

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2106

COUNCIL SPONSOR: BAGERT/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF .33 ACRES OF LAND MORE OR LESS FROM PARISH SA SUBURBAN AGRICULTURE DISTRICT TO CITY OF SLIDELL C2 NEIGHBORHOOD COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED ON A PORTION OF LOT 7, SCOGIN PARTITION, LOCATED AT 1177 AND 1179 FREMAUX AVENUE, ST TAMMANY PARISH, LOUISIANA, WARD 8, DISTRICT 14.

WHEREAS, the CITY OF SLIDELL is contemplating annexation of .33 ACRES of land more or less owned by Warren Berault and John Schmidt, and is located on a PORTION OF LOT 7, SCOGIN PARTITION, LOCATED AT 1177 AND 1179 FREMAUX AVENUE, ST TAMMANY PARISH, LOUISIANA, Ward 8, District 14 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish SA Suburban Agriculture District to SLIDELL C2 NEIGHBORHOOD COMMERCIAL District which is an intensification of zoning; and

WHEREAS, the property is developed and the proposed annexation **would/would not** result in a split of the sales tax revenues, *all sales tax revenue accrues to the City / Town / Village / Parish. [include this clause only if the annexation would not result in a split and all tax revenue goes to just one party per an annexation agreement] as per the Sales Tax Enhancement Plan for the Parish and the City of Slidell, Ordinance C.S. No. 06-1413 adopted by the Parish Council on October 5, 2006 and providing for the annexation of property in Sales Tax District # 3 by the City of Slidell.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the CITY OF SLIDELL annexation and rezoning of .33 acres of land more or less, located on a PORTION OF LOT 7, SCOGIN PARTITION, LOCATED AT 1177 AND 1179 FREMAUX AVENUE, ST TAMMANY PARISH, LOUISIANA from Parish SA Suburban Agriculture District to CITY OF SLIDELL C2 NEIGHBORHOOD COMMERCIAL District in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Engineering Department will cooperate with the CITY OF SLIDELL in the review of development proposals utilizing the applicable Parish or City Drainage Regulations, whichever is more restrictive, and in compliance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Engineering Department will cooperate with the CITY OF SLIDELL in the review of development proposals utilizing the applicable Parish or City Traffic Impact Regulations, whichever is more restrictive, and in compliance with the provisions of the Sales Tax Enhancement Plan.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

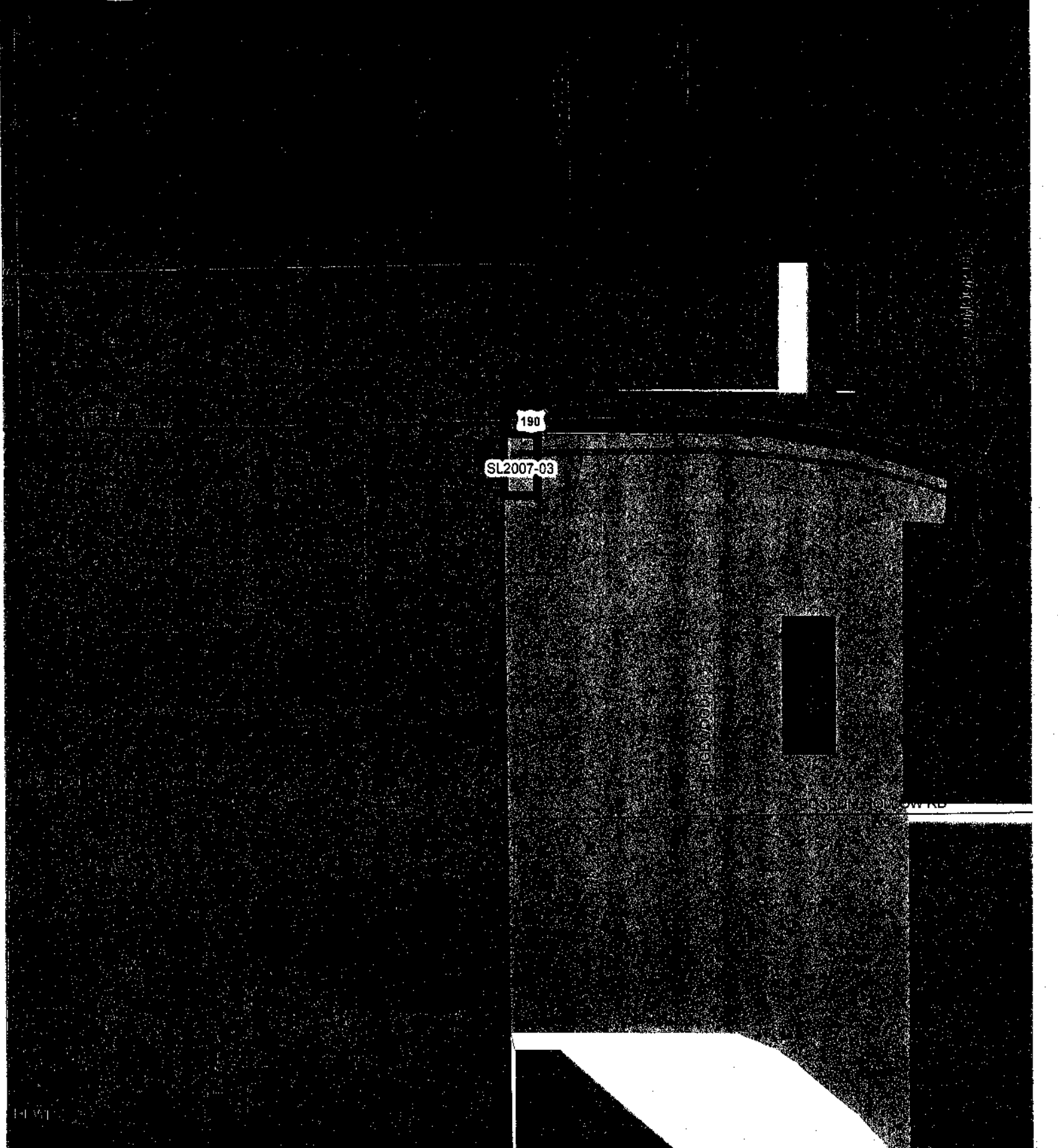
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE ____ DAY OF _____, 2007, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

BARRY BAGERT, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL (SL2007-03)



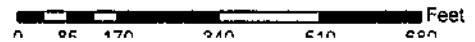
St. Tammany Parish Government
 P.O. Box 628
 Covington, LA 70434

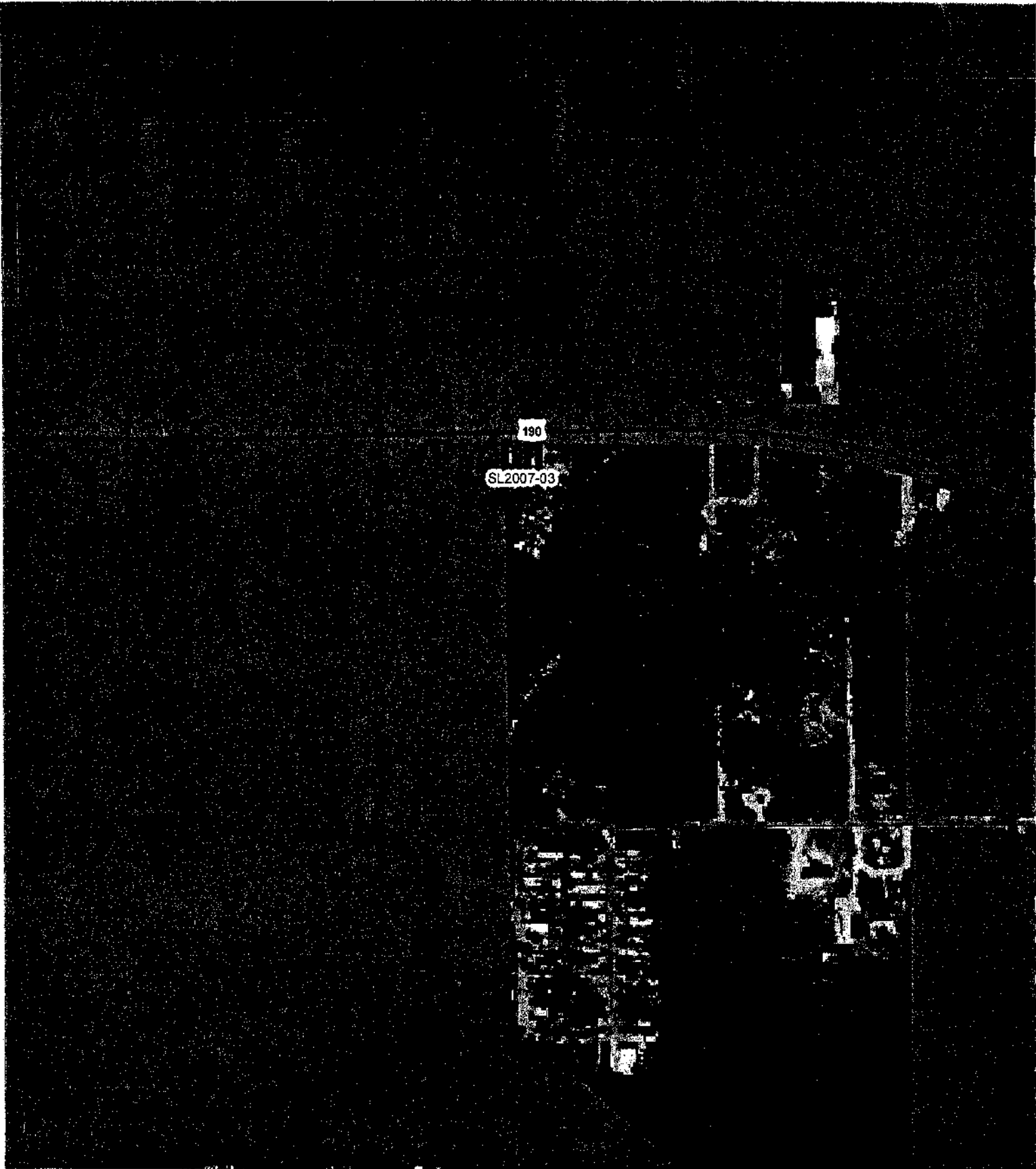
Kevin C. Davis,
 President

Annexation Request

Legend			
	SL2007-03		Rural
	Major Roads		SA Suburban Agriculture
	Streets		A-1 Suburban
	Cities-unified		A-2 Suburban
	GMA		A-3 Suburban
	MIC		A-4 Single Family Residential
	PCO		MH Mobile Home
	SRD		A-5 Two Family Residential
	SSO		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

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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Annexation Request

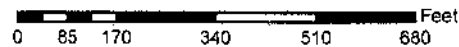


St. Tammany Parish Government
 P.O. Box 628
 Covington, LA 70434

Kevin C. Davis,
 President

- Legend**
-  SL2007-03
 -  Major Roads
 -  Streets
 -  Cities-united

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ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. BOX 628
COVINGTON, LA 70434
PHONE: (985) 898-2529
FAX: (985) 898-3003
e-mail: planning@stpgov.org

SL2007-03

Kevin Davis
Parish President

C-2106

RECEIVED

MAY 03 2007

Memo

TO: Robert "Bob" Thompson

FROM: Sidney Fontenot, AICP 
Director of Planning

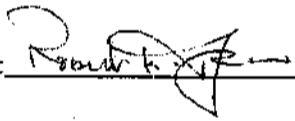
DATE: May 3, 2007

Please find transmitted a request for annexation from the City of Slidell.

- A07-03/Z07-04: A request by Warren Beraut and John Schmidt to annex a portion of Lot 7, Scogin Partition, located at 1177 and 1179 Fremaux Avenue and zone from Parish SA to City C-2 Neighborhood Commercial.

If you have any questions, please feel free to give me a call.

Attachments- Letter from City of Slidell
Applications (Annexation & Zoning)
Legal Description & Survey

RECEIVED BY:  DATE: 5/3/2007

THE CITY OF SLIDELL

Planning and Zoning Commission

C-2106



May 1, 2007

CERTIFIED MAIL 7006 0810 0005 6859 3923

Mr. Sidney Fontenot, Planning Dir.
St. Tammany Parish Planning Dept.
21490 Koop Drive, Suite 500
Mandeville, LA 70471

RE: A07-03/Z07-04: A request by Warren Berault and John Schmidt to annex a portion of Lot 7, Seogin Partition, located at 1177 and 1179 Fremaux Avenue and zone from Parish SA to City C-2 Neighborhood Commercial

Dear Mr. Fontenot:

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 21, 2007, 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 18, 2007. Final action will not take place by the City Council until after the June 18th meeting of the Planning and Zoning Commission.

Sincerely,

Sherry Tomes, Secretary
Slidell Planning & Zoning
Commission

Enclosures- Applications (Annexation & Zoning)
Survey

cc: Mayor Ben Morris
Martin Bruno, Jr., FAICP, Director of Planning

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

CITY OF SLIDELL
PETITION FOR ANNEXATION

C-2106

City of Slidell
Parish of St. Tammany
State of Louisiana

Date: 4-23-07

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.

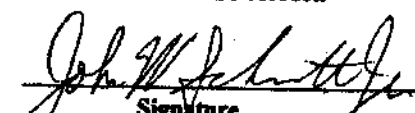
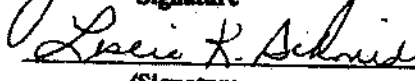


2) The property owners of this area are: (please print clearly)

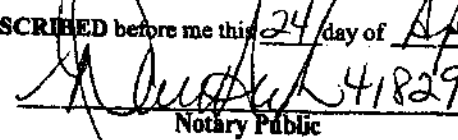
NAME	MAILING ADDRESS	Slidell, La.	PHONE NUMBER
John W. Schmidt Jr.	300 Dove Dr.	70461	(985) 641-3037
Leslie K. Schmidt	300 Dove Dr.	Slidell La. 70461	(985) 641-3037
Warren L. Beraut	1302 Marina Dr.	Slidell La. 70461	(985) 649-3581
Kathleen C. Beraut	1302 Marina Dr.	Slidell La. 70461	(985) 649-3581

There are: 0 Resident property owners
4 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.

	John W. Schmidt, Jr.
Signature	(Printed Name)
	Leslie K. Schmidt
Signature	(Printed Name)
	Warren L. Beraut
Signature	(Printed Name)
	Kathleen C. Beraut
Signature	(Printed Name)

SWORN TO AND SUBSCRIBED before me this 24 day of April 2007.

Notary Public 41829
DARLENE Y. HUBBS
NOTARY PUBLIC, ST. TAMMANY PARISH, LA.
MY COMMISSION EXPIRES AT DEATH

CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

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

DATE: 4-23-07

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: Fremaux Ave and 11th Street

And identified by Lot, Square/Block, and Subdivision name as follows:
Parcel, Section 11, Township 9 South, Range 14 East

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: 1/3 acre approximately

3) The reasons for requesting the zoning change are as follows:
To conform with adjacent property under SAME ownership in City Limits.

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 Suburban Agriculture ² C-~~A~~ Neighborhood
(Existing classification) (Proposed classification) Commercial

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
<i>[Signature]</i>	Johanna Schmidt	Slidell 70461	985-3037	25%
<i>[Signature]</i>	Leslie K Schmidt	300 DAVE DR	985-3037	25%
<i>[Signature]</i>	L. Boman	1302 MARINA DR	985-649	25%
<i>[Signature]</i>	Kathleen C. Boman	25625 70458	3581	25%

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.

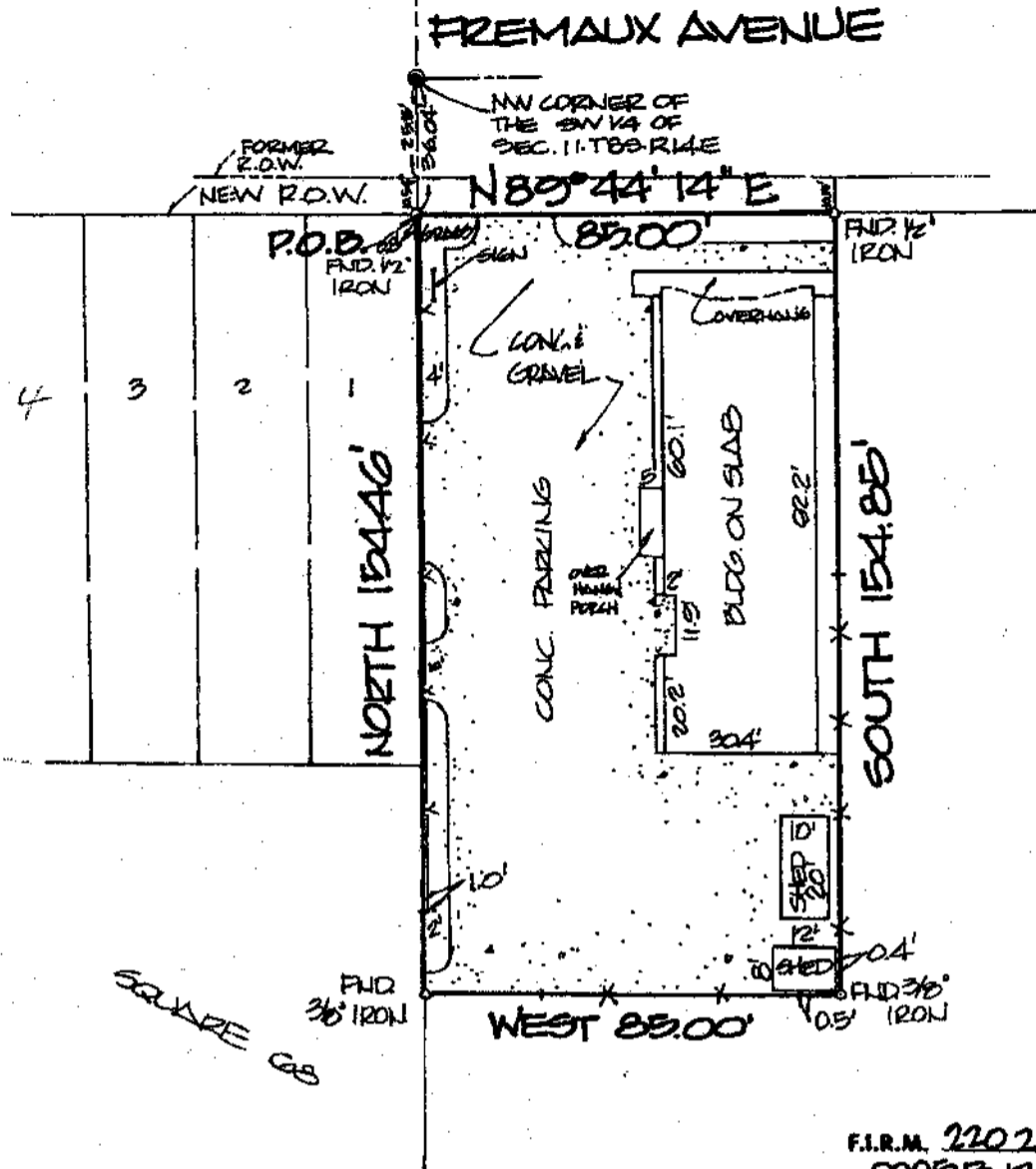
SWORN TO AND SUBSCRIBED before me this 24 day of April, 2007.

[Signature]
41829
Notary Public ENE Y. HUDSON
NOTARY PUBLIC, ST. TAMMANY PARISH, LA
MY COMMISSION EXPIRES AT DEATH

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.

C-2100



F.I.R.M. 22070A
 0005B 12-16-80
 ZONE A4 B.F.E. 90

ADDRESS:

SURVEY NO. 260487
 DATE: MAR 12, 1996

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

DRAWN BY: LAD
 SCALE: 1" = 30'

REVISED:

SURVEY MAP OF: A PARCEL OF LAND
 LOCATED IN: SECTION 11, T9S, R14E
 ST. TAMMANY PARISH LOUISIANA



CERTIFIED TO: WARREN BERHAULT AND
 JOHN W. SCHMIDT, JR.

SURVEYED BY:
 J.V. Burkes III
 J.V. BURKES III

LEGAL DESCRIPTION

C-2106

A portion of Lot No. 7 of Scogin Partition, together with all buildings and improvements thereon in the Southwest quarter of Section 11, T-9-S, R-14-E, St. Tammany Parish Louisiana, to-wit: From the Northwest corner of the Southwest quarter of Section 11, T-9-S, R-14-E, go South 25.5 feet to the place of beginning at a point on the south right of way line of U.S. Highway No. 190; thence go South 165.0 feet; thence go East 85.0 feet; thence go North 165.0 feet to a point on the south right of way line of U.S. Highway #190; thence go West 85.0 feet along the south edge of the right of way of U.S. Highway No. 190 to the place of beginning.
