

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2182

COUNCIL SPONSOR: BAGERT/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF .4833 ACRES OF LAND MORE OR LESS FROM PARISH SA SUBURBAN AGRICULTURE DISTRICT TO CITY OF SLIDELL C-2 NEIGHBORHOOD COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED FREMAUX AVENUE BETWEEN POSSUM HOLLOW AND THE W-14 CANAL (1375 FREMAUX AVENUE), ST TAMMANY PARISH, LA., WARD 8, DISTRICT 14.

WHEREAS, the CITY OF SLIDELL is contemplating annexation of .4833 ACRES of land more or less owned by Ronald J. and Carol P. Giardina, dba Highland Oaks, LLC, and located at FREMAUX AVENUE BETWEEN POSSUM HOLLOW AND THE W-14 CANAL (1375 FREMAUX AVENUE), St Tammany Parish, LA, Ward 8, District 14 (see attachments for complete description); and

WHEREAS, the property requires rezoning from Parish SA Suburban Agriculture District to CITY OF SLIDELL C-2 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 .4833 ACRES acres of land more or less, located FREMAUX AVENUE BETWEEN POSSUM HOLLOW AND THE W-14 CANAL (1375 FREMAUX AVENUE) from Parish SA Suburban Agriculture District to CITY OF SLIDELL C-2 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:

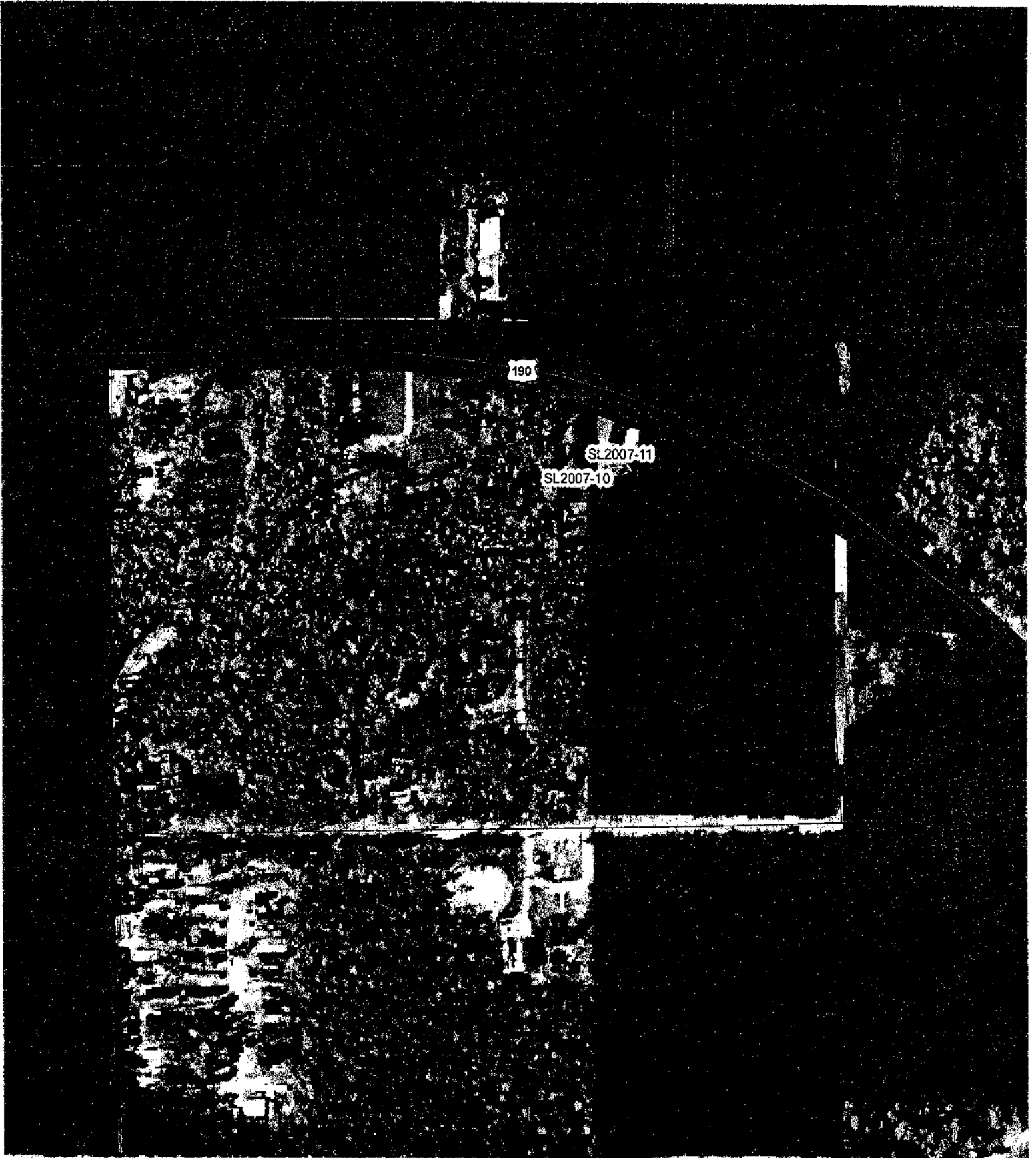
ABSENT:

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 (SL2007-10)



Proposed Annexation










C-2182



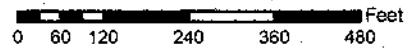
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

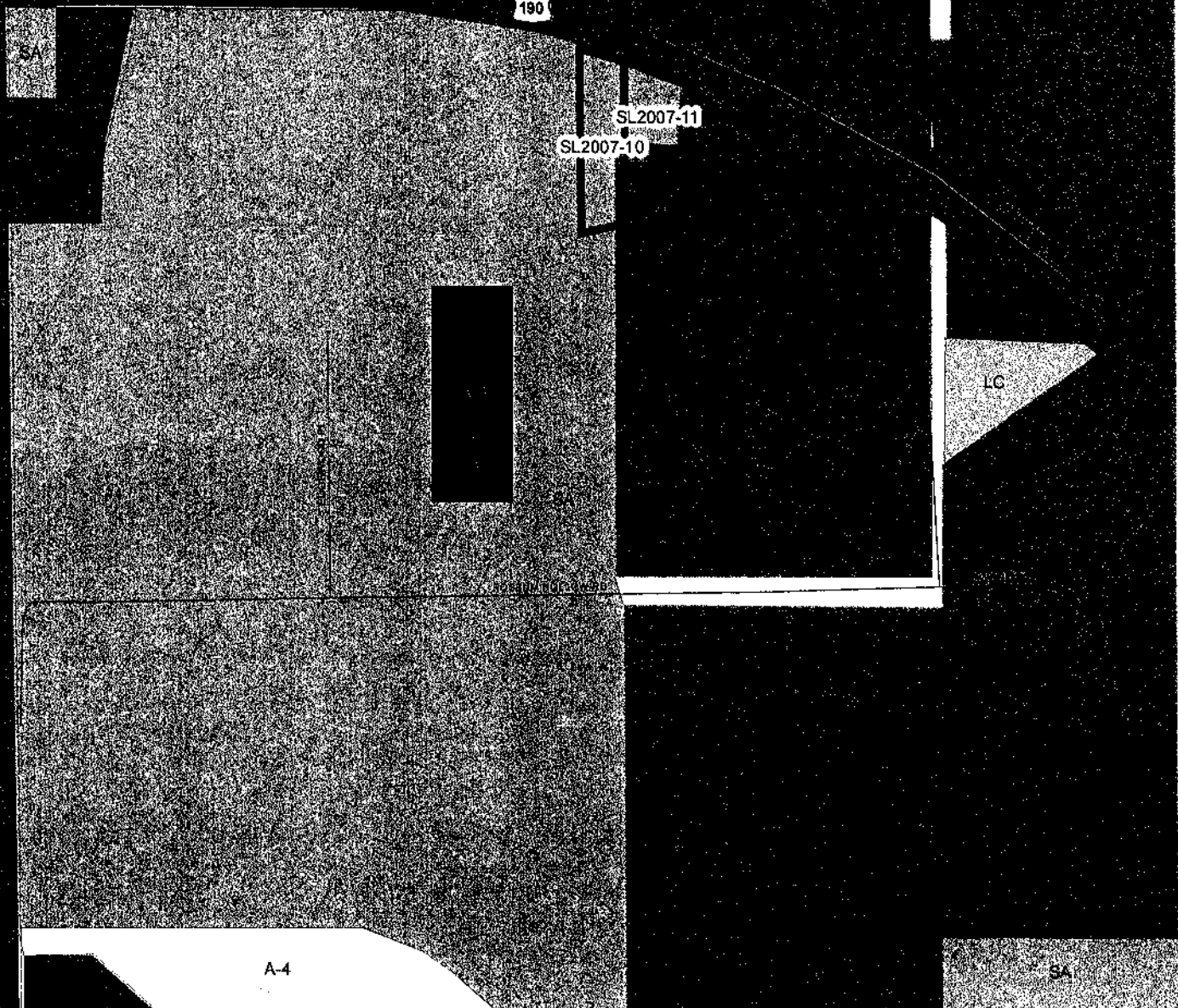
Kevin C. Davis,
President

Legend

-  annexation_requests
-  annexation_request_lines
-  SL2007-11
-  SL2007-10
-  Major Roads
-  Streams
-  Streets
-  Sections
-  Cities-united

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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Proposed Annexation

C-2182



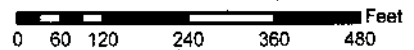
St. Tammany Parish Government
P.O. Box 828
Covington, LA 70434

Kevin C. Davis,
President

Legend

annexation_requests	Rural	A-5 Two Family Residential	C-1 Neighborhood Commercial
annexation_request_lines	SA Suburban Agriculture	A-6 General Multiple Family	C-2 Highway Commercial
SL2007-11	A-1 Suburban	SD Special District	C-3 Planned Commercial
SL2007-10	A-2 Suburban	RC Recreation/Conservation	M-1 Light Industrial
Major Roads	A-3 Suburban	ID Institutional	M-2 Intermediate Industrial
Streams	A-4 Single Family Residential	PUD Planned Unit Development	M-3 Heavy Industrial
Streets	MH Mobile Home	LC Light Commercial	
Sections			
Cities-unified			

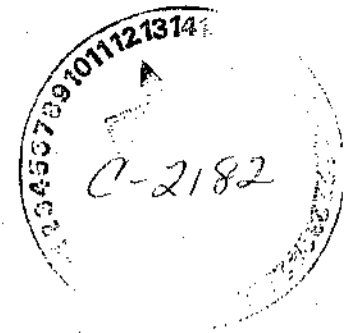
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The City of Slidell

BEN O. MORRIS, Mayor
1330 Bayou Lane • P.O. Box 328 • Slidell, Louisiana 70459-0828
Telephone (985) 646-4320 Fax (985) 646-4356



MARTIN BRUNO, JR., FAICP
Director of Planning

July 10, 2007

CERTIFIED MAIL 7006 0810 0005 6859 3572

RECEIVED
PLANNING DEPARTMENT
JUL 13 2007

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

SL2007-10

RE: A07-10/Z07-15: A request by Ronald J. and Carol P. Giardina, dba Highland Oaks, L.L.C., to annex 0.4833 acres of land located on Fremaux Avenue located between Possum Hollow and the W-14 canal and zone from Parish Suburban Agriculture to City C-2 Neighborhood Commercial; and

SL2007-11

A07-11/Z07-16: A request by Ronald J. and Carol P. Giardina to annex 0.3196 acres of land located on Fremaux Avenue adjacent to A07-10/Z07-15 zone from Parish Suburban Agriculture to City C-4 Highway 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, July 16, 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, August 20, 2007. Final action will not take place by the City Council until after the August 20th meeting of the Planning and Zoning Commission.

Sincerely,

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

1375
207-5

CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

SL2007-10
RECEIVED
PKT
JUL 13 2007

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

DATE: 6-22-07

C-2182

Petition is hereby made to the City of Slidell, Louisiana, to change the zoning classification of hereinafter described property.

1375 SHORTCUT HWY (PREMAX)

(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: PREMAX SHORTCUT HWY POSSOM HOLLOW - POSSOM HOLLOW ELBURNTH ST.

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

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: 0.4833
- 3) The reasons for requesting the zoning change are as follows:
ANNEXATION TO CITY OF SLIDELL
- 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 SA COMMERCIAL TO COMMERCIAL
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
<i>Ronald J. Giardina</i>	Ronald J. Giardina	RT. 6 BOX 1856 HOSLER ST. N.E. LA. 70129	504- 628-5241	50%
<i>Carol P. Giardina</i>	Carol P. Giardina	same	504- 662-5183	50%

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 22nd day of June, 2005.

Paradee D. Riccio
Notary Public - Notary # 60051

PETITION FOR ANNEXATION

1407-10

1375
FEMAUX

City of Slidell
Parish of St. Tammany
State of Louisiana

Date: 6-22-07

- 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)

0-2182

NAME	MAILING ADDRESS	PHONE NUMBER
<u>RONALD J. GIARDINA</u>	<u>RT. 6 BOX 1856 HESSLER ST. NO. LA 70129</u>	<u>504-662-941</u>
<u>CAROL P. GIARDINA</u>	<u>SAME</u>	<u>504-662-5183</u>
<u>DBA Highland Oaks, LLC</u>		

There are: 0 Resident property owners
2 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>Ronald J. Giardina</u> Signature	<u>RONALD J. GIARDINA</u> (Printed Name)
<u>Carol P. Giardina</u> Signature	<u>Carol P. Giardina</u> (Printed Name)
_____ Signature	_____ (Printed Name)
_____ Signature	_____ (Printed Name)

SWORN TO AND SUBSCRIBED before me this 22nd day of June, 2007.

Archie D. Ricca
Notary Public - Notary # 01951

LEGAL DESCRIPTION
PARCEL 1

C-2182

All that certain lot or parcel 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 located in Section 11, T-9-S, R-14E, St. Tammany Parish, Louisiana, described, as follows, to-wit: Commencing at the northwest corner of the southwest quarter of Section 11, T-9-S, R-14-E, go East a distance of 981.0 feet to a point, thence go South a distance of 91.3 feet to a point, thence go South 00 degrees 29 minutes 27 seconds East a distance of 14.36 feet to the Point of Beginning. Thence from the Point of Beginning, go 78.59 feet along a curve having a radius of 1902.12 feet and a cord length of 78.04 feet and bearing of South 73 degrees 50 minutes 40 Seconds East, to a point; thence go South 00 degrees 19 minutes 44 seconds East (South-Title) a distance of 139.86 feet to a point; thence go South 124.38 feet to a point, thence go South 77 degrees 19 minutes West a distance of 75 feet to a point; thence go North 00 degrees 29 minutes 27 seconds west (North 00 degrees 19 minutes 54 seconds West-Title) a distance of 302.44 feet back to the Point of Beginning. The improvements thereon bear municipal number 1375 Fremaux Avenue.

CERTIFIED MAIL™



7006 0810 0005 6859 3572

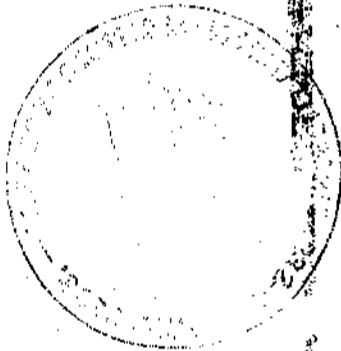


The City of Slidell

P.O. BOX 828
SLIDELL, LOUISIANA 70459-0828

**RETURN RECEIPT
REQUESTED**

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



\$ 05.94⁰⁰

JUL 11 2007

POSTAGE WILL BE PAID BY ADDRESSEE



C-2182