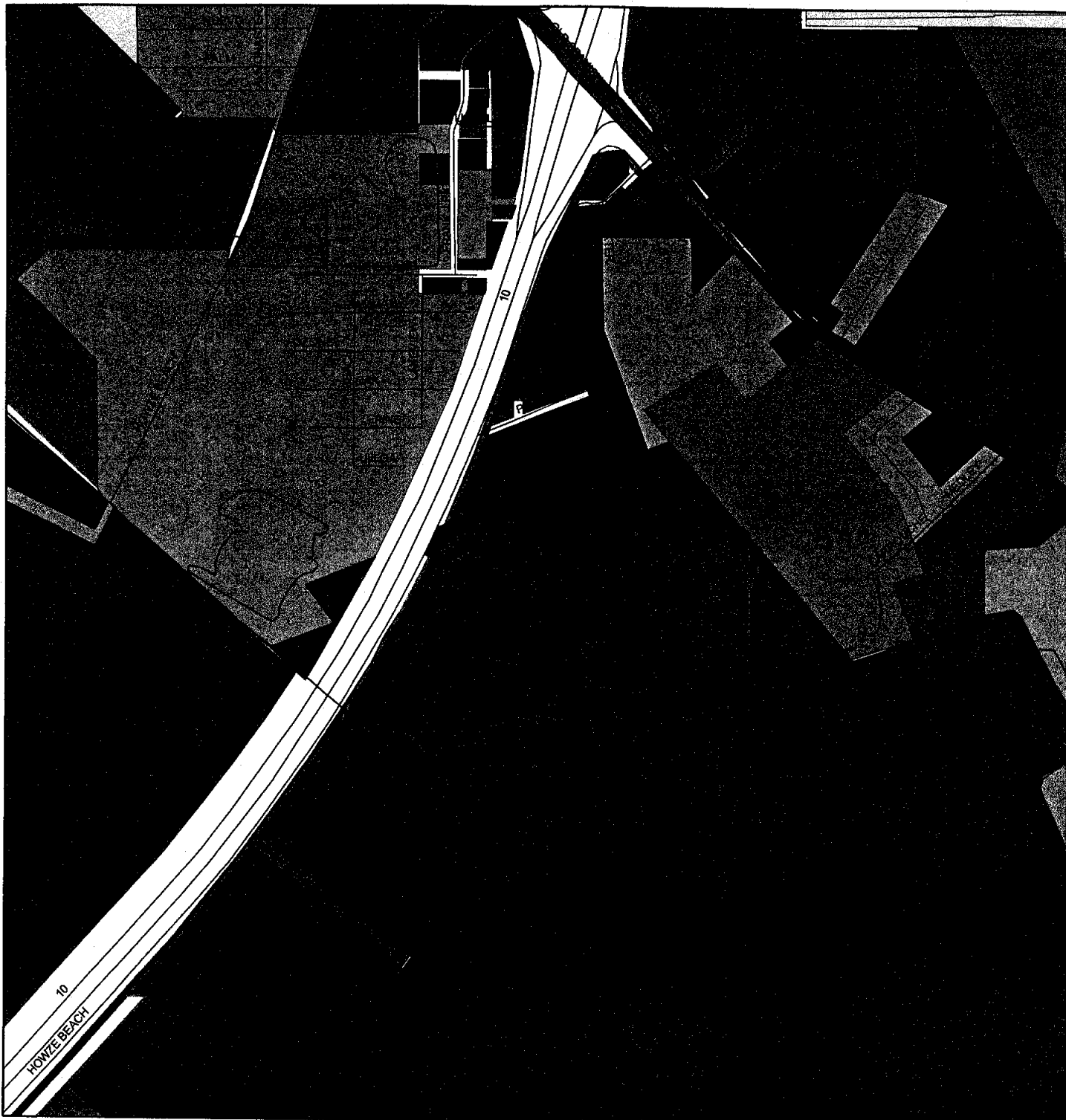
ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL (SL2006-03)

SL2006-03 Department Notes

0-1783

Department	User	Note
CAO	B Thompson	Discussed with Leslie about possibility of treating as 2 parcels - one developed the other undeveloped- will discuss with Sidney and Mike.
DES	T Brown	No DES issues
CAO	B Thompson	6/7/2006 - did site visit to confirm type of business on development - Robert Levis used car sales - address is 312 Howze Beach road.
PW	B Westerfield	No impact to roads and drainage inventory. This section of Howze Beach is not Parish maintained.
Planning	S Fontenot	Complies with Louisiana Revised Statutes relative to annexation. Complies with annexation agreement Request mislabels zoning as C-2. Actual zoning M-2
Engineering	J Gustafson	No objections per Engineering



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

Kevin C. Davis,
 President



Legend

- | | | | |
|-------------------------------|----------------------------|------------------------------|---------|
| ap-sl2006-03 | Rural | RC Recreation/Conservation | GMA |
| SA Suburban Agriculture | ID Institutional | PUD Planned Unit Development | MIC |
| A-1 Suburban | LC Light Commercial | C-1 Neighborhood Commercial | PCO |
| A-2 Suburban | C-2 Highway Commercial | C-3 Planned Commercial | SSO |
| A-3 Suburban | MH Mobile Home | M-1 Light Industrial | Streets |
| A-4 Single Family Residential | A-5 Two Family Residential | M-2 Intermediate Industrial | Slidell |
| A-6 General Multiple Family | 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 plat, official tax map or engineering schedule, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the accuracy or relative geographic position of any feature is only as accurate as the source information.
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Proposed Annexation

0 305 610 1,220 1,830

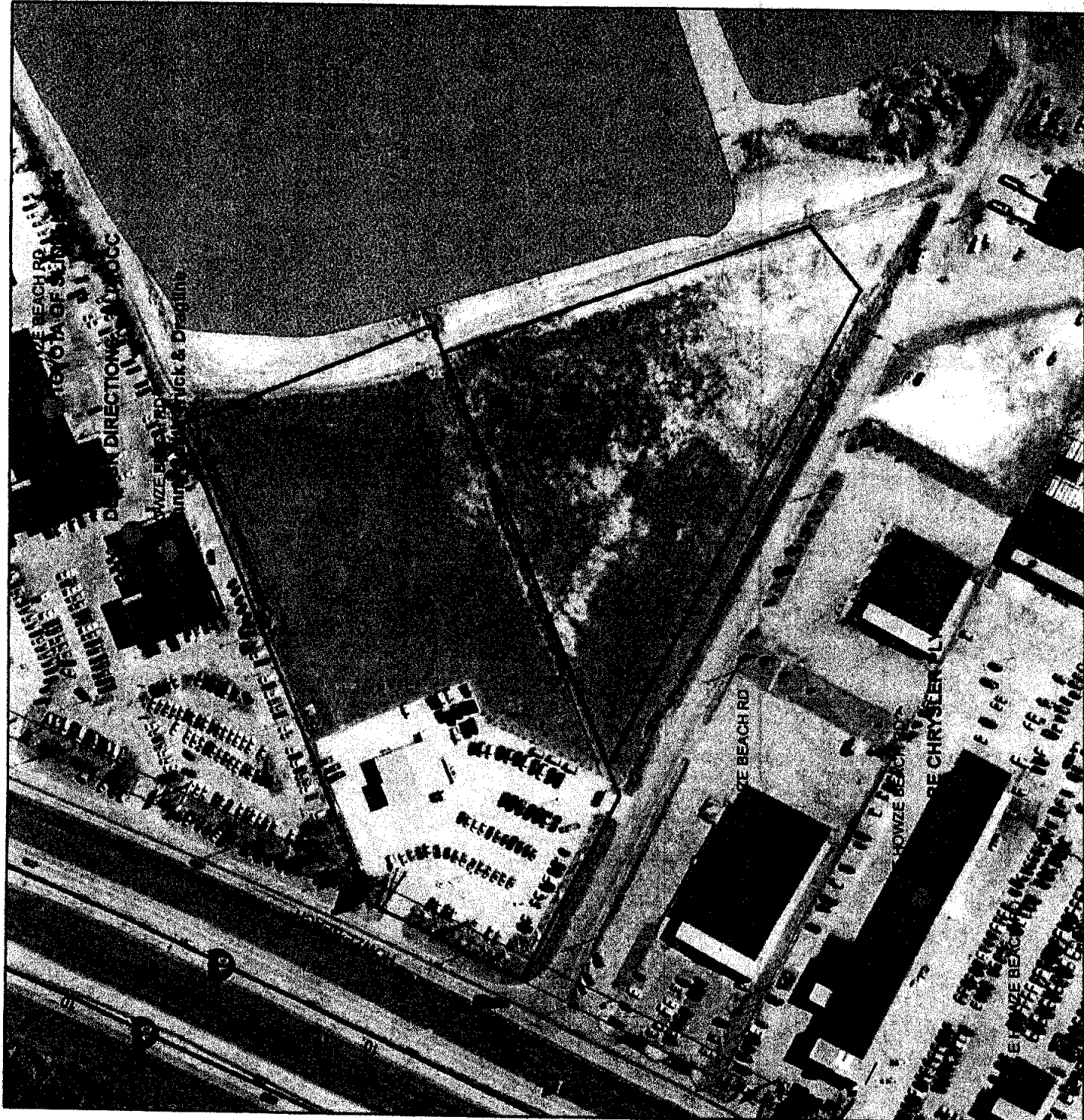
Slidell

Legend

- ap-sl2006-03
- All_Vendors



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St. Tammany Parish

District 3 Coordinator

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

e-mail: rtompson@stpgov.org

Kevin Davis

Parish President

June 16, 2006

Please be advised that we have received the Annexation Request listed below.

City of Slidell, submitted this annexation request on 5/15/2006. The city case number assigned is A06-03/Z06-08 and the parish reference number is SL2006-03.

SL2006-03

THE CITY OF SLIDELL

Planning and Zoning Commission
May 8, 2006

CERTIFIED MAIL 7005 1160 0002 5229 4426

MAY 15 2006

8:45 am
PKT

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

RE: A06-03/Z06-08: A request by Robert Levis to annex 7.31 acres of land located at the intersection of Howze Beach Road (I-10 Service Road) and Smith Road and zone from Parish C-2 Highway Commercial to City C-4 Highway Commercial

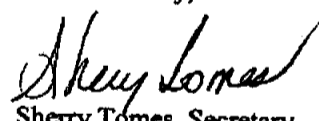
Dear Councilman Thomas:

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, June 19, 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, July 17, 2006. Final action will not take place by the City Council until after the July 17th meeting of the Planning and Zoning Commission.

Please contact our office if you need any additional information.

Sincerely,



Sherry Tomes, Secretary
Slidell Planning & Zoning
Commission

Enclosures- Applications (Annexation & Zoning)
Survey

- 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

SL2006-03
A06-03

RECEIVED

MAY 4 2006

PLANNING DEPT.

Date: 5-4-06

CITY OF SLIDELL
PETITION FOR ANNEXATION

City of Slidell
Parish of St. Tammany
State of Louisiana

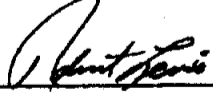
- 1) According to the attached certificate of the Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to our information and belief, there are _____ registered voters residing in the area to be annexed. To obtain this information call the Registrar of Voters office in Covington at (985) 809-5500.
- 2) The property owners of this area are: (please print clearly)

NAME	MAILING ADDRESS	PHONE NUMBER
Robert Lewis	P.O. Box 1539 Slidell 70459	643-1800

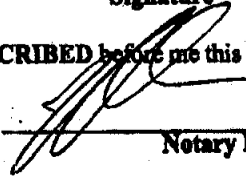
There are: Resident property owners
 Non-resident property owners

- 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) 809-8180 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.

	Robert Lewis
Signature	(Printed Name)
Signature	(Printed Name)
Signature	(Printed Name)
Signature	(Printed Name)

SWORN TO AND SUBSCRIBED before me this 7th day of 2nd, 2006


Notary Public
DANIEL G. CASEY
NOTARY PUBLIC
Parish of St. Tammany, State of La.
My Commission is issued for Life
Notary ID #69332

SL2006-03
Add-08

RECEIVED

MAY 4 2006

PLANNING DEPT.

CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

DATE: 5-4-06

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

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:

Smith Road and Houze Beach (I10 Service Road)

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

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: 7.31

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

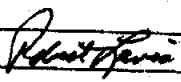
City Services

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.

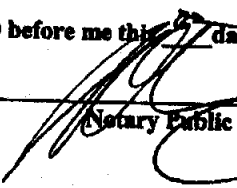
6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the afore described property be changed

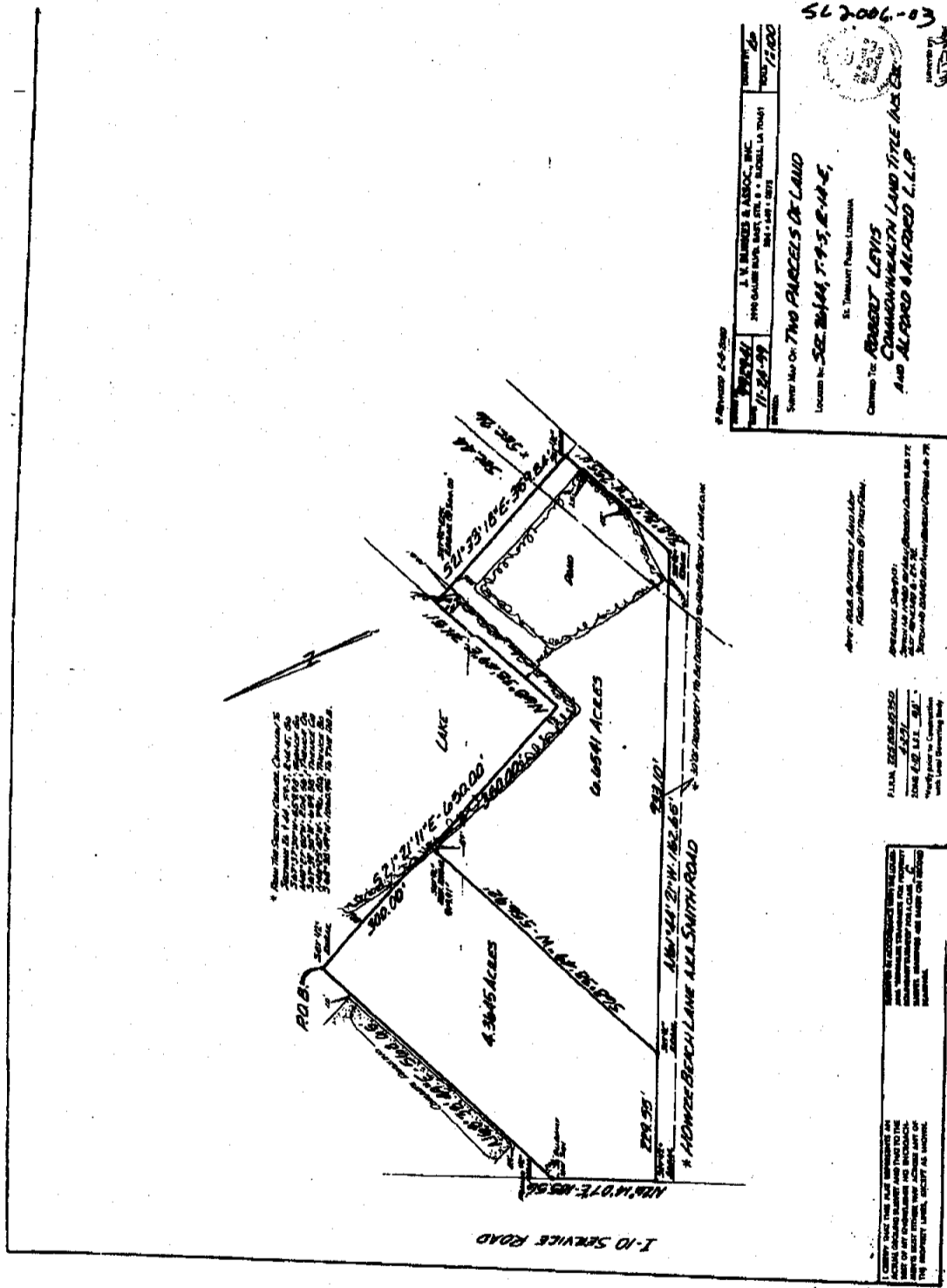
FROM C-2 TO C-4
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	<u>Robert Lewis</u>	<u>P.O. Box 1529 Slidell 70459</u>	<u>643-1800</u>	<u>100%</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 26 day of Feb, 2006.


Notary Public
DANIEL G. CASEY
NOTARY PUBLIC
Parish of St. Tammany, State of La.
Commission is issued for Life
Notary ID #09332



SL 2-006-03


 J.V. BARNES & ASSOCIATES, INC.
 2700 GALLIE BLVD. SUITE 200 • BOZEMAN, MT 59717
 PHONE: 406-592-5777
 FAX: 406-592-5778

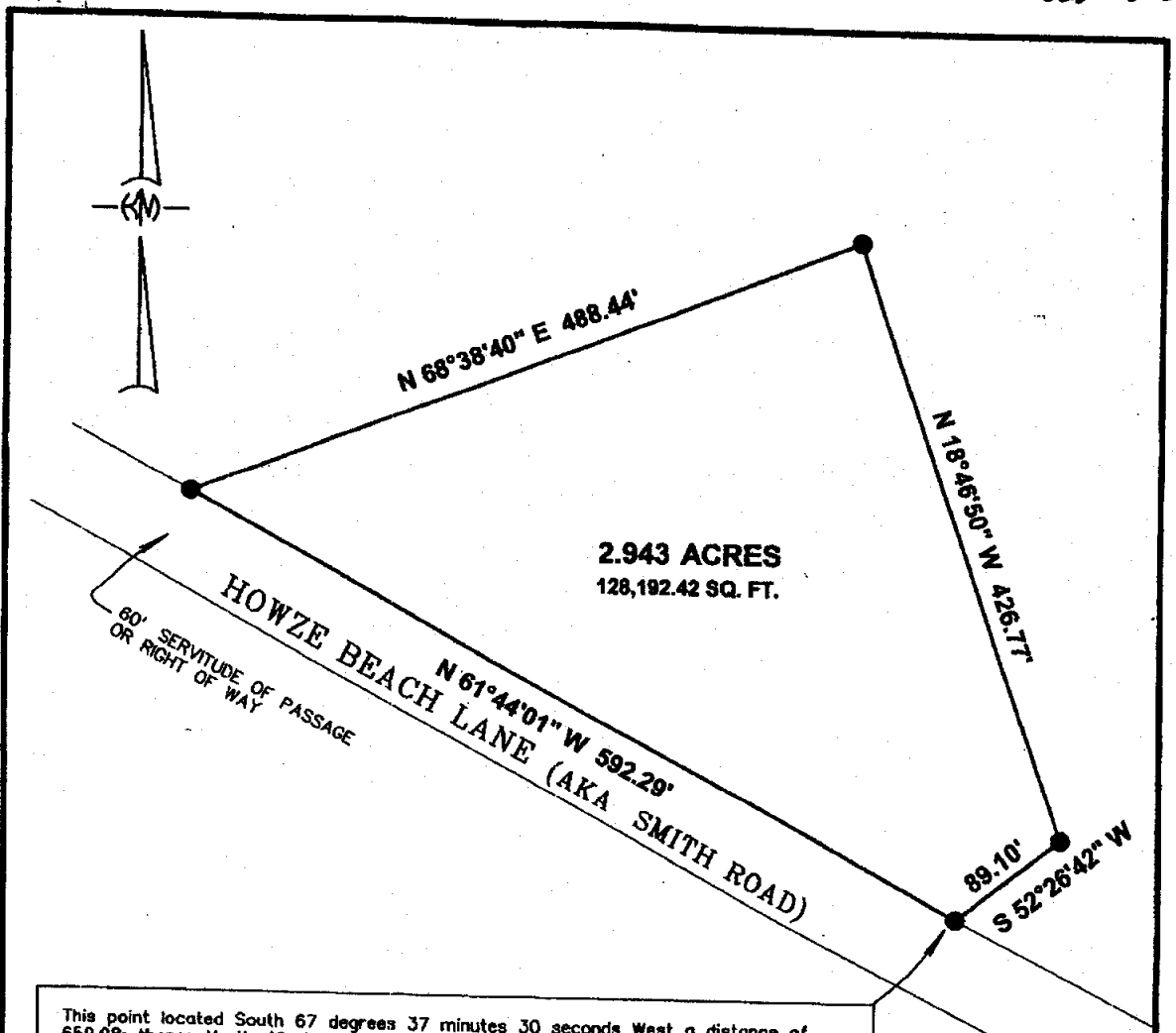
SHEET NO. 01 OF TWO PARCELS OF LAND
 LOCATED IN SEC. 28, T. 4 S., R. 14 E.,
 S. THURMONT TOWNSHIP, LEITCHMAN
 COUNTY, MONTANA
 ORDERED BY:
 ROBERT LEVYS
 COMMONWEALTH LAND TITLE INSURANCE
 AND ALFRED ALFORD L.L.P.

* See the Survey, Plat, Certificate of Accuracy, and other documents on file with the Montana Department of Natural Resources and Conservation for a complete description of the land and the survey.

Approved:
 J.V. Barnes, Surveyor
 License No. 11273

FILED: 02/06/2003
 2:53 PM
 BOZEMAN, MONTANA
 COUNTY CLERK
 www.mt.gov

I, _____, COUNTY CLERK OF LEITCHMAN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE SURVEY PLAT AS FILED IN MY OFFICE.



This point located South 67 degrees 37 minutes 30 seconds West a distance of 659.98; thence North 40 degrees 27 minutes 50 seconds West a distance of 204.58; thence South 67 degrees 39 minutes 30 seconds West a distance of 659.38 feet; thence South 40 degrees 25 minutes 40 seconds East a distance of 1,144.78 feet; thence South 71 degrees 33 minutes 00 seconds West a distance of 2,687.25 feet; thence North 26 degrees 36 minutes 04 seconds East a distance of 586.60 feet; thence South 61 degrees 44 minutes 21 seconds East a distance of 32.00 feet; thence North 27 degrees 39 minutes 50 seconds East a distance of 427.48 feet; thence North 61 degrees 48 minutes 41 seconds West a distance of 6.59 feet; thence North 15 degrees 39 minutes 06 seconds West a distance of 269.11 feet; thence North 28 degrees 02 minutes 50 seconds East a distance of 24.23 feet; thence North 52 degrees 26 minutes 42 seconds East a distance of 32.89 feet from the Eastern most Section Corner common to Sections 26 and 44, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana.

--- LEGEND ---

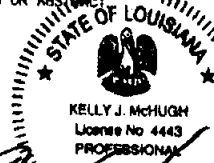
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

REFERENCES:

1. SURVEY BY J. V. BURKES & ASSOC., INC., DATED 11-24-1999 AND NUMBERED 992941.
2. SURVEY BY THIS FIRM DATED 6-27-01, LAST REVISED 4-23-02, JOB NO. 00-318-1.

THIS PROPERTY IS LOCATED IN FLOOD ZONE A-10; BASE FLOOD ELEV. 9.0' M.S.L.; F.I.R.M. PANEL NO. 225205 0535 D; REV. 4-02-91

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS PERFORMED ANY TITLE SEARCH OR ABSTRACT.


 KELLY J. McHUGH
 License No. 4443
 PROFESSIONAL SURVEYOR
Kelly J. McHugh
 8-16-05
 KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

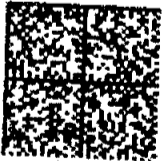
BOUNDARY SURVEY OF:	
2.943 ACRES, SECTION 44, T-9-S, R-14-E, ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
ROBERT LEVIS	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 100'	DATE: 08-15-2005
DRAWN: R.F.D.	JOB NO.: 05-371
REVISED:	



The City of Slidell

1330 BAYOU LANE
P.O. BOX 828
SLIDELL, LOUISIANA 70459-0828

Mr. Robert Thompson
St. Tammany Parish Government
21490 Koop Dr., Suite 600
Mandeville, LA 70471



UNITED STATES POSTAGE
02 1A
0004375292
MAILED FROM ZIP CODE 70453
\$ 00.630
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ST. TAMMANY PARISH, LA

70471-7506-30 0074

