

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2107

COUNCIL SPONSOR: BAGERT/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 3.37 ACRES OF LAND MORE OR LESS FROM PARISH C-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF MANDEVILLE B-2 HIGHWAY BUSINESS DISTRICT, PROPERTY IS TRACT 10-B, LOCATED ON A PORTION OF SECTION 42, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 4, DISTRICT 4.

WHEREAS, the CITY OF MANDEVILLE is contemplating annexation of 3.37 ACRES of land more or less owned by Don McMath, and IS TRACT 10-B, LOCATED ON A PORTION OF SECTION 42, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA, Ward 4, District 4 (see attachments for complete description); and

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

WHEREAS, the property requires rezoning from Parish C-2 Highway Commercial District to CITY OF MANDEVILLE B-2 HIGHWAY BUSINESS District which is not 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 City.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the CITY OF MANDEVILLE annexation and rezoning of 3.37 ACRES acres of land more or less, located TRACT 10-B, LOCATED ON A PORTION OF SECTION 42, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA from Parish C-2 Highway Commercial District to CITY OF MANDEVILLE B-2 HIGHWAY BUSINESS District in accordance with the April 1, 2003 Annexation Agreement between the Parish and the CITY OF MANDEVILLE.

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

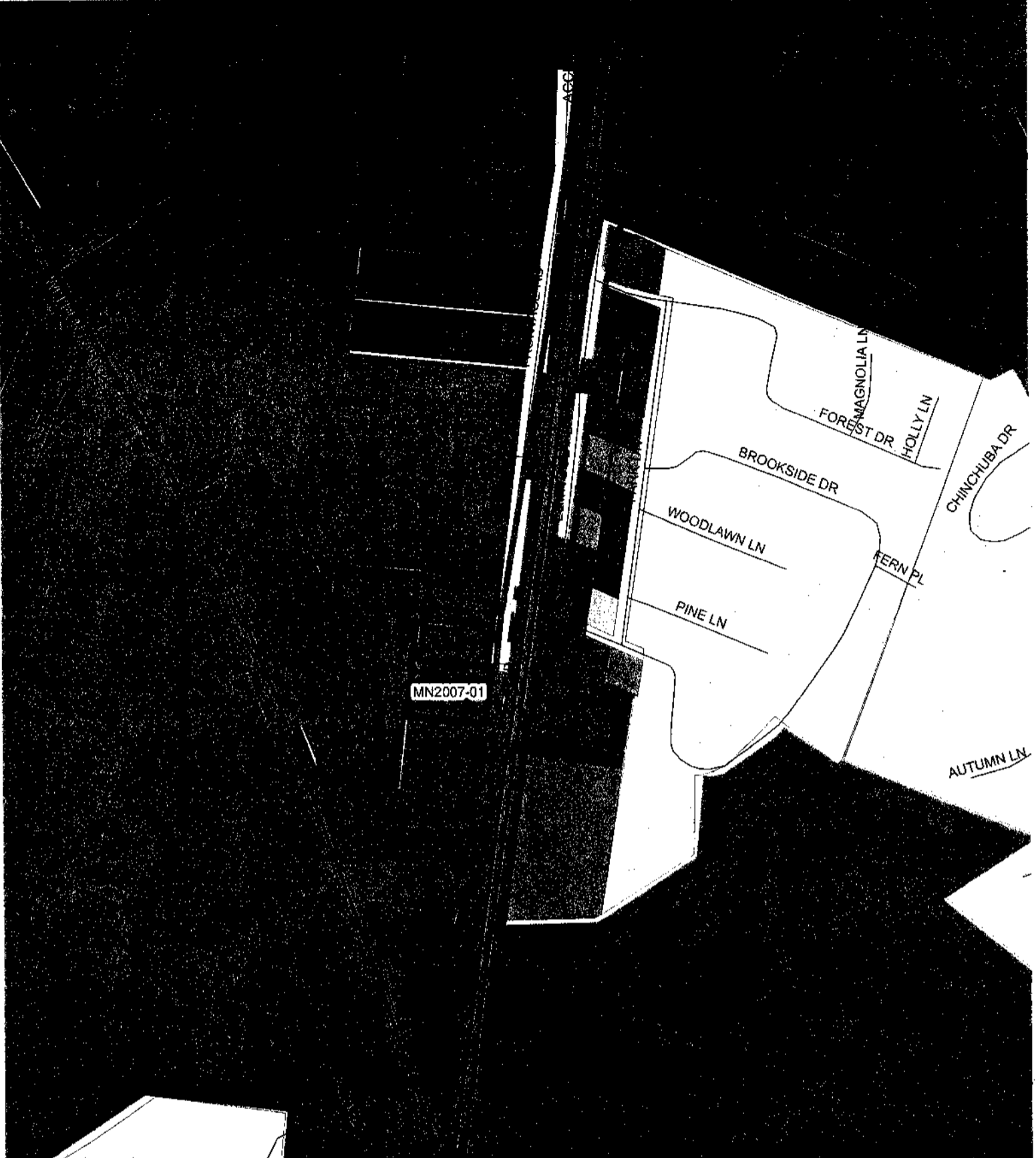
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE ___ DAY OF _____, 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 (MN2007-01)



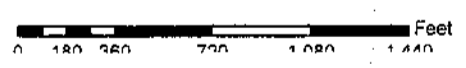
St. Tammany Parish Government
 P.O. Box 628
 Covington, LA 70434

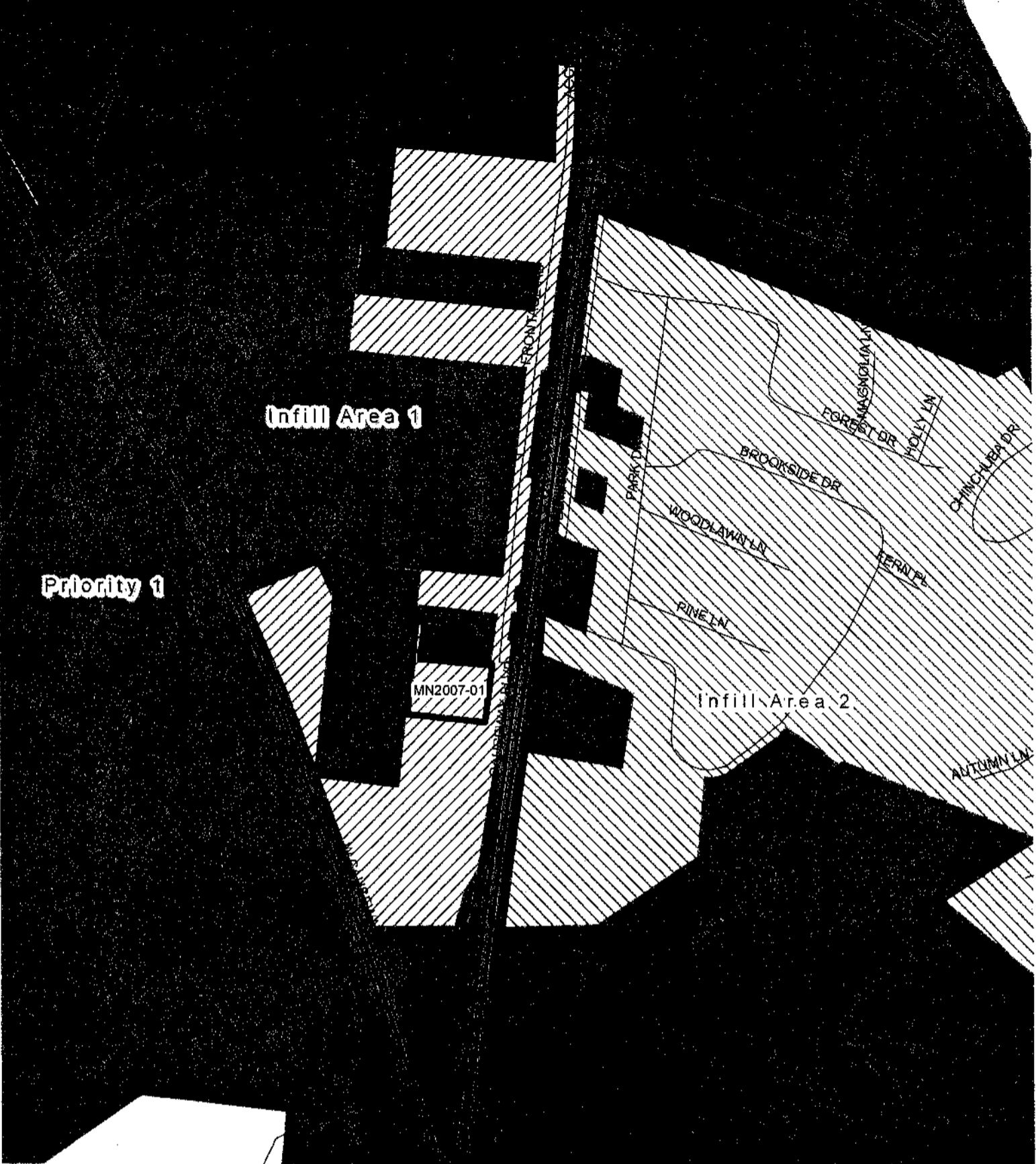
Kevin C. Davis,
 President

Annexation Request

Legend		
MN2007-01	GMA	Rural
Major Roads	MIO	SA Suburban Agriculture
Streets	PCD	A-1 Suburban
Cities-unified	SRD	A-2 Suburban
SSO	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

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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Priority 1

Infill Area 1

MN2007-01

Infill Area 2



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

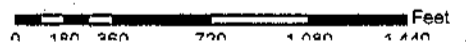
Kevin C. Davis,
 President

Legend

- MN2007-01
- Major Roads
- Streets
- Cities-unified
- Mandeville_UG_Areas**
- TAX TYPE**
- Infill Area 1
- Infill Area 2
- Priority 1
- Priority 2
- Growth Management

Annexation Request

This map was produced by St. Tammany Parish Information Services.
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MN2007-01



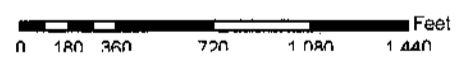
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

Kevin C. Davis,
President

Annexation Request

- Legend**
-  MN2007-01
 -  Major Roads
 -  Streets
 -  Cities-united

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MW2007-01

RECEIVED

APR 11 2007

Revised by
email RKT

C-2107

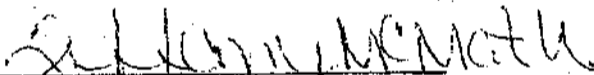
PETITION REQUESTING ANNEXATION

TO: The Mayor and City Council, City of Mandeville

Date: March 13, 2007

I the undersigned, being agent for potential Purchaser of the below described immovable property hereby request, pursuant to the Constitution and laws of the State of Louisiana, including, specifically, La. Revised Statutes 33:171, et seq., that the following described immovable property be annexed by the City of Mandeville and become a part of the corporate limits of the City of Mandeville:

Legal Description: 3.37 acres being Tract 10-B of Section 42 Township 8 South, Range 11 East, St. Tammany Parish, Louisiana

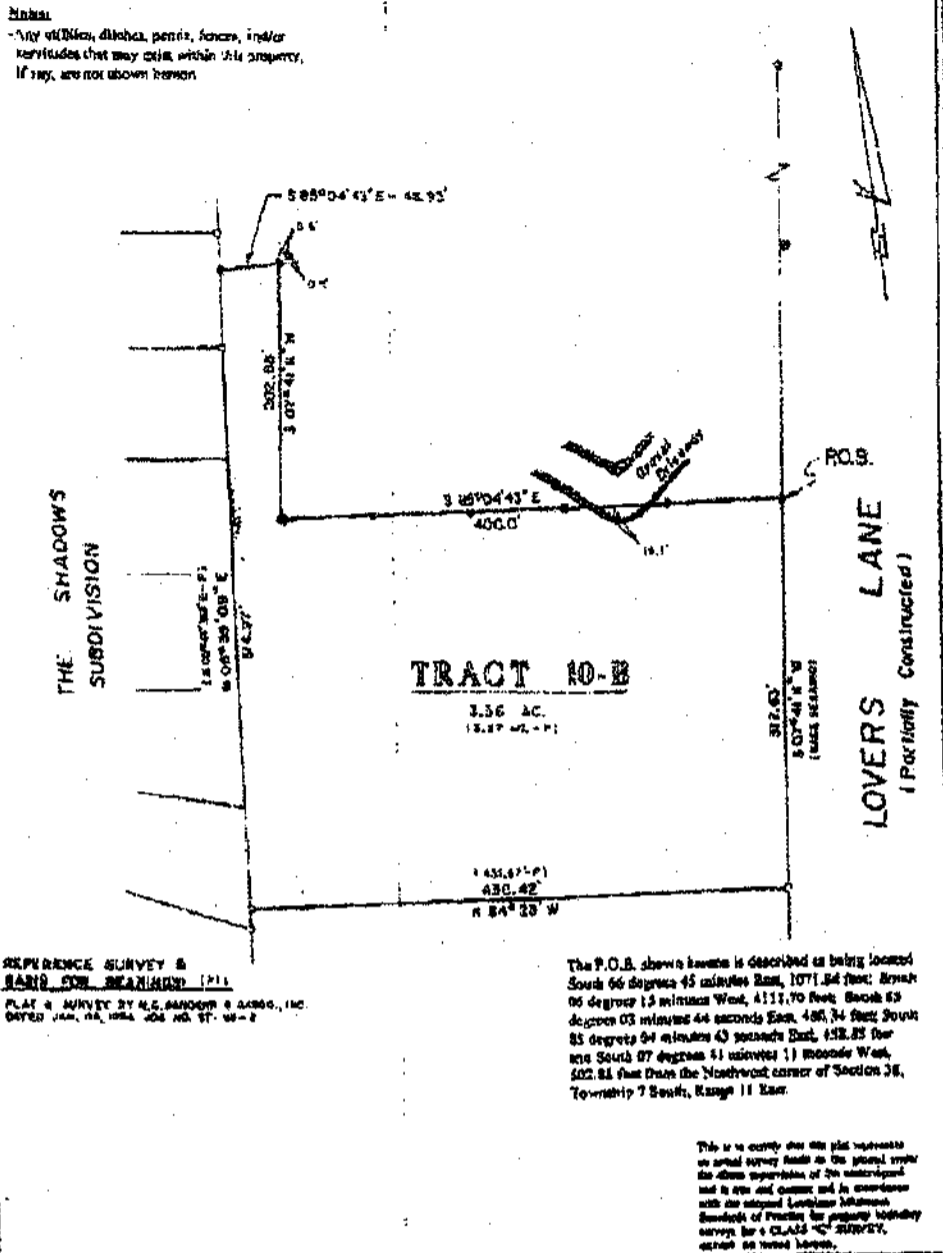
By: 
Tiffany McMath, agent for Don McMath, Purchaser
Agreement to Purchase dated March 1, 2007 attached

P. O. BOX 1792 • GOV. NOTION, LA 70454 • (504) 883-7481

AT 21820

C-2107

Notes:
 -Any utilities, ditches, ponds, fences, and/or
 servitudes that may exist within this property,
 if any, are not shown hereon.



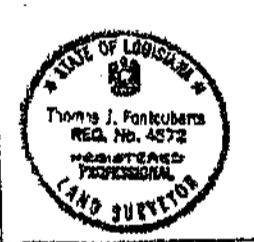
**REFERENCE SURVEY &
 BOUNDARY BEARINGS (11)**
 PLAT # SURVEY BY M.E. SANDOZ & ASSOC., INC.
 DATED JAN. 22, 1984, JOB NO. ST-10-1

The P.O.B. shown hereon is described as being located
 South 66 degrees 45 minutes East, 1071.84 feet; South
 90 degrees 15 minutes West, 4111.70 feet; South 63
 degrees 03 minutes 44 seconds East, 486.74 feet; South
 85 degrees 04 minutes 43 seconds East, 158.25 feet
 and South 07 degrees 41 minutes 11 seconds West,
 502.81 feet from the Northwest corner of Section 38,
 Township 7 South, Range 11 East.

This is to certify that this plat represents
 an actual survey made in the presence of
 the above mentioned parties and in accordance
 with the original Louisiana Minimum
 Standards of Practice for property boundary
 surveys by a CLASS "C" SURVEYOR,
 except as noted herein.

SURVEY OF A PORTION OF GROUND
 SITUATED IN
 SECTION 42
 TOWNSHIP 8 SOUTH
 RANGE 11 EAST
 ST. TAMMANY PARISH, LA.

CERTAINLY CORRECT TO:
 MR. ARTHUR B. MIDDLETON, III

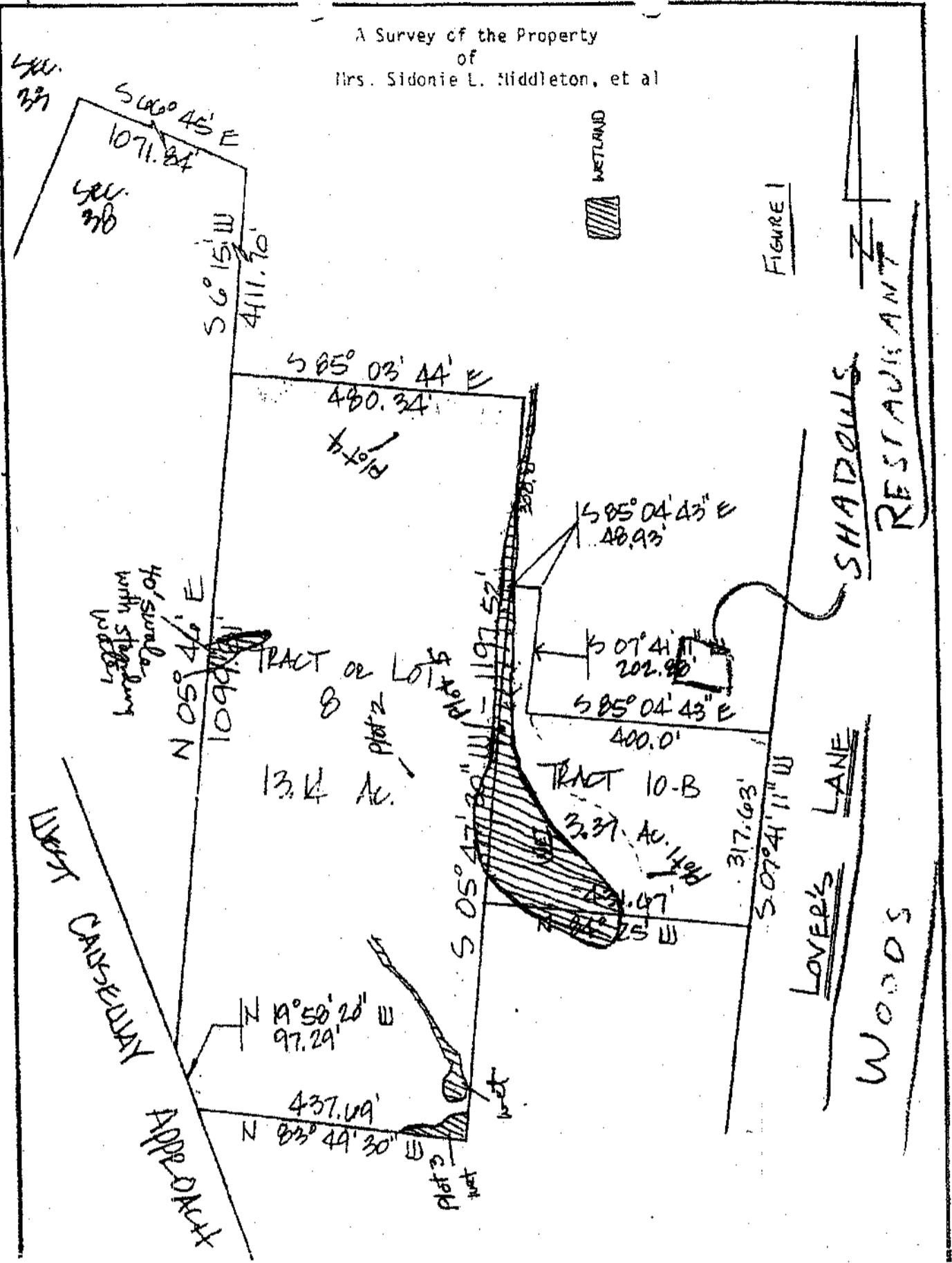


PONTOLBERTA
Surveys
 REGISTERED PROFESSIONAL LAND SURVEYOR

CONTINUED CONTACT
Thomas J. Pontolberta
 Surveyor

DATE	SCALE	BY - IRON PIPE NO.	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
7-28-87	1" = 100'	0 - IRON AND BBS	RLP	TJP	878308	129 - 828

A Survey of the Property
of
Mrs. Sidonie L. Middleton, et al



THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER _____; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER _____; MOVED FOR ADOPTION BY COUNCIL MEMBER _____; AND SECONDED FOR ADOPTION BY COUNCIL MEMBER _____

RECEIVED

ORDINANCE NO. 07-18

APR 11 2007

Via email RKT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION TRACT 10-B, A PORTION OF GROUND SITUATED IN SECTION 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS B-2, HIGHWAY BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council has received a petition seeking the annexation of the Tract 10-B, located on a portion of Section 42, Township 7 South, Range 11 East. St. Tammany Parish, State of Louisiana, into the corporate limits of the City of Mandeville;

WHEREAS, the said property is contiguous to the present boundaries of the City of Mandeville; and

WHEREAS, the proposed annexation will serve the best interests of the City of Mandeville and of its citizens by adding to the ad valorem tax revenue base of the City, by enhancing the commercial sector of the Mandeville area and providing employment opportunities for citizens of the Mandeville area; and

WHEREAS, the City Council has received _____ recommendations from the Mandeville Planning Commission regarding the proposed annexation and from the Mandeville Zoning Board regarding the zoning designation of the property, these recommendations being approval of the proposed annexation and zoning of the property; and

WHEREAS, this property is identified as a target area for annexation as part of the objective of the City's Growth Management Plan as defined by the Comprehensive Land Use Plan adopted in 1989.

WHEREAS, St. Tammany Parish has recently adopted the City of Mandeville's Annexation/Growth Plan outlining priority and this is a Priority One area; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the municipal limits of the City of Mandeville be and they are hereby enlarged to include the below described immovable property which is hereby annexed into the City of Mandeville.

C-2107

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

The Point of Beginning shown herein is described as being located South 66 degrees, 45 minutes East, 1071.84 feet; South 06 degrees 15 minutes West, 4111.70 feet; South 85 degrees 03 minutes 44 seconds East, 480.34 feet; South 85 degrees 04 minutes 43 seconds East, 458.85 feet and South 07 degrees 41 minutes 11 seconds West, 502.88 feet from the Northwest corner of Section 38, Township 7 South, Range 11 East.

A parcel measuring approximately +/- 3.37 acres fronting Lovers Lane on grounds measuring 430.5' x 399.7' x 515.9' x 317.6', being Tract 10-B.

As more fully identified on the survey of Fontcuberta Survey dated July 26, 1997.

BE IT FURTHER ORDAINED that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

- AYES:
- NAY:
- ABSTENTIONS:
- ABSENT:

and the ordinance was declared adopted this _____ Day of _____, 2007.

Lorraine Myhal
Council Clerk

Trilby Lenfant
Mayor Pro Tem

SUBMITTAL TO MAYOR

The foregoing Ordinance was **SUBMITTED** by me to the Mayor of the City of Mandeville this day of _____, 2007 at _____ o'clock a.m.

CLERK OF COUNCIL

C-2107

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby **APPROVED**, this _____ day of _____, 2007 at _____ o'clock a.m.

EDWARD J. PRICE, III, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby **VETOED**, this _____ day of _____, 2007, at _____ o'clock _____m.

EDWARD J. PRICE, III, MAYOR

RECEIPT FROM MAYOR

The foregoing Ordinance was **RECEIVED** by me from the Mayor of the City of Mandeville this _____ day of _____, 2007 at _____ o'clock a.m.

CLERK OF COUNCIL

CERTIFICATE

I, **THE UNDERSIGNED** Clerk of the City Council of the City of Mandeville do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Mandeville at a duly noticed, called and convened meeting of said City Council held on the _____ day of _____, 2007 at which a quorum was present and voting. I do further certify that said Ordinance has not thereafter been altered, amended, rescinded, or repealed.

WITNESS MY HAND and the seal of the City of Mandeville this _____ day of _____, 2007

CLERK OF COUNCIL