

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1757

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: _____

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL
ANNEXATION AND REZONING OF .75 ACRES OF LAND MORE OR LESS
FROM PARISH A-5 TWO FAMILY RESIDENTIAL DISTRICT TO CITY OF SLIDELL
C-2 NEIGHBORHOOD COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED
AT LOTS 4 & 5, SQ 14, ROBBERT PARK SUBDIVISION, WARD 8, DISTRICT 13.

WHEREAS, the City of Slidell is contemplating annexation of .75 acres of land more or less owned by Trinity Construction of St. Tammany, Inc., and located at Lots 4 & 5, Sq 14, Robbert Park Subdivision, Ward 8, District 13 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish A-5 TWO FAMILY RESIDENTIAL District to City of Slidell C-2 Neighborhood 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 .75 acres of land more or less, located at Lots 4 & 5, Sq 14, Robbert Park Subdivision, Ward 8, District 13 from Parish A-5 TWO FAMILY RESIDENTIAL District to SLIDELL C-2 NEIGHBORHOOD 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 _____, 2005, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE SEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL
(SL2006-02)

THE CITY OF SLIDELL

Planning and Zoning Commission
April 24, 2006

CERTIFIED MAIL 7005 1160 0002 5229 4341

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

APR 28 2006

RE: A06-02/Z06-07: A request by Trinity Construction of St. Tammany, Inc. to annex Lots 4 & 5, Sq. 14, Robbert Park Subdivision and zone from Parish A-5 Two Family Residential District to City C-2 Neighborhood 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, May 15, 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, June 19, 2006. Final action will not take place by the City Council until after the June 19th meeting of the Planning and Zoning Commission.

We request your concurrence on the zoning change from Parish A-5 Two Family Residential District to City C-2 Neighborhood Commercial.

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

1406-02
SL2006-02

CITY OF SLIDELL
PETITION FOR ANNEXATION

City of Slidell
Parish of St. Tammany
State of Louisiana

Date: 3/17/2006

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
<u>Trinity Const. & St. Tammany Inc.</u>	<u>108 Jane St. Slidell, La 70461</u>	<u>985-643-5168</u>
_____	_____	_____
_____	_____	_____

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, depose and said that all of the allegations and statements of fact are true and correct.

<u>Leon A Audibert Jr</u>	<u>Leon A Audibert</u>
Signature	(Printed Name)
<u>Andrea Audibert</u>	<u>Andrea Audibert</u>
Signature	(Printed Name)
_____	_____
Signature	(Printed Name)
_____	_____
Signature	(Printed Name)

SWORN TO AND SUBSCRIBED before me this 14 day of March, 2006.



Howard E. Hiker, Jr.
Notary Public
Howard E. Hiker, Jr., Notary Public #65487
My commission expires with my life.

206-07
SL2006-02

CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

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

DATE: 3/17/2006

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: Yaupon / Natchez

And identified by Lot, Square/Block, and Subdivision name as follows:
lot 4+5 Sg 14 Robert Park Subdivision

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: 3/4 acre
- 3) The reasons for requesting the zoning change are as follows:
directly next to Lowes. would like to build a small retail mall.
- 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 P-1A-5 TO C-2
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
<u>Andrea Audibert</u>	<u>Andrea Audibert</u>	<u>108 Jane St.</u>	<u>643-5168</u>	<u>51%</u>
<u>Leon Audibert</u>	<u>Leon Audibert</u>	<u>108 Jane St.</u>	<u>643-5168</u>	<u>49%</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 17 day of March, 20 06.

Howard B. Hiker, Jr.
Notary Public
Howard B. Hiker, Jr., Notary Public #65487
My commission expires with my life.

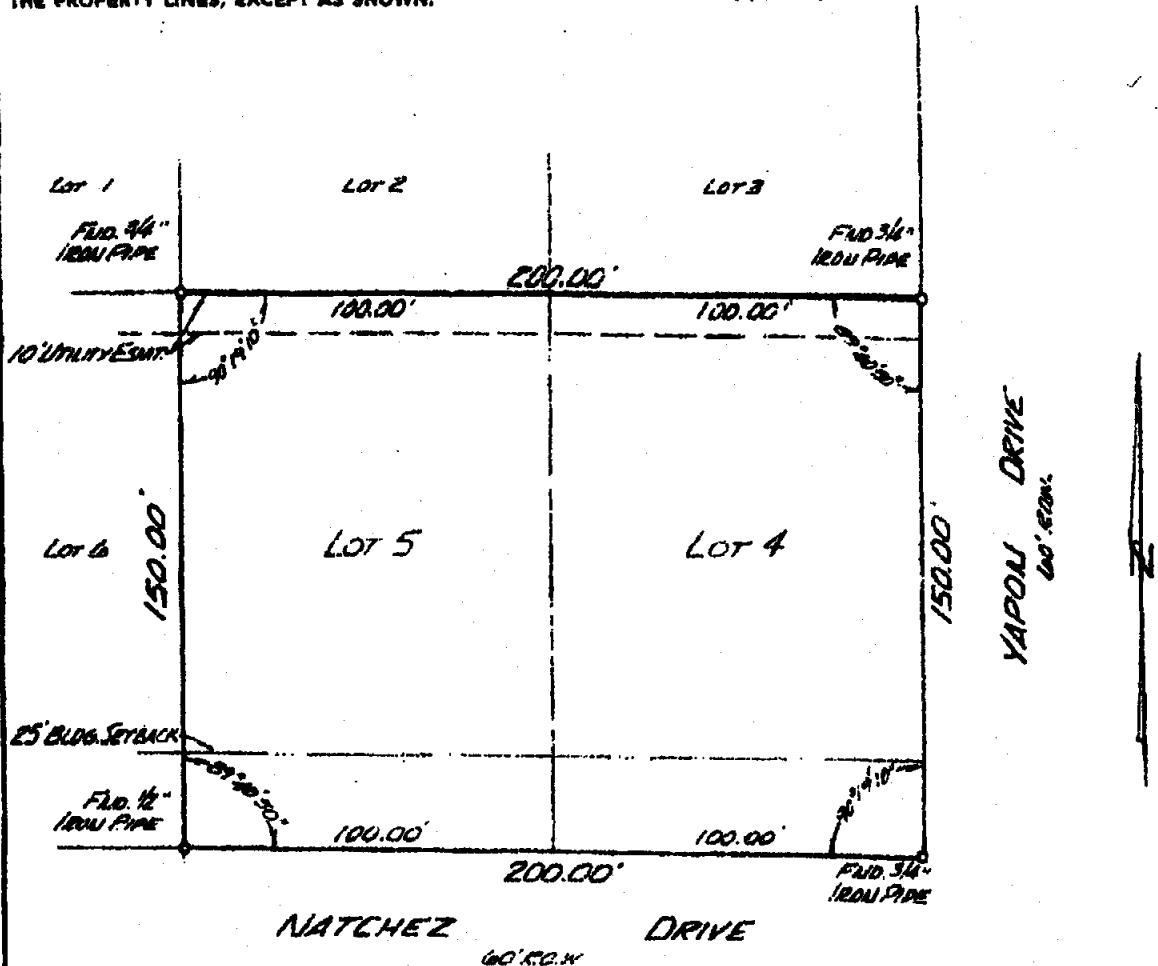


MARKER

SL2006-02

I CERTIFY THAT THIS PLAT REPRESENTS 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.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.



ADDRESS:

SURVEY NO. 961798

DATE: SEPT. 3, 1996

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

F.I.R.M. 225203 0440 G
OCT. 17, 1988
ZONE C B.P.E. 4/4

DRAWN BY: kp.

SCALE: 1" = 40'

REVISED:

SURVEY MAP OF: LOTS 4 AND 5
SQUARE 14

LOCATED IN: ROBERT PARK SUBD.
ANNEX No. 3
ST. TAMMANY PARISH LOUISIANA

CERTIFIED TO: TRINITY CONSTRUCTION
OF ST TAMMANY, INC.



SURVEYED BY:

J. V. Burkess



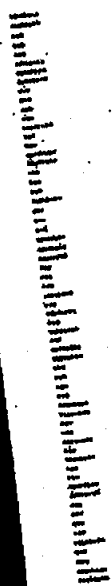
The City of Slidell
1330 BAYOU LANE
P.O. BOX 828
SLIDELL, LOUISIANA 70459-0828

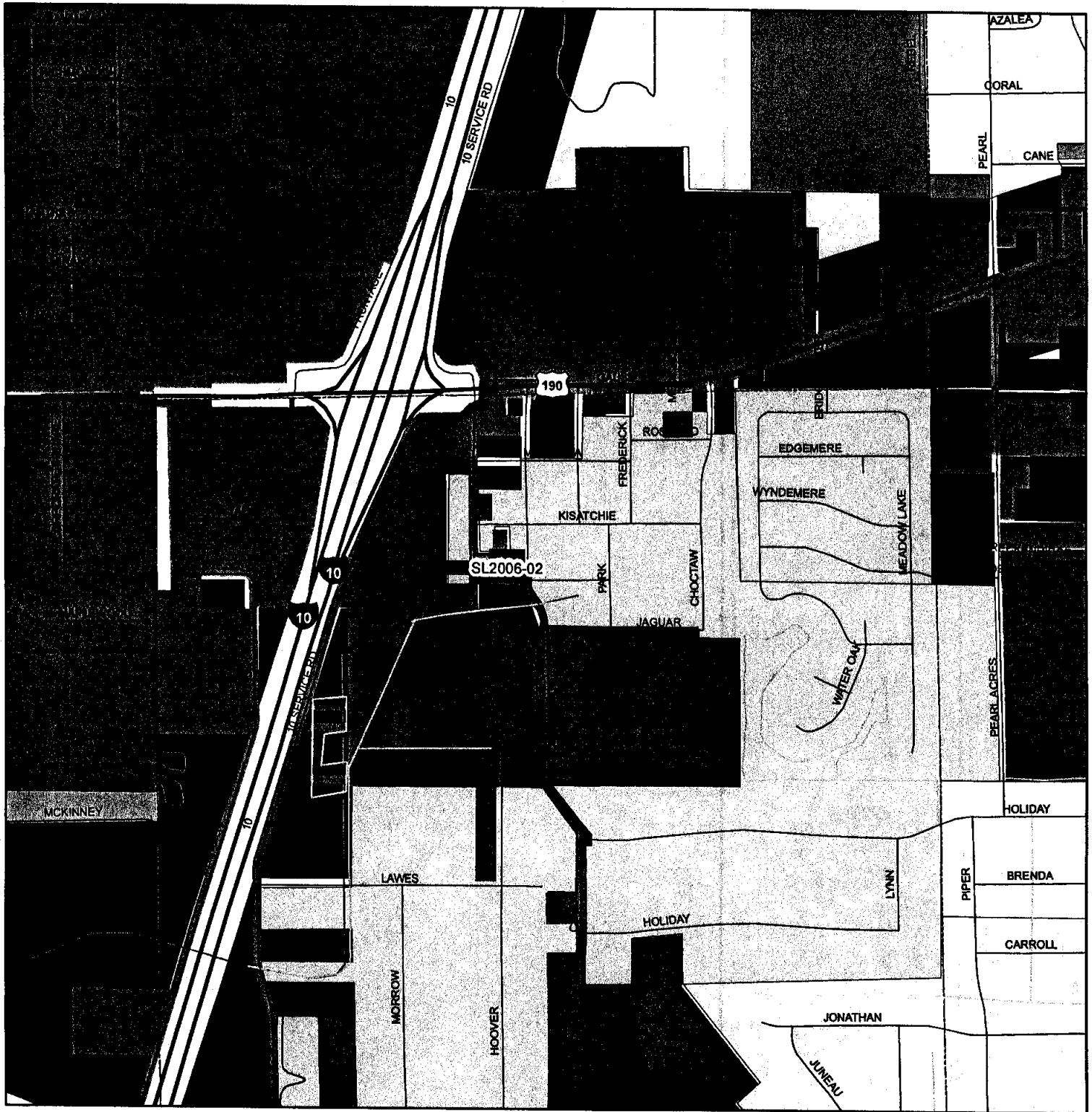
Mr. Robert Thompson
St. Tammany Parish Government
21490 Koop Dr., Suite 600
Mandeville, LA 70471



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MAILED FROM ZIP CODE 70458

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Proposed Annexation



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

Kevin C. Davis,
President



Legend

- ap-sl2006-02
- parish_laterals_n83leaps
- Sections

Zoning Classifications - Rev 01/06

- Rural
- SA Suburban Agriculture
- A-1 Suburban
- A-2 Suburban
- A-3 Suburban
- A-4 Single Family Residential
- MH Mobile Home
- A-5 Two Family Residential
- A-6 General Multiple Family
- SD Special District

- RC Recreation/Conservation
- ID Institutional
- PUD Planned Unit Development
- LC Light Commercial
- C-1 Neighborhood Commercial
- C-2 Highway Commercial
- C-3 Planned Commercial
- M-1 Light Industrial
- M-2 Intermediate Industrial
- M-3 Heavy Industrial
- Streets
- Slidell

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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0 285 570 1,140 1,710 2,280 Feet

SL2006-02 Note History

S. Fontenot – Proposal complies with Louisiana Revised statutes relative to procedure and connectivity.

The proposal does intensify the zoning of the subject property. Concurrence would result in the sharing of the 2 cent sales tax in accordance with the applicable sales tax agreement.

R.S. Section 172A. (1)(e) Requires concurrence of the Parish to permit the intensification of zoning upon annexation. If concurrence is not forthcoming, the rezoning would not be permitted for a period of two years.

T. Brown – No sewer or water implications.

B. Thompson – Currently there are no vendors located on property.