

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1930

COUNCIL SPONSOR: STEFANCIK/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE VILLAGE OF FOLSOM ANNEXATION AND REZONING OF 1.35 ACRES ACRES OF LAND MORE OR LESS FROM PARISH RURAL DISTRICT TO VILLAGE OF FOLSOM COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT SE CORNER OF HWY 25 & FARMERS VILLAGE ROAD, SECT 3, T-5-S, R-10-E, ST. TAMMANY PARISH, LA, WARD 2, DISTRICT 3.

WHEREAS, the VILLAGE OF FOLSOM is contemplating annexation of 1.35 ACRES acres of land more or less owned by Dennis Glass, and LOCATED AT SE CORNER OF HWY 25 & FARMERS VILLAGE ROAD, SECT 3, T-5-S, R-10-E, ST. TAMMANY PARISH, LA, Ward 2, District 3 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by the VILLAGE OF FOLSOM and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish Rural District to VILLAGE OF FOLSOM COMMERCIAL District which is an intensification of zoning; and

WHEREAS, the property is **not** developed and the proposed annexation **would not** result in a split of the sales tax revenues, *all sales tax revenue accrues to the Village of Folsom.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the VILLAGE OF FOLSOM annexation and rezoning of 1.35 ACRES acres of land more or less, LOCATED AT SE CORNER OF HWY 25 & FARMERS VILLAGE ROAD, SECT 3, T-5-S, R-10-E, ST. TAMMANY PARISH, LA from Parish Rural District to VILLAGE OF FOLSOM COMMERCIAL District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and the VILLAGE OF FOLSOM.*

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the VILLAGE OF FOLSOM 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 VILLAGE OF FOLSOM 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:

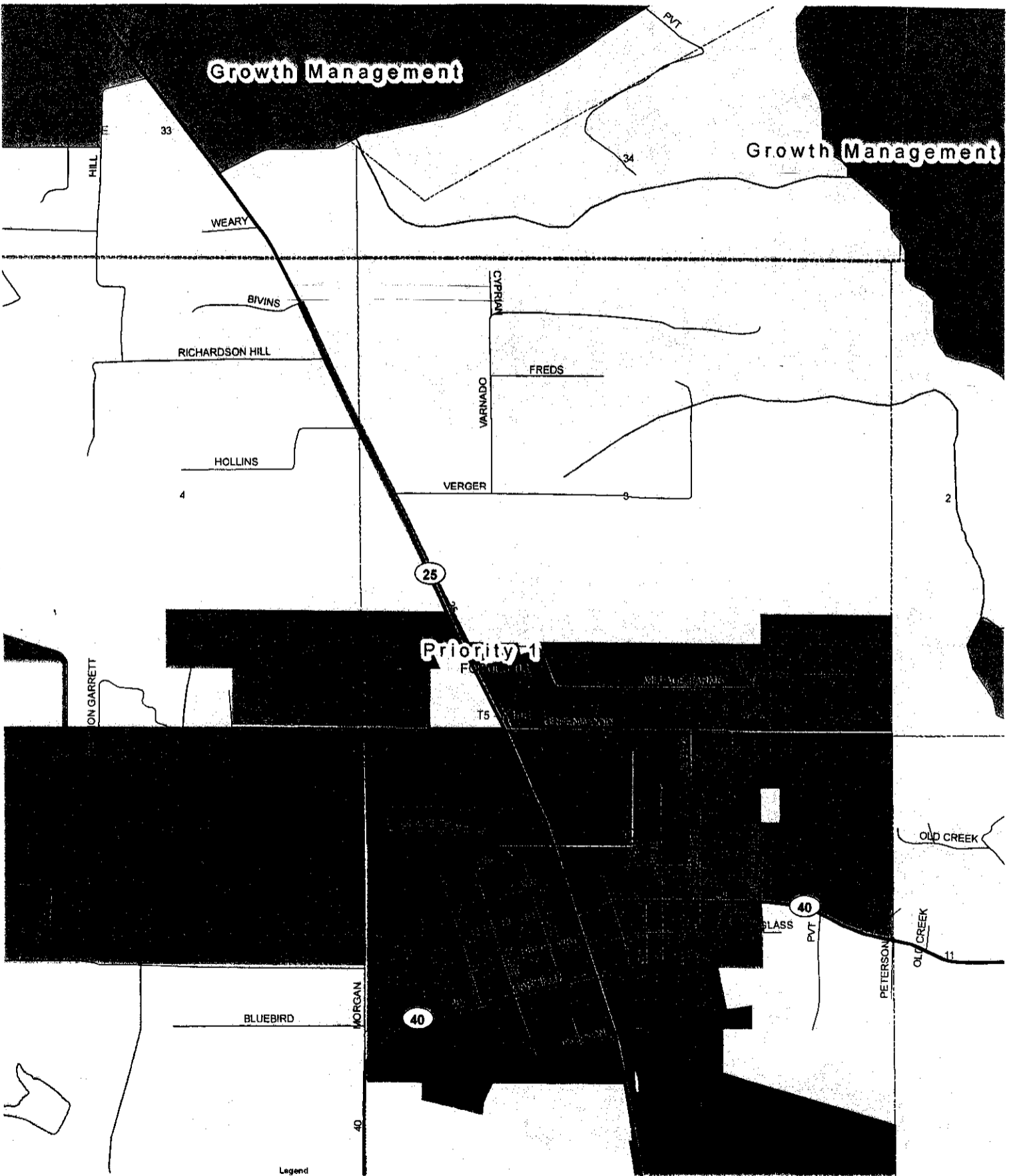
ABSENT:

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 (FO2006-03)



Growth Management

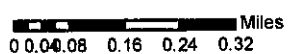
Growth Management

Priority-1

Proposed Annexation

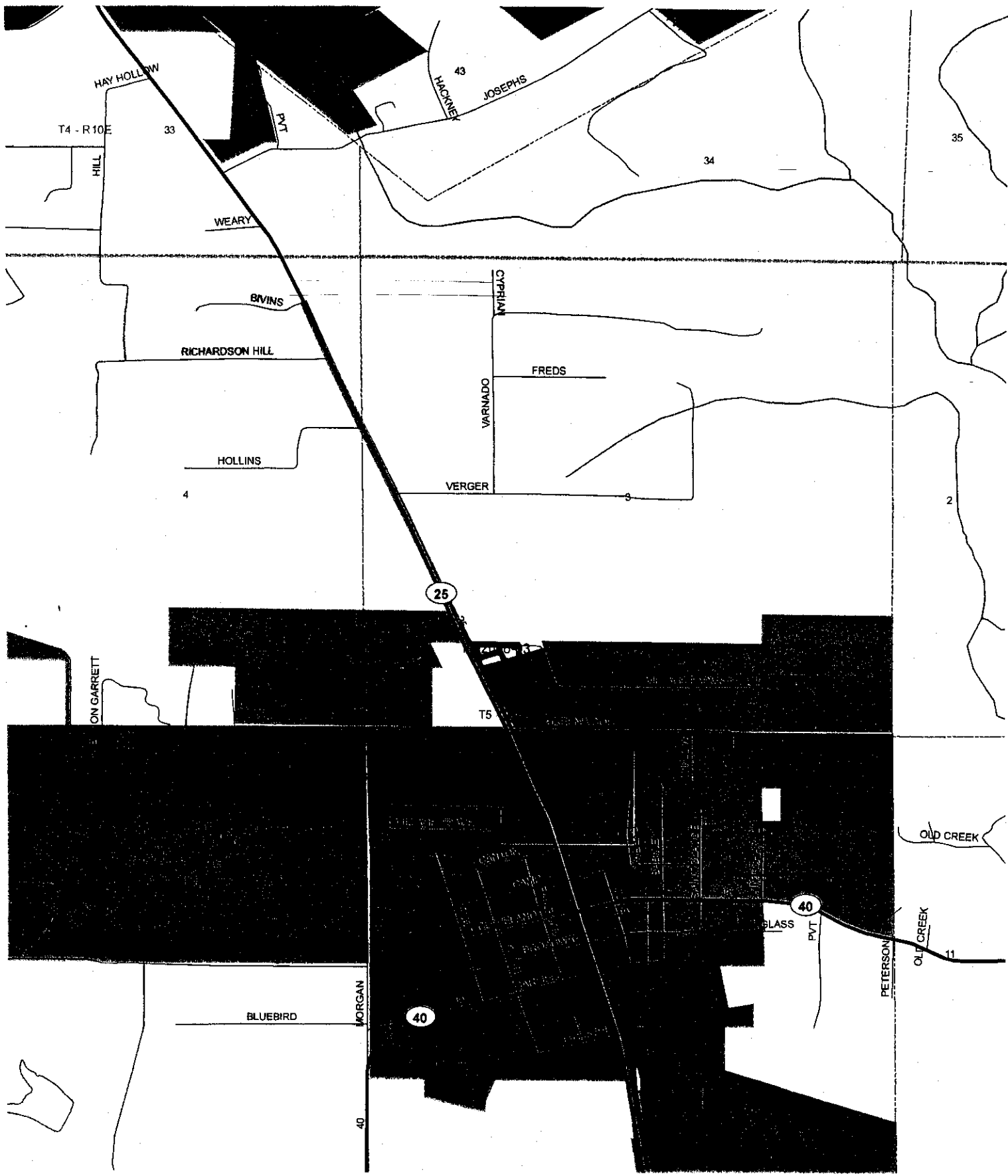
- Legend**
- sp-102005-03
 - Streets
 - Major Roads
 - Streams
 - Streams
 - Township/Range
 - Folsom
 - Folsom_UG_Areas
 - TAX_TYPE
 - Priority 1
 - Priority 2
 - Growth Management
 - Folsom_UG_Areas
 - TAX_TYPE
 - Priority 1
 - Priority 2
 - Growth Management

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.
 Copyright (c) 2006, St. Tammany Parish, Louisiana. All rights reserved.



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

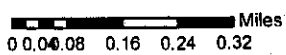
Kevin C. Davis,
 President



Proposed Annexation

Legend		
10/10/2008-03	Street	RD Recreation/Conservation
Major Road	RD Suburban Agriculture	RD Institutional
Stream	A-1 Suburban	RD Planned Unit Development
Swamp/Ramp	A-2 Suburban	LD Light Commercial
Police	A-3 Suburban	C-1 Neighborhood Commercial
OMA	A-4 Single Family Residential	C-2 Highway Commercial
MCO	M-1 Mobile Home	C-3 Planned Commercial
POD	A-5 Two Family Residential	M-1 Light Industrial
SRO	A-6 General Multiple Family	M-2 Intermediate Industrial
SSO	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.
 Copyright (c) 2008, St. Tammany Parish, Louisiana. All rights reserved.



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

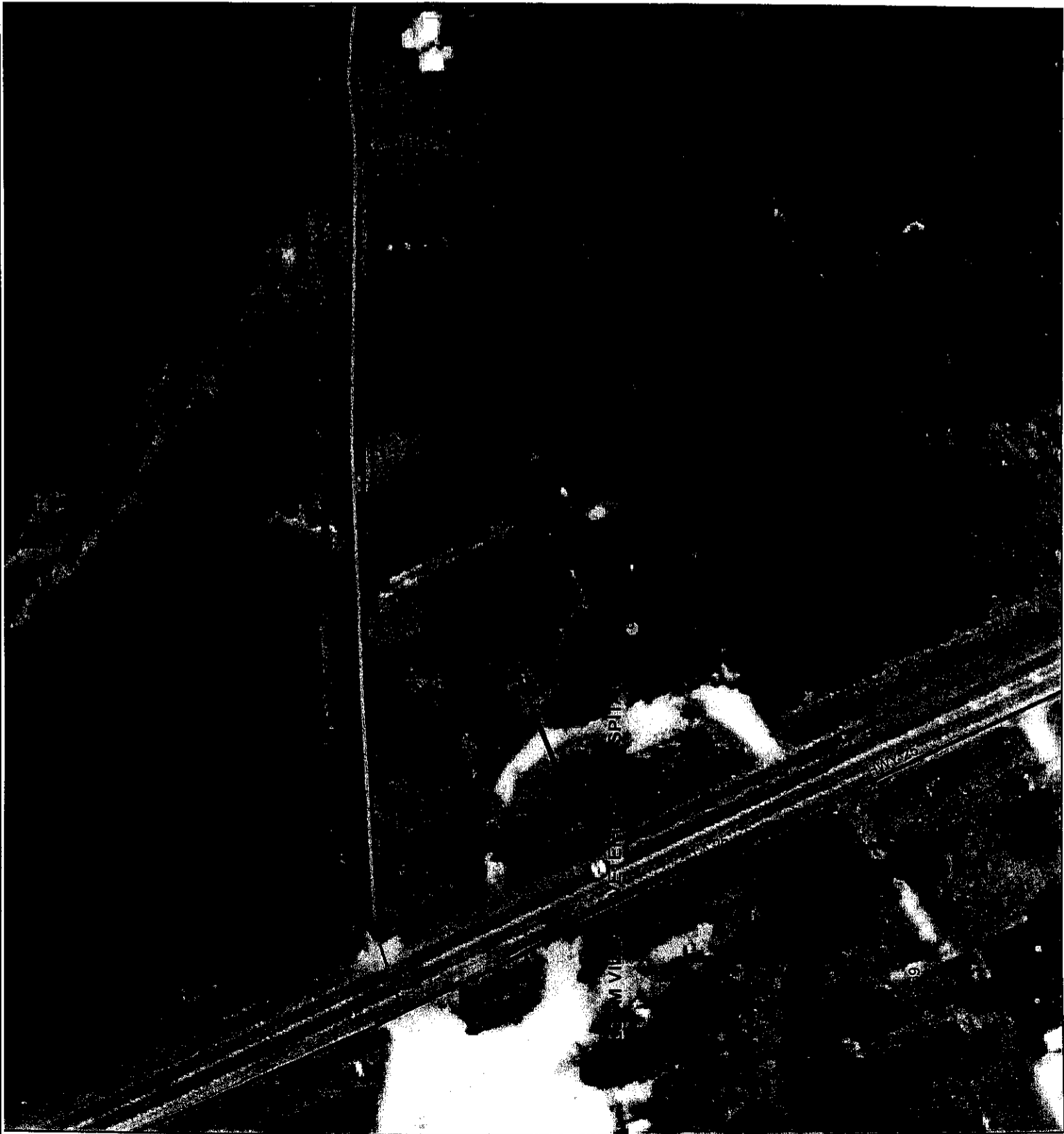
Kevin C. Davis,
 President



Legend

Map-fo2006-03

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.
 Copyright (c) 2004. St. Tammany Parish, Louisiana. All rights reserved.



Annexation package checklist:

Annexation F0 2006-03

- Ework time stamp document
- Annexation Request
(Should include; owner request,
property description, survey, etc.)
- Resolution
- Zoning map
- Enhancement map
(If applicable)
- Aerial map
- Ework notes



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

October 11, 2006

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

City of Folsom, submitted this annexation request on 9/28/2006 3:49:41 PM. The city case number assigned is and the parish reference number is FO2006-03.

Ework notes:

Annexation FO2006-03

Submitted by whom	Submitted when	Comment
S Fontenot – Planning	10/6/2006	The proposal complies with Louisiana Revised Statutes relative to annexations The proposal complies with the Folsom growth management agreements
T Brown – DES	10/11/2006	No DES issues
R Waldrup – GIS	10/5/2006	It appears that part of the site is already in the city.
R Thompson – D3	10/12/2006	Zoning intensification - Parish rural district to Village of Folsom Commercial District.
R Thompson – D3	10/11/2006	Currently there are no vendors located on property
J Gustafson – Engr	10/13/2006	No Engineering issues
J Lobrano – PW	10/17/2006	If proposal is accepted P/W will remove Village Farms Road from our maintenance system

F02006-03

VILLAGE OF FOLSOM
Information for Proposed Annexation



1. General description of property to be considered for annexation:
(Location)
674.68 # on Village Farms Rd
161.74 # on Hwy 25
2. Number of acres involved: 1.35
3. Present use or uses of property: VACANT
4. Proposed use or uses of property: COMMERCIAL
5. Zoning classification(s) requested for proposed annexation:
COMMERCIAL
6. Number of existing residential units/commercial structures in proposed area to be annexed:
 - Existing single family structures: _____
 - Existing multi-family structures: _____
 - Existing multi-family housing units: N/A
 - Existing commercial structures: _____
7. Existing services and infrastructure in area requesting annexation:
WATER
 - a) What type(s) of water system serves the area?
Village of Folsom
 - b) Who owns and maintains the system?
Village of Folsom
 - c) What are the minimum and maximum size water lines in area (on public right-of-way)?

SEWER

- a) What type of sewer system serves the area?

- b) Who owns and maintains the system?

- c) What are the minimum and maximum size sewer lines in area (in public right-of-way)?

STREETS

- a) Approximately how many linear feet of street/road is in the area?

- b) Who maintains the streets?
City of Folsom + State
- c) What is the present street right-of-way width?
60ft
- d) Are any streets less than 50 feet in width (r.o.w.)?
NO
- e) With what material are the streets paved? (may check more than one below):
 - _____ concrete
 - _____ gravel
 - _____ dirt
 - asphalt
 - _____ other

LIGHTING

- a) Is there any street lighting in area? _____
- b) Who maintains street lighting? _____

SANITATION

- a) How is garbage and trash collection now handled?

8. What are the major streets presently used for vehicular access to the area?

Hwy 25 Village Farms Rd

9. Are any new streets proposed to be built for access to the area? NO

10. If public water and sewer service is not available in any or all parts of the area under consideration, how will these services be paid for and by whom?

OWNER

11. Is a map indicating the location and boundaries of the proposed annexation attached here? yes If not, please attach one.

12. What portions of the proposed annexation are contiguous with present Village of Folsom boundaries?

3 sides

13. Please attach a petition and legal description of the area that you would like to annex.

Name and phone number of each person requesting annexation. (Or attach a list.)

NAMES

PHONE NUMBERS

Dennis Glass

(985) 796-3165

() _____

() _____

() _____

ADD SECTION 18.7 TO EXISTING SUBDIVISION REGULATIONS

SECTION 18.7: MINIMUM ANNEXATION STANDARDS AND PROCEDURES

a) **Review by Planning Commission:** A request by for annexation of property into the corporate limits of Folsom will be reviewed by the Planning Commission before being forwarded, with a recommendation, to the Board of Alderman.

b) **Documentation to be Included with Request:** The request for annexation by the property owners or residents must be accompanied by the following information and documentation from those requesting the annexation. (If the information is not complete, the Village may not be able to complete the annexation procedure.)

1. A signed petition for annexation which describes the annexation boundaries as a legal description along with the proper survey, plat, or map.
2. The petition signed by at least 51% of the property owners of the property to be annexed, at least 51% of the registered voters in the area to be annexed, and signatures representing at least 25% of the assessed land value of the area to be annexed. Such signatures must be accompanied by the signees' physical and mailing addresses and the property assessment number of each parcel of land to be annexed.
3. Such information and the petition should be submitted to the Village at least 10 14 days before the date of the Village of Folsom Planning Commission meeting.
4. The propertyowners and/or the Village Zoning Commission must request that an appropriate zoning classification be assigned to all property being annexed at the time of such annexation.

c) **Public Hearing to be Held:** The Planning Commission may only vote on a recommendation for annexation after a public hearing has been duly advertised and conducted. At least one advertisement in a newspaper of local circulation must be printed at least 2 days in advance of the public hearing before such hearing is held. The public should be invited to attend and to make comment. The Planning Commission may hold a second public hearing if needed.

d) **Recommendation by the Planning Commission:** After the public hearing is held and all proper information submitted to the Village by the petitioners, the Planning Commission shall vote to recommend or not recommend the annexation to the Village Board of Alderman. A recommendation may be accompanied by conditions set forth by the Planning Commission. Such recommended conditions may include the need for

the petitioners to make changes or upgrades to the streets and utilities in the annexed area before annexation can take place. All recommendations on the annexation shall be forwarded to the Board of Aldermen so that they may review the matter, which must be voted upon as an ordinance amending the corporate boundaries and the zoning map of record.

- e) **Notices to the Public after Annexation:** If the annexation request is voted upon favorably by the Board of Aldermen and the annexation petition is approved by the Parish Assessor and Registrar of Voters, then the following parties (at a minimum) will be notified about the annexation:


- FIRE DEPARTMENT
- POLICE DEPARTMENT
- 911 COMMUNICATION DISTRICT
- ELECTRIC COMPANY PROVIDER
- GAS PROVIDER
- CABLE PROVIDER
- PHONE COMPANY
- PARISH SHERIFF'S OFFICE
- SCHOOL BOARD

AMEND VILLAGE OF FOLSOM ZONING ORDINANCE TO ADD SECTION 18.407

18.407 An annexation that is approved by the Board of Aldermen, as per Section 18.7 of the Subdivision Ordinance, shall be recognized by the Village Zoning Commission as a legal amendment to the official Zoning Map of the Village. Such Zoning Map shall be adjusted to reflect the newly annexed area and its zoning classification(s).

ANNEXATION FORM

We, the undersigned, do hereby petition the Village of Folsom for annexation of our properties into the corporate limits of Folsom. We are registered voters in St. Tammany Parish and/or owners of the property to be annexed.

PROPERTY OWNER/VOTER NAME (PLEASE PRINT)	PHYSICAL ADDRESS OF PROPERTY TO BE ANNEXED	MAILING ADDRESS OF OWNER	ASSESSMENT #	SIGNATURE (S) OF OWNER (S)
Devon's Glass		8444 Folsom Rd Folsom, LA 70437		

CTIC-3009
Schedule A, Commitment

**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT
SCHEDULE A**

Agent File No.: A-9813

Effective Date: July 18, 2006

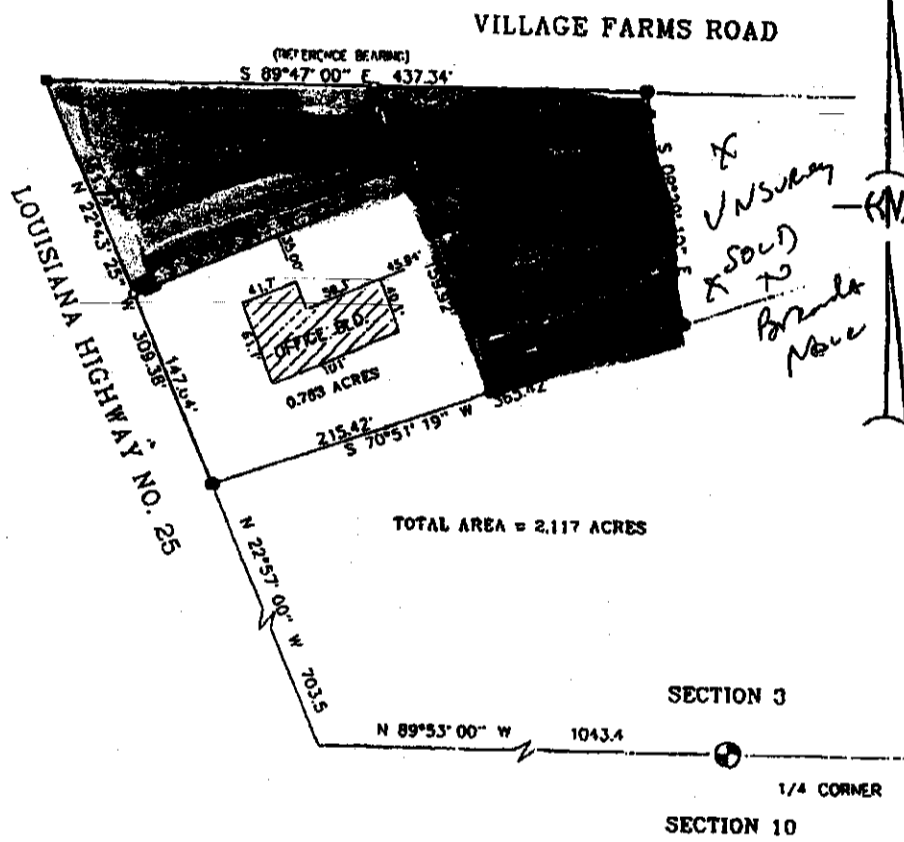
LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 3, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana and being more fully described as follows, to-wit:

Commence at the quarter corner common to Sections 3 and 10, Township 5 South, Range 10 East and run North 89 degrees 53 minutes 00 seconds West a distance of 1043.4 feet to the Eastern right-of-way of Louisiana Highway 25; thence along said right-of-way North 22 degrees 57 minutes 00 seconds West a distance of 703.5 feet to an iron; thence continue along said right-of-way North 22 degrees 43 minutes 25 seconds West a distance of 147.64 feet to an iron serving as the Point of Beginning.

From the Point of Beginning continue along said right-of-way North 22 degrees 43 minutes 25 seconds West a distance of 161.74 feet to an iron located at the Southeast intersection of La. Hwy. 25 and Village Farms Road; thence go South 89 degrees 47 minutes 00 seconds East a distance of 437.34 feet to an iron; thence go South 09 degrees 29 minutes 10 seconds East a distance of 166.15 feet to an iron; thence go South 70 degrees 51 minutes 19 seconds West a distance of 150.00 feet to an iron; thence go North 21 degrees 50 minutes 07 seconds West a distance of 159.92 feet to an iron; thence go South 67 degrees 35 minutes 24 seconds West a distance of 217.48 feet back to the Point of Beginning.

This parcel contains approximately 1.35 acres, more or less, and is more fully shown on the survey of Kelly J. McHugh & Assoc., Inc., Job No. R97-005-2, dated 8/25/97, a copy of which is annexed hereto and also at Instrument No. 1107920 of the official records of St. Tammany Parish, Louisiana.



--- LEGEND ---

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

THIS PROPERTY IS LOCATED IN FLOOD ZONE C. BASE FLOOD ELEV. N/A. F.I.R.M. PANEL NO. 225205 0125C. REV. 10-17-89

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF PROBABLY HOLDING ON TITLE OPINION OR TITLE POLICY WILL BE INTERPRETED UPON REQUEST, AS SURVEYOR HAS NO PERFORMANCE AND TITLE SEARCH OR ABSTRACT.



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.

REFERENCES:

1. SURVEY BY GERALD FUSSELL, DATED 6-25-85 AND NUMBERED 81 5087.
2. SURVEY BY JERON R. FITZPATRICK, DATED 1-2-85 AND NUMBERED 3761.

BOUNDARY SURVEY OF:	
VARIOUS PARCELS SECTION 3, T-5-S, R-10-E ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
LEONARD BROWN	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 70481	
SCALE: 1" = 100'	DATE: 8-25-97
DRAWN: R.F.D.	JOB NO: 197-005-2
REVISION:	