

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1862

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 48.528 ACRES OF LAND MORE OR LESS FROM PARISH C-1 NEIGHBORHOOD COMMERCIAL & C-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED NORTH OF HWY 433, WEST OF MARILYN DRIVE, SECTIONS 23, 25 & 26, T9S - R14E, GREENSBURG DISTRICT, WARD 8, DISTRICT 13 .

WHEREAS, the City of Slidell is contemplating annexation of 48.528 Acres of land more or less owned by 433 Exit, LLC, and Located North of Hwy 433, West of marilyn Drive, Sections 23, 25 & 26, T9S - R14E, Greensburg District, Ward 8, District 13 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish C-1 NEIGHBORHOOD COMMERCIAL & C-2 HIGHWAY 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 48.528 Acres of land more or less, Located North of Hwy 433, West of marilyn Drive, Sections 23, 25 & 26, T9S - R14E, Greensburg District, Ward 8, District 13 from Parish C-1 Neighborhood Commercial & C-2 Highway 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 (SL2006-07)

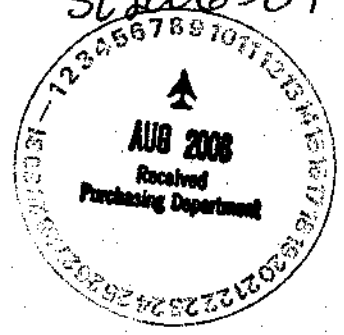
C-1862

SL2006-07



The City of Slidell

BEN O. MORRIS, Mayor
1330 Bayou Lane • P.O. Box 828 • Slidell, Louisiana 70459-0828
Telephone (985) 646-4320 Fax (985) 646-4356



MARTIN BRUNO, JR., FAICP
Director of Planning

August 7, 2006
CERTIFIED MAIL 7005 1820 0003 4714 8073

PLANNING
DEPARTMENT

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

Re: A06-09/Z06-15-A request by 433 Exit, L.L.C., to annex 48.528 acres situated North of Hwy. 433 and West of Marilyn Drive and zone from Parish C-1 Neighborhood Commercial and 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, August 21, 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, September 18, 2006. Final action will not take place by the City Council until after the September 18th meeting of the Planning and Zoning Commission.

We request your concurrence on the zoning change for the portion zoned Parish C-1 Neighborhood Commercial to City C-4 Highway Commercial.

Sincerely,

Sherry Tomes
Sherry Tomes, Secretary
Slidell Planning & Zoning Commission

Enclosures- Applications (Annexation & Zoning)
Survey, legal description

- cc: Mayor Ben Morris
- Martin Bruno, Jr., FAICP, Director of Planning
- Mr. Bill Oiler, CAO, St. Tammany Parish
- Michael Sevante, Parish Council Administrator
- Rusty Waldrup, St. Tammany Parish Department of Development/w enclosures
- Robert K. Thompson /w enclosures
- Slidell City Council

SL2006-07
206-15

**CITY OF SLIDELL
PETITION FOR ANNEXATION**

City of Slidell
Parish of St. Tammany
State of Louisiana

Date: 7/21/06

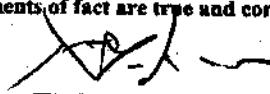
- 1) According to the attached certificate of the Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to our information and belief, there are 0 registered voters residing in the area to be annexed. To obtain this information call the Registrar of Voters office in Covington at (985) 809-5500.
- 2) The property owners of this area are: (please print clearly)

NAME	MAILING ADDRESS	PHONE NUMBER
<u>433 Exit, LLC</u>	<u>1340 Poydras St., Suite 2000</u> <u>New Orleans, LA 70112</u>	<u>504.586-8866</u>
_____	_____	_____
_____	_____	_____

There are: 0 Resident property owners
_____ Non-resident property owners

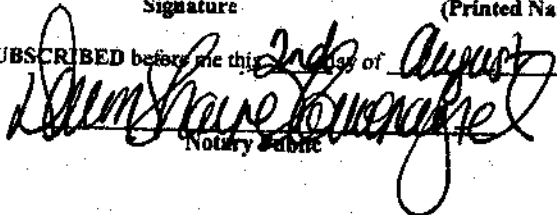
- 3) I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed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

	<u>FOR 433 EXIT LLC</u> <u>HENRY SILVA</u>
_____ Signature	_____ (Printed Name)
_____ Signature	_____ (Printed Name)
_____ Signature	_____ (Printed Name)
_____ Signature	_____ (Printed Name)

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

Dawn Sharpe - Houvenaeghel
Notary Public, State of Louisiana
My Commission is for Life
Notary # 80020


Notary Public

SL2006-07
A06-09

CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

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

DATE: 7/21/06

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: LA Hwy 433 to the south
Marilyn Drive to the west

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

Survey 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: 48.528
- 3) The reasons for requesting the zoning change are as follows: The property is being converted into the City of Slidell with a simultaneous application for appropriate zoning
- 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 Parish C1 & C2 TO C-4 Highway Commercial
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	<u>H33 Edm LLC</u> by <u>Henry Silvia</u>	<u>1240 Reynolds Street, Suite 2000</u> <u>New Orleans, LA 70112</u>		
		<u>504-586-8864</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 2nd day of August, 2006

Dawn Sharpe - Houvenaeghel
Notary Public, State of Louisiana
My Commission is for Life
Notary # 60020

Notary Public

C-1862

SL2006-07

CARL L. MISTRIC, P.R.L.S.
CHAIRMAN
RUSSEL L. MISTRIC, P.R.L.S.
PRESIDENT
JOSH EBARR
OFFICE MANAGER

**C. MISTRIC
SURVEYORS, INC.**
11841 COURSEY BLVD
BATON ROUGE, LA 70816

TELEPHONE: (225) 292-3953
FACSIMILIE: (225) 293-8503
E-MAIL: cmistic@cmistic.com

LEGAL DESCRIPTION PARCEL 7

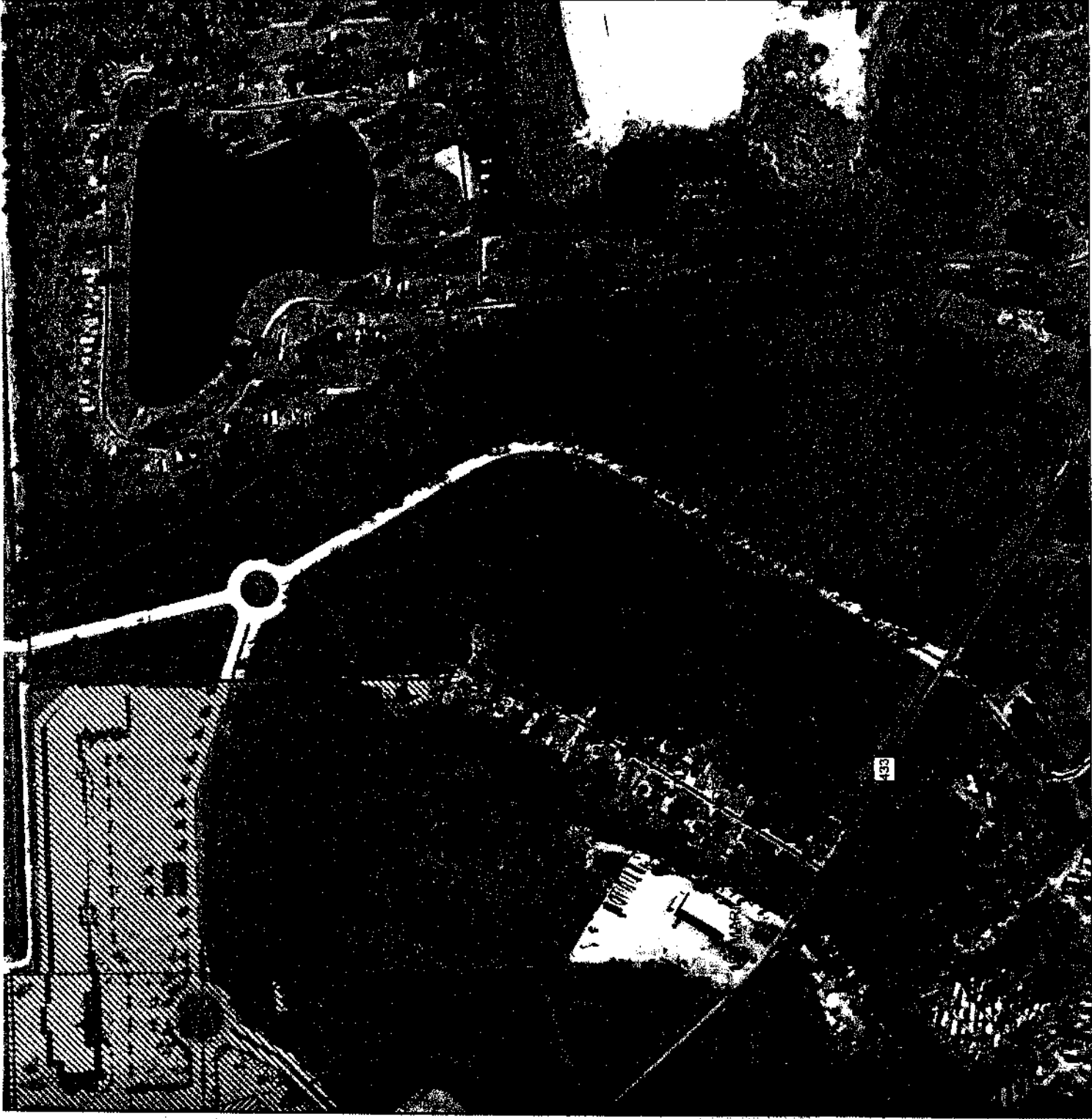
Commence at the northeast corner of section 23, T9S-R14E, GLD, St Tammy Parish, La. thence S89°42'W a distance of 1320.00 feet to a point and turn; Thence South a distance of 2250.84 feet to a point and turn; Thence S00°11'20"E a distance of 385.36 feet to a point and turn; Thence N89°58'18"E a distance of 792.69 feet to the Point of Beginning:
Thence from the Point of Beginning N89°58'18"E a distance of 201.35 feet to a point and turn;
Thence S29°10'00"E a distance of 1610.51 feet to point and turn; Thence S05°03'21"E a distance of 1047.50 feet to point and turn; Thence S13°58'21"W a distance of 78.31 feet to a point and turn; Thence N57°34'54"W a distance of 431.11 feet to point and turn; Thence S32°34'50"W a distance of 500.45 feet to a point and turn on the northerly right of way line of La Hwy 433;
Thence along said northerly right of way line N57°27'56"W a distance of 999.15 feet to a point and turn; Thence leaving said northerly right of way line N32°52'15"E a distance of 1161.11 feet to a point and turn; Thence N70°06'19"W a distance of 225.98 feet to a point and turn; Thence N00°04'46"W a distance of 1126.74 feet to the Point of Beginning Containing 2113871 square feet or 48.528 acres more or less

Slidell

Legend

ap-sl2006-07

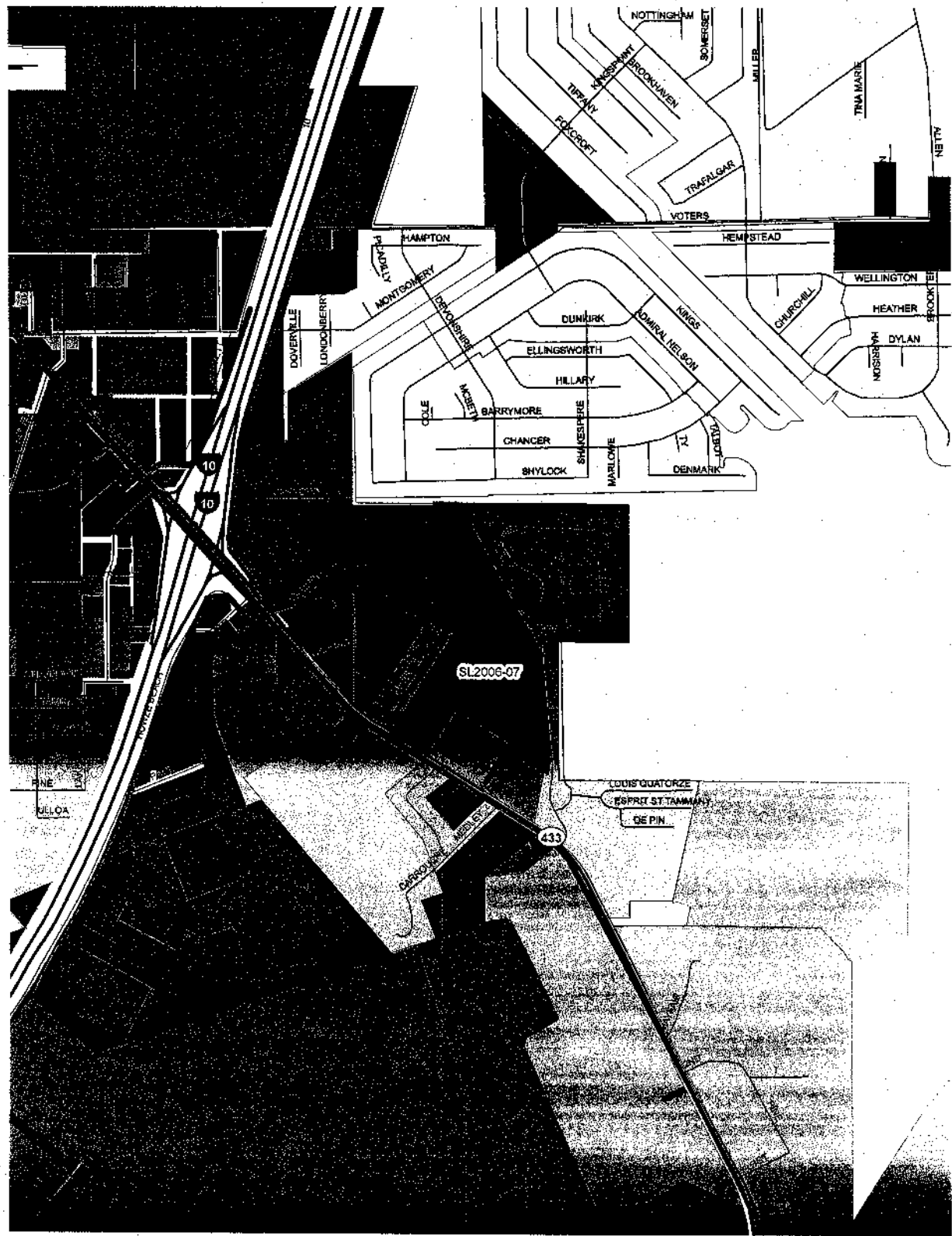
This map was produced by St. Tammany Parish Information Services.
Note: This map is for planning purposes only. It is not a legally recorded plat, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any features is only as accurate as the source information.
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C-1862

C-1862

Proposed Annexation



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

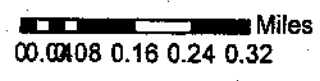
Kevin C. Davis,
President

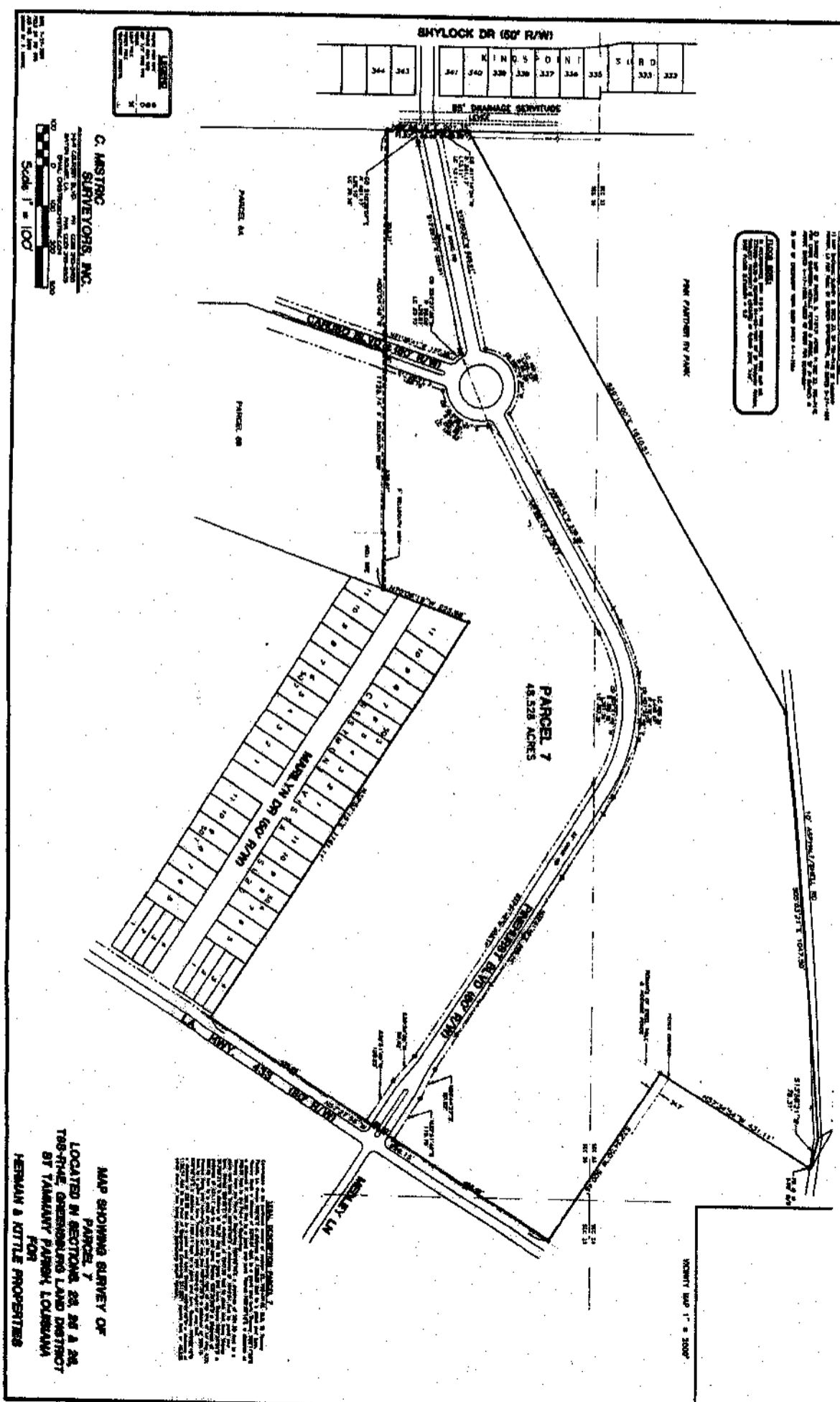


Legend

- | | | |
|-------------|-------------------------------|------------------------------|
| SL2006-07 | Rural | RC Recreation/Conservation |
| Streets | SA Suburban Agriculture | ID Institutional |
| Major Roads | A-1 Suburban | PUD Planned Unit Development |
| GMA | A-2 Suburban | LC Light Commercial |
| MIC | A-3 Suburban | C-1 Neighborhood Commercial |
| PCC | A-4 Single Family Residential | C-2 Highway Commercial |
| BRD | MH Mobile Home | C-3 Planned Commercial |
| SSO | A-5 Two Family Residential | M-1 Light Industrial |
| | A-6 General Multiple Family | M-2 Intermediate Industrial |
| | SD Special District | M-3 Heavy Industrial |
| | | Sidell |

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C-1862

SL2006-07 Ework Departmental Notes

Date	Department	Author	Note
8/9/2006	Special Revenue	B Thompson	Noticed that Pinehurst Blvd is not mapped & portion of Caruso connecting to Pinehurst is not mapped.
8/11/2006	Environmental Services	T Brown	No DES issues
8/14/2006	Public Works	B Westerfield	We have Parish Maintained roads (including Pinehurst) throughout the area. The proposed annexation borders the large subdivision of Kingspoint and nearby Mayfair and Lake gardens all with parish maintained roads. The parcel abuts Marilyn Drive.
8/16/2006	Special Revenue	B Thompson	no vendors are located on property
8/18/2006	Planning	S Fontenot	Proposal complies with Louisiana Revised Statutes relative to annexation Proposal complies with annexation agreement



St. Tammany Parish

District 3 Coordinator
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2865
Fax: (985) 898-5238
e-mail: rthompson@stp.gov.org

Kevin Davis
Parish President

C-1862

August 18, 2006

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

City of Slidell, submitted this annexation request on 8/9/2006. The city case number assigned is A06-09/Z06-15-A and the parish reference number is SL2006-07.