

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1784

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF .5148 ACRES OF LAND MORE OR LESS FROM PARISH LC - LIGHT COMMERCIAL DISTRICT TO CITY OF SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED IN THE SW CORNER OF SHORT CUT ROAD AND I-10- S11&14, T9S, R14E, WARD 8, DISTRICT 14 .

WHEREAS, the City of Slidell is contemplating annexation of .5148 acres of land more or less owned by Edward Hess, Barbara penton, et al, and located in the SW corner of Short Cut Road and I-10- S11&14, 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 C-4 Highway Commercial District which is 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 .5148 acres of land more or less, Located in the SW corner of Short Cut Road and I-10 - S11&14, T9S, R14E, Ward 8, District 14 from Parish LC - Light 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.

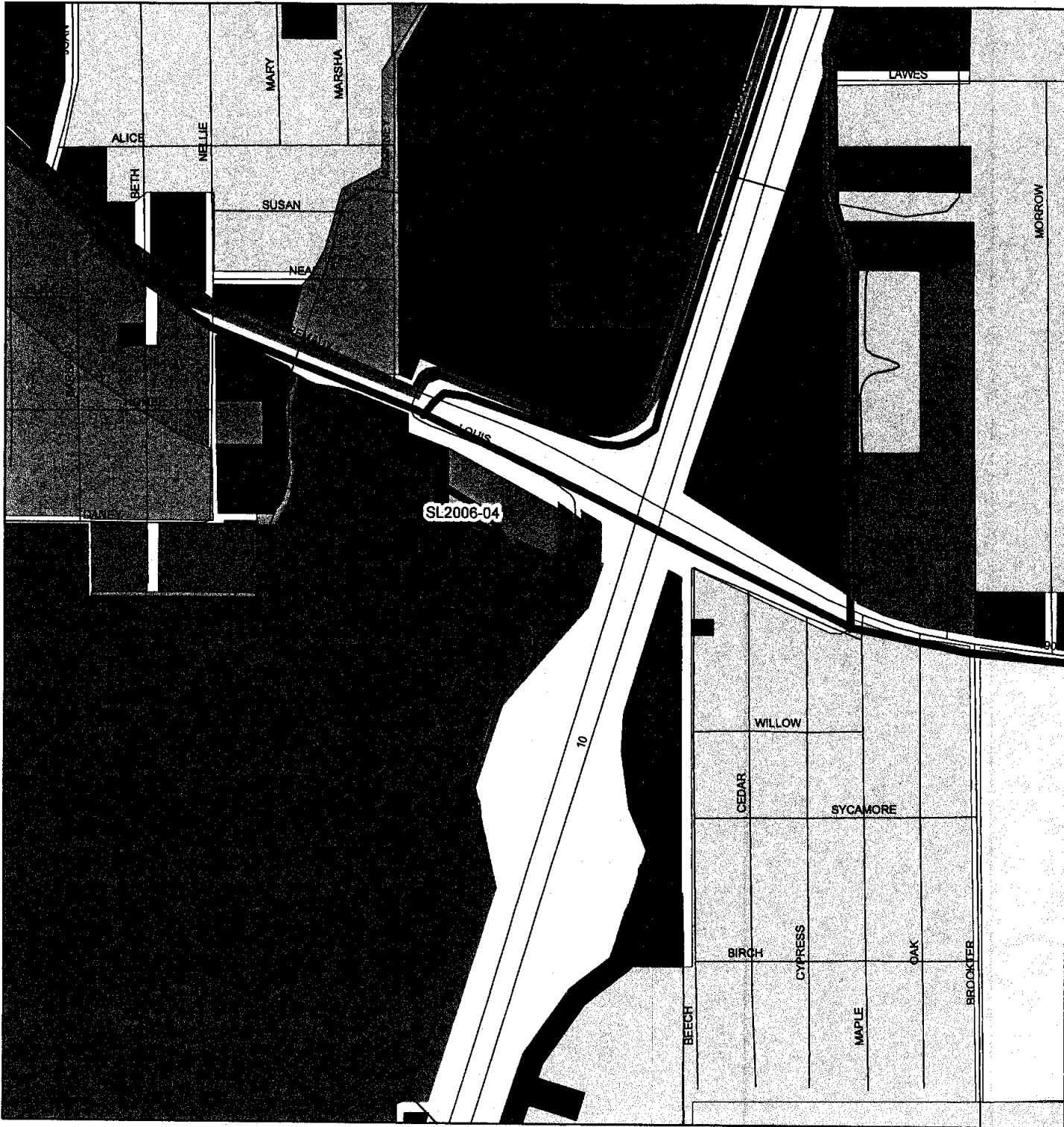
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL (SL2006-04)

SL2006-04 Department Notes

Department	User	Note
CAO	B Thompson	Departments please review for departmental impact
DES	T Brown	No DES issues
CAO	B Thompson	6/8/2006 - no vendors
PW	B Westerfield	No impact to roads and drainage inventory. Louis Rd Property ID# RO8U021 was classified Inactive per Ordinances 3314/3219/3224 .
Planning	S Fontenot	Proposal complies with the Louisiana Revised Statutes relative to annexation. Proposal intensifies the zoning classification from LC Light Commercial to city C-4.
Engineering	J Gustafson	No comment per Engineering



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

Kevin C. Davis,
 President



Legend

- | | | | |
|-------------------------------|-----------------------------|------------------------------|---------|
| ap-sl2006-04 | Rural | RC Recreation/Conservation | GMA |
| SA Suburban Agriculture | A-1 Suburban | ID Institutional | MIO |
| A-2 Suburban | A-3 Suburban | PUD Planned Unit Development | PCO |
| A-4 Single Family Residential | MH Mobile Home | LC Light Commercial | SRO |
| A-5 Two Family Residential | A-6 General Multiple Family | C-1 Neighborhood Commercial | SSO |
| SD Special District | | C-2 Highway Commercial | Streets |
| | | C-3 Planned Commercial | Sldell |
| | | M-1 Light Industrial | |
| | | M-2 Intermediate Industrial | |
| | | 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







St. Tammany Parish

District 3 Coordinator

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

e-mail: rthompson@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 5/31/2006. The city case number assigned is A06-07/Z06-11 and the parish reference number is SL2006-04.

SL2006-04

THE CITY OF SLIDELL

Planning and Zoning Commission

MAY 31 2006

May 26, 2006

CERTIFIED MAIL 7005 1160 0002 5229 4518

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

RE: A06-07/Z06-11: A request by Edward Hass, Barbara Penton, Linda Bolian, Maris Leitz and Renell Dore to annex 0.5148 + acres located in the SW corner of Short Cut Road and Interstate 10 and zone from Parish Light Commercial to City C-4 Highway Commercial

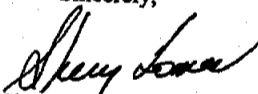
Dear Councilman Burkhalter:

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, 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.

We request your concurrence on the zoning change from Parish Light Commercial to City C-4 Highway Commercial.

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

2056 SECOND STREET • P.O. BOX 828 • SLIDELL, LOUISIANA 70459 • PHONE 646-4320

CITY OF SLIDELL
PETITION FOR ANNEXATION

City of Slidell
Parish of St. Tammany
State of Louisiana

Date: 5-23-06

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 **NO** 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 SLIDELL, LA	PHONE NUMBER
EDWARD N. HAAS	39193 HAAS RD. P. R.	985 863-5350
Barbara Pravata Penton	1359 Rummel ST 70460	(985) 641-0852
LINDA TRAVATA BOLIAN	1265 ST CHRISTOPHER DR SLIDELL, LA 70460	985 641-0069
RENEE TRAVATA DORE	1330 ST THERESA SLIDELL, LA 70460	985 641-3330
MARK TRAVATA LEITZ	29331 DINKINS DR. LACOMBE, LA 70445	985 8827461

There are: 0 Resident property owners "

5 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 set forth herein are true and correct.

Edward N. Haas EDWARD N. HAAS
Barbara Pravata Penton Barbara Pravata Penton
 Signature (Printed Name)
Linda Travata Bolian LINDA TRAVATA BOLIAN
 Signature (Printed Name)
Maris Pravata Leitz MARIS TRAVATA LEITZ
 Signature (Printed Name)
Renée Pravata Dore RENEE TRAVATA DORE
 Signature (Printed Name)

SWORN TO AND SUBSCRIBED before me this 23rd day of May, 2006.

Louise B. LeBlanc
Notary Public #52686
Louise B. LeBlanc

CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

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

DATE: 5-23-06

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: NORTH = I-10 FRONTAGE ROAD. WEST = NELLIE DRIVE. EAST = I-10. SOUTH = NO STREET (VACANT LAND - LEVI'S)

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

0.5418 ACRES IN SEC. 11-T9S-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: 5.148

3) The reasons for requesting the zoning change are as follows: ANNEXATION BY CITY OF SLIDELL
ALL SURROUNDING PROPERTY IS HIGHWAY COMMERCIAL (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" = 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 LC (PARISH) TO C-4 (CITY)
(Existing classification) (Proposed classification)

Table with 5 columns: Signature, Printed Name, Mailing Address, Phone #, % Land Owned. Rows include Barbara Pravata Fenton, LINDA TRAVATA POLW, MARIS TRAVATA LETZ, RENELL TRAVATA DORA, EDWARD N. HAAS.

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 23rd day of May, 2006.

Louise B. LeBlanc
Notary Public # 51686
Louise B. LeBlanc

IMPORTANT NOTE
 CORRECT LOCATION OF ROAD R/W CAN BE ESTABLISHED ONLY WHEN PERMANENT MONUMENTATION HAS BEEN DONE BY LADOTD (WHICH HAS YET TO BE ACCOMPLISHED) - USERS OF THIS SURVEY AGREE TO HOLD THE SURVEYOR HARMLESS FOR R/W LOCATION

REFERENCE
 1.) SURVEY BY:
 J.V. BURKES &
 ASSOCIATES, INC.
 DWG No. 1052538
 DATED: 6/29/2005

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

3.) SURVEY BY: BFM
 CORPORATION, L.L.C.
 FILE No. 3-17-1-013
 R/W SHEET No. 5A
 DATED: 6/25/1984
 REVISED: 7/23/2003

4.) SURVEY BY:
 IVAN M. BORGES
 SURVEY No. 41785
 DATED: 12/13/1984

5.) SURVEY BY:
 IVAN M. BORGES
 SURVEY No. 39877
 DATED: 5/25/1984

PROPERTY LINE ESTABLISHED USING LADOTD TEMPORARY MONUMENTATION (NAILS FOUND) WITH ANGLES & DISTANCES FROM R/W PLANS

PROPERTY LINE AS CALCULATED USING PERMANENT MONUMENTATION @ NELLIE DRIVE WHERE NO ADDITIONAL R/W WAS TAKEN AND USING ANGLES AND DISTANCES FROM LADOTD R/W MAPS FOR NEW INTERCHANGE

(A) = ACTUAL
 (R) = RECORD

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

ADDRESS:

I CERTIFY THAT THIS PLAT 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.

FLRM No. 223205-0420-E
 FLRM Date 6/21/2005
 ZONE C S.P.E. N/A
 *Verify prior to construction with Local Governing Body.

DRAWING NO. 1052538

DATE: 8/12/2005

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING ENVIRONMENTAL
 2990 East Cause Blvd., Suite B
 Slidell, Louisiana 70461
 E-mail: jvbasoc@jvburkes.com

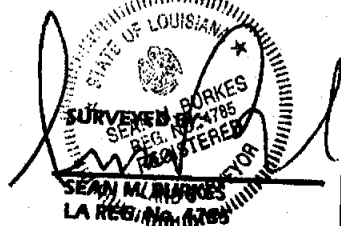
DRAWN BY: DLT
 CHECKED BY: MD

SCALE: 1" = 40'

Phone: 985-646-0075 Fax: 985-646-0154
 Mississippi Phone: 225-435-8800
 DECLARATION IS MADE TO ORIGINAL PURCHASERS OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SURVEY OF 0.5148 ACRE PARCEL OF LAND SECTIONS 11 & 14, T9S-R14E ST. TAMMANY PARISH LOUISIANA

CERTIFIED TO: EDWARD HAAS



J. V. Burkes & Associates, Inc.
1805 Hwy. 190 East - Fremaux Ave. Slidell, La. 70458
phone (985) 649-0075 ♦ fax (985) 649-0154
Engineering ♦ Surveying ♦ Environmental
May 12, 2006

Attachment to J. V. Burkes & Assoc. survey # 1052538 (08-12-2005).
LEGAL DESCRIPTION
TOTAL 0.5148 ACRE PARCEL
SECTIONS 11 & 14 - TOWNSHIP 9 SOUTH - RANGE 14 EAST
SAINT TAMMANY PARISH, LOUISIANA
For : Edward Haas

Note : Property line along the frontage road established using LADOTD temporary monumentation (nails found) with angles & distances from r/w plans.

A certain parcel of land, lying and situated in Sections 11 & 14, 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; thence go S.89°52'00"E.- 396.40 ft. along the section line between said Sections 11 & 14 to the Point of Beginning. Thence go

(A)North 66 Degrees 44 minutes 27 seconds West – 232.39 feet to a 1/2" iron rod. Thence (R)N.68°00'00"W.

(A)North 00 Degrees 13 minutes 39 seconds East – 102.85 feet to a 1/2" iron rod on the southern r/w line of the I-10 Frontage Road. (R)N.00°08'58"W. Thence South 60 Degrees 04 minutes 37 seconds East – 278.21 feet along said r/w line to a 1/2" iron rod. Thence

South 30 Degrees 18 minutes 09 seconds East – 105.01 feet along said r/w line to a 1/2" iron rod and point of departure. Thence

(A)North 66 Degrees 44 minutes 27 seconds West – 88.18 feet to the Point of Beginning. (R)N.68°00'00"W.

Containing 0.5148 acre more or less, lying and situated in Sections 11 & 14, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.
