

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1904

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 25.2 ACRES ACRES OF LAND MORE OR LESS FROM PARISH C-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED NORTH OF HWY 190 W (ADJACENT TO GRAND THEATER SITE ON THE EAST), WARD 9, DISTRICT 11.

WHEREAS, the CITY OF SLIDELL is contemplating annexation of 25.2 ACRES acres of land more or less, owned by LICO of Slidell, and located NORTH OF HWY 190 W (ADJACENT TO GRAND THEATER SITE ON THE EAST), Ward 9, District 11 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish C-2 Highway 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 25.2 ACRES acres of land more or less, located NORTH OF HWY 190 W (ADJACENT TO GRAND THEATER SITE ON THE EAST) from Parish C-2 Highway Commercial District to CITY OF 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 (SL2006-08)

**SL2006-08 Departmental Notes**

| <b>Date</b> | <b>Department</b>      | <b>Who</b>    | <b>Comment</b>   |
|-------------|------------------------|---------------|--|
| 9/15/2006   | Environmental Services | T Brown       | No DES issues  |
| 9/15/2006   | Special Revenue        | B Thompson    | Received request on 9/12   |
| 9/18/2006   | Special Revenue        | B Thompson    | No vendors currently located on property   |
| 9/18/2006   | Planning               | S Fontenot    | Proposal complies with LA Revised Statutes relative to Annexations.  |
| 9/18/2006   | Planning               | S Fontenot    | Proposal is not an intensification of zoning   |
| 9/18/2006   | Engineering            | J Gustafson   | Engineering requests that City coordinate with STP concerning statewide flood control application for Huntwyck Village Drainage Improvements. The subject area may have impacts on specified improvements. |
| 9/18/2006   | Public Works           | B Westerfield | No impact to PW  |

SL2006-08

# THE CITY OF SLIDELL

*Planning and Zoning Commission*

September 5, 2006

CERTIFIED MAIL 7005 1820 0003 4714 8134

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



**Re: A06-10/Z06-16: A request by LICO of Slidell to annex 25.2 ± acres of land located north of Hwy. 190 W. (adjacent to Grand Theater site on the East) and zone from Parish C-2 Highway Commercial to City C-4 Highway Commercial**

Dear Councilman Stafancik:

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, September 18, 2006, at 7:00 p.m. in the City Council Chambers, temporarily located at 1330 Bayou Lane, Slidell, LA.

The public hearing will be held the following month on Monday, October 16, 2006. Final action will not take place by the City Council until after the October 16<sup>th</sup> meeting of the Planning and Zoning Commission.

Your decision to "concur" or "not concur" is not necessary since this is a parallel zoning change and meets the Louisiana annexation laws.

Sincerely,

A handwritten signature in cursive script that reads "Sherry Tomes".

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 Savante, Parish Council Administrator  
Robert K. Thompson /w enclosures  
Slidell City Council

P.O. BOX 828 • SLIDELL, LOUISIANA 70459 • PHONE 985-646-4320

**CITY OF SLIDELL  
PETITION FOR ANNEXATION**

**City of Slidell  
Parish of St. Tammany  
State of Louisiana**

**Date: August 28, 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 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   | PHONE NUMBER  |
|---|---|---|
| LICO of Slidell, Inc.<br>C/O Intradel Corporation<br>Its Authorized Agent<br>(See Attached) | 650 Poydras Street<br>Suite 2805<br>New Orleans, LA 70130 | Phone: 504-569-1776<br>Fax: 504-569-8777<br>Email: kwk@intradel.com |

**There are: NO Resident property owners  
NO Non-resident property owners**

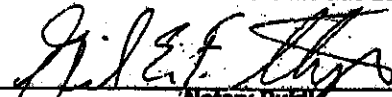
- 3) I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed 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.

**Intradel Corporation (As Authorized Agent)**

BY:   
Kerry W. Kirby, President

**SWORN TO AND SUBSCRIBED before me this 28<sup>th</sup> day of August, 2006.**

  
Notary Public  
Gabriel E. F. [unclear] #29828

**CITY OF SLIDELL  
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION**

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

DATE: August 28, 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: Highway 190

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

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: 25.2 (+/-)

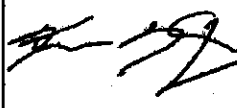
3) The reasons for requesting the zoning change are as follows:  
To have comparable zoning with the City of Slidell upon Annexation.

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.

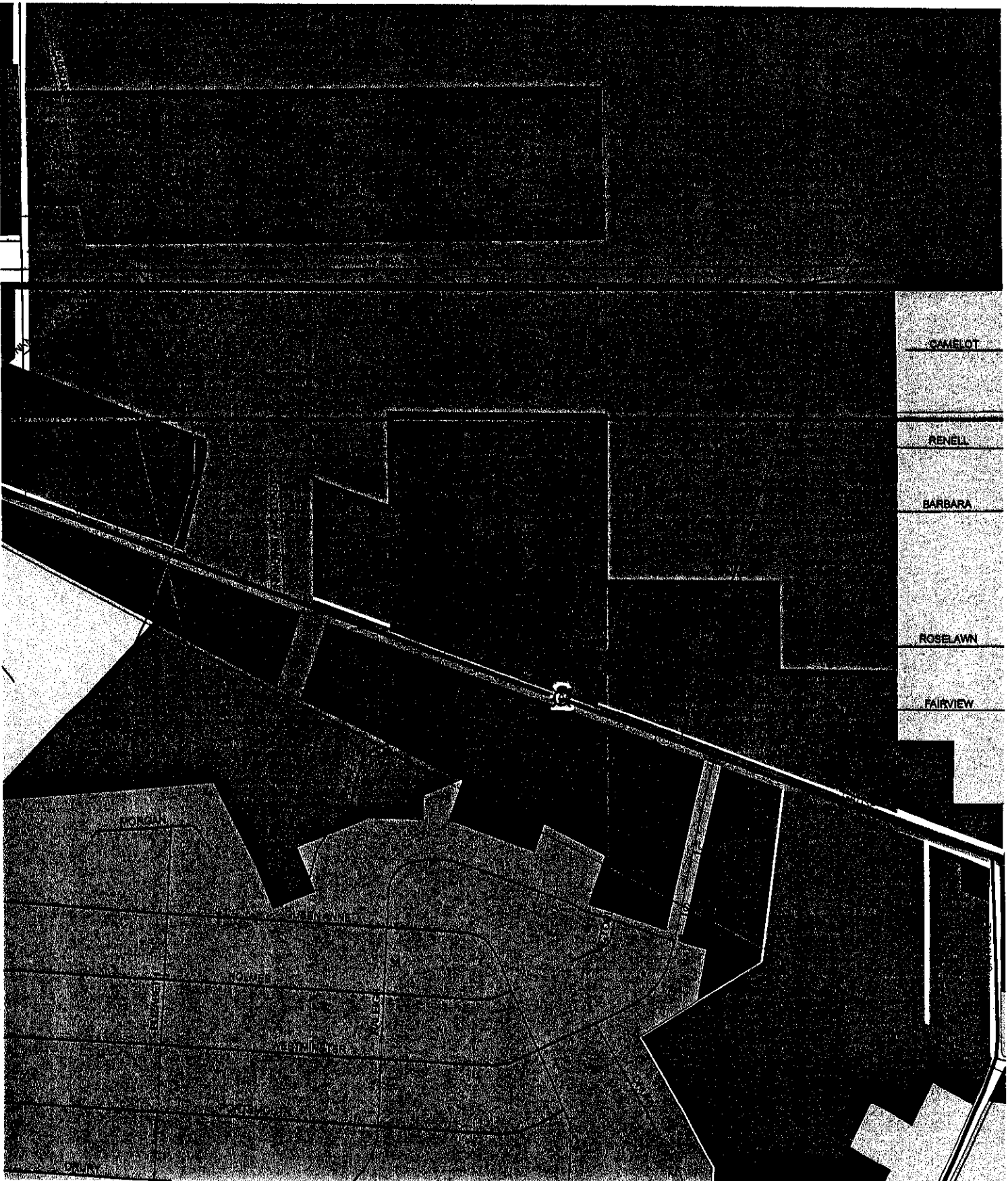
6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the afore described property be changed

FROM: C-2 (Parish) (Existing classification) TO: C-4 (City) (Proposed classification)

| Signature   | Printed Name                 | Mailing Address   | Phone #      | % Land Owned                  |
|---|------------------------------|---|--------------|-------------------------------|
|  | Kerry W. Kirby,<br>President | Intradel Corporation<br>Attn: Kerry W. Kirby<br>650 Poydras Street<br>28 <sup>th</sup> Floor<br>New Orleans, LA 70130 | 504-569-1776 | 100% as<br>Agent for<br>Owner |

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





### Proposed Annexation

#### Legend

|                |                               |                              |
|----------------|-------------------------------|------------------------------|
| pp-02006-06    | Rural                         | RC Recreation/Conservation   |
| Streets        | SA Suburban Agriculture       | ID Institutional             |
| Major Roads    | A-1 Suburban                  | PUD Planned Unit Development |
| Streams        | A-2 Suburban                  | LC Light Commercial          |
| Township/Range | A-3 Suburban                  | C-1 Neighborhood Commercial  |
| Oives          | A-4 Single Family Residential | C-2 Highway Commercial       |
| GMA            | NH Noble Home                 | C-3 Planned Commercial       |
| MCO            | A-5 Two Family Residential    | M-1 Light Industrial         |
| PCO            | A-6 General Multiple Family   | M-2 Intermediate Industrial  |
| SRO            | SD Special District           | M-3 Heavy Industrial         |
|                |                               | Lake Pontchartrain           |

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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0.00 0.02 0.04 0.06 0.08 Miles



St. Tammany Parish Government  
 P.O. Box 626  
 Covington, LA 70434

Kevin C. Davis,  
 President










Proposed Annexation



St. Tammany Parish Government  
 P.O. Box 626  
 Covington, LA 70434

Kevin C. Davis,  
 President

Legend

-  10-12006-06
-  Streets
-  Major Roads
-  Streams
-  Township/Range
-  Cities
-  Lake Ponchartraine

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 Miles  
 0.01 0.02 0.04 0.06 0.08