

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6390

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

RESOLUTION TO **CONCUR/NOT CONCUR** WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF A PORTION OF LAND ABUTTING LOT 86 A (142 SHANNON DRIVE) GOLDEN SHORES SUBDIVISION OWNED BY ASHLAND PROPERTIES GROUP, LLC, FROM PARISH A-2 SUBURBAN TO CITY R-1 SINGLE FAMILY RESIDENTIAL, WARD 4, DISTRICT 4.

WHEREAS, the property upon annexation, will be rezoned from A-2 Suburban to R-1 Single Family Residential: a change that is not an intensification of zoning. (see attachments for complete description of the Property), as fully described below,

ALL THAT CERTAIN PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescription Section 45, Township 8 South, Range 11E, Greensburg District, St. Tammany Parish Louisiana, and more fully described as follows: Commencing at a 1/2 inch iron rod at the intersection of the North line Monroe Street and East Line of Section 45, Township 8 South, Range 11E, said East Line of Section 45 and the rear lines of lots 87,88 and 89, Square 5, Golden Shores Subdivision 263.61 feet to the Point of Beginning; thence continue along the said east line of said Sections 45, North 06 degrees 45 minutes 00 seconds East 125 feet, said distance being the width of lot 86-A, square 5; thence turning on an angle of 90 degrees to the left and running Westerly along the projection of the lot line common to lots 84 A, and 87, Sq 5, Golden Shores Subdivision; thence running an angle of 90 degrees to the left and running easterly direction along said projection of lot line common to Lots 86A, and 87, 69.80 feet to the Point of Beginning; and

WHEREAS, the property is not developed and the proposed annexation would result in a split of the sales tax proceeds, The area proposed to be annexed falls within Area 1, but not an Infill Area, as defined by Article 2 of the Agreement Amending the 1990 Sales Tax Enhancement Plan to Provide for Growth Management and Revenue Sharing (the "Agreement").

Per Article 3 of the Agreement, the City may annex property in Area 1 in accordance with La. Rev. Stat. 33:171-La. Rev. Stat. 33:180 without any further permission or approval of St. Tammany Parish Government (the "Parish"). The packet of documents submitted by the City appears to comply with the requirements of La. Rev. Stat. 33:172.

Per Article 7 of the Agreement, Sales Tax District No. 3 proceeds derived in Area 1 shall be divided twenty percent (20%) to Sales Tax District No. 3 (the Parish) and eighty percent (80%) to the City.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES **to concur/not concur** (circle one) with the City of Mandeville annexation and rezoning of the Property from Parish A-2 Suburban to City R-1 Single Family Residential, in accordance with the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property located in a critical drainage area be annexed, the St. Tammany Parish Council requires that the City of Mandeville review of development proposals utilizing the applicable Drainage Model and compliance with Parish Drainage Regulations;

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Mandeville provide water and sewer services to the Property;

BE IT FURTHER RESOLVED that should the Property be annexed, the St. Tammany Parish Engineer will cooperate with the City of Mandeville 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 Agreement;

BE IT FURTHER RESOLVED Per La. Rev. Stat. 33:224, whenever a municipality annexes territory it shall also annex and maintain any parish road which is within the territory proposed to be annexed,

but only insofar as the road is within the municipality. Where the road is adjacent to but not within the annexed territory the municipality and the parish shall equally share in the maintenance of the road. Therefore, the City is obligated to share in the cost of maintenance of that portion of Live Oak Street, which is currently in the Parish maintenance system, that abuts the area proposed to be annexed.

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 7 DAY OF JANUARY , 2021, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

**City of Mandeville
Planning and Zoning Commission**

KAREN GAUTREAUX, CHAIRWOMAN
PLANNING COMMISSION

NIXON ADAMS, CHAIRMAN
ZONING COMMISSION

LOUISETTE LEONARD SCOTT, AICP, CFM
DIRECTOR, DEPT. OF PLANNING &
DEVELOPMENT



MEMBERS

REN CLARK
SIMMIE FAIRLEY
JEFFREY LAHASKY
BRIAN RHINEHART
MIKE PIERCE

September 30, 2020

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Councilwoman Maureen O'Brien
St. Tammany Parish Council
P.O. Box 577
Mandeville, LA 70470

RE: Annexation Request

Dear Councilwoman O'Brien:

Under the provisions of the City of Mandeville's Annexation/Growth Plan adopted by St. Tammany Parish in March, 2003, attached please find a copy of Ordinance 20-23 requesting the annexation of a portion of land in Section 45, adjacent to lot 86A in the Old Golden Shores Subdivision and assigning a zoning designation as R-1, Single Family Residential. Ordinance 20-23 will be introduced at the City Council meeting of October 8, 2020. The Planning and Zoning Commission has scheduled the ordinance to be included on their agenda for the October 13th and 27th meetings. At that time, it is anticipated that the ordinance will be placed on the City Council's November, 2020 agenda for adoption.

If you have any questions, please call me.

Sincerely,

A handwritten signature in black ink that reads "Lori Spranley". The signature is written in a cursive style.

Lori H. Spranley
Planning Secretary

cc: Ross Liner
Donald Henderson, Jr.

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

ORDINANCE NO. 20-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A PORTION OF LOT 86A, GOLDEN SHORES SUBDIVISION, SECTION A, SQUARE 5, AND A PORTION OF GROUND SITUATED IN SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS AN R-1, SINGLE FAMILY RESIDENTIAL DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council has received a petition by Ashland Property Group, LLC seeking the annexation of a portion of ground adjacent to Golden Shores Subdivision, Section A, Square 5 situated in Section 45, Township 8 South, Range 11 East, as surveyed by Randall W. Brown & Associates, Inc. dated August 17, 2020 into the corporate limits of the City of Mandeville; and

WHEREAS, the said petition is made and signed by the owner of the said property and there are no registered voters currently residing on the said property; and

WHEREAS, the 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 providing enhanced development of a residential area of the City;

WHEREAS, the proposed annexation will alleviate any current gaps in services provided by the City of Mandeville to the area, including public utilities and police services;

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

WHEREAS, the Mandeville Comprehensive Land Use Plan adopted August 1, 1989, revised January 2007, states annexation of certain areas as an objective of the City's Growth Management Plan and this annexation does comply with that objective; and

WHEREAS, this site is located in the Priority One Area for annexation in accordance with Ordinance No. 90-10, and that certain Sales Tax Enhancement Plan entered into by and

between the City of Mandeville and the Parish of St. Tammany on September 20, 1990, or as modified by written agreement between the Parish of St. Tammany and the City of Mandeville by subsequent Annexation Growth Plan(s) 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.

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescription Section 45, Township 8 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows: Commencing at a 1/2" iron rod at the intersection of the North line of Monroe Street and the East line of Section 45, Township 8 South, Range 11 East, said East line of Section 45 also being the West line of Section 46. Said Point of Beginning is also the Southwest corner of Lot 89, Square 5, Golden Shores Subdivision; thence North 06 degrees 45 minutes 00 seconds East along said East line of Section 45 and the rear lines of Lots 87, 88 and 89, Square 5, Golden Shores Subdivision 263.61 feet to the Point of Beginning; thence continue along the said East line of said Section 45, North 06 degrees 45 minutes 00 seconds East 125 feet, said distance being the width of Lot 86- A, Square 5; thence turning an angle of 90 degrees to the left and running Westerly along the projection of the lot line common to Lots 84-A and 86-A, a distance of 69.8 feet to the East line of Lovers Lane; thence along the East line of Lovers Lane South 06 degrees 45 minutes 00 seconds West 125.00 feet to a point on the westerly projection on the lot line common to Lots 86-A and 87, Square 5, Golden Shores Subdivision; thence turning an angle of 90 degrees to the left and running in an Easterly direction along said projection of lot line common to Lots 86-A and 87, 69.80 feet to the Point of Beginning.

BE IT FURTHER ORDAINED, that upon annexation into the municipal limits of the City of Mandeville the above described property be designated for purposes of zoning as an R-1, Single Family Residence District, as defined and regulated by the provisions of The Comprehensive Land Use Regulations Ordinance of the City of Mandeville, and that the Official Zoning Map of the City of Mandeville be amended to reflect this annexation and zoning.

BE IT FURTHER ORDAINED, that this property will be located in Council District 2;
and

BE IT FURTHER ORDAINED, that following the annexation of the above described immovable property into the corporate limits of the City of Mandeville that the boundaries of the City of Mandeville shall thereafter be as set forth and described on the proces verbal attached hereto and made a part hereof.

BE IT FURTHER ORDAINED, that all sections and provisions of this ordinance be deemed separate and severable, and that in the event that any one or more of the provisions of this ordinance be deemed unenforceable or unconstitutional by any final judgment, order, or decree of any court of competent jurisdiction, that such finding shall have no effect on the remaining sections and provisions of this ordinance.

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 _____, 2020

Kristine Scherer
Clerk of Council

Rick Danielson
Council Chairman

SUBMITTAL TO MAYOR

The foregoing Ordinance was SUBMITTED by me to the Mayor of the City of Mandeville this _____ day of _____, 2020 at _____ o'clock a.m.

CLERK OF COUNCIL

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby APPROVED, this _____ day of _____, 2020 at _____ o'clock a.m.

CLAY MADDEN, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby VETOED, this ____ day of _____, 2020, at ____ o'clock ____m.

CLAY MADDEN, MAYOR

RECEIPT FROM MAYOR

The foregoing Ordinance was RECEIVED by me from the Mayor of the City of Mandeville this ____ day of _____, 2020 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 _____, 2020, 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 _____, 2020.

CLERK OF COUNCIL

PETITION REQUESTING ANNEXATION


TO: The Mayor and City Council, City of Mandeville

DATE: September 20, 2020


We, the undersigned, being all of the owners 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

LOT 125 X 69.8 SEC 45 8 11 CB 331 571 CB 344 549 CB 1023 345 CB 1295 306
INST NO 1862672 INST NO 1974671

By: Ashley D. Gray LLC


We hereby authorize Jerrod Langlinais, acting on behalf of Ashland Property Group LLC, to sign in regards to the petition for annexation of 493 Live Oak St.



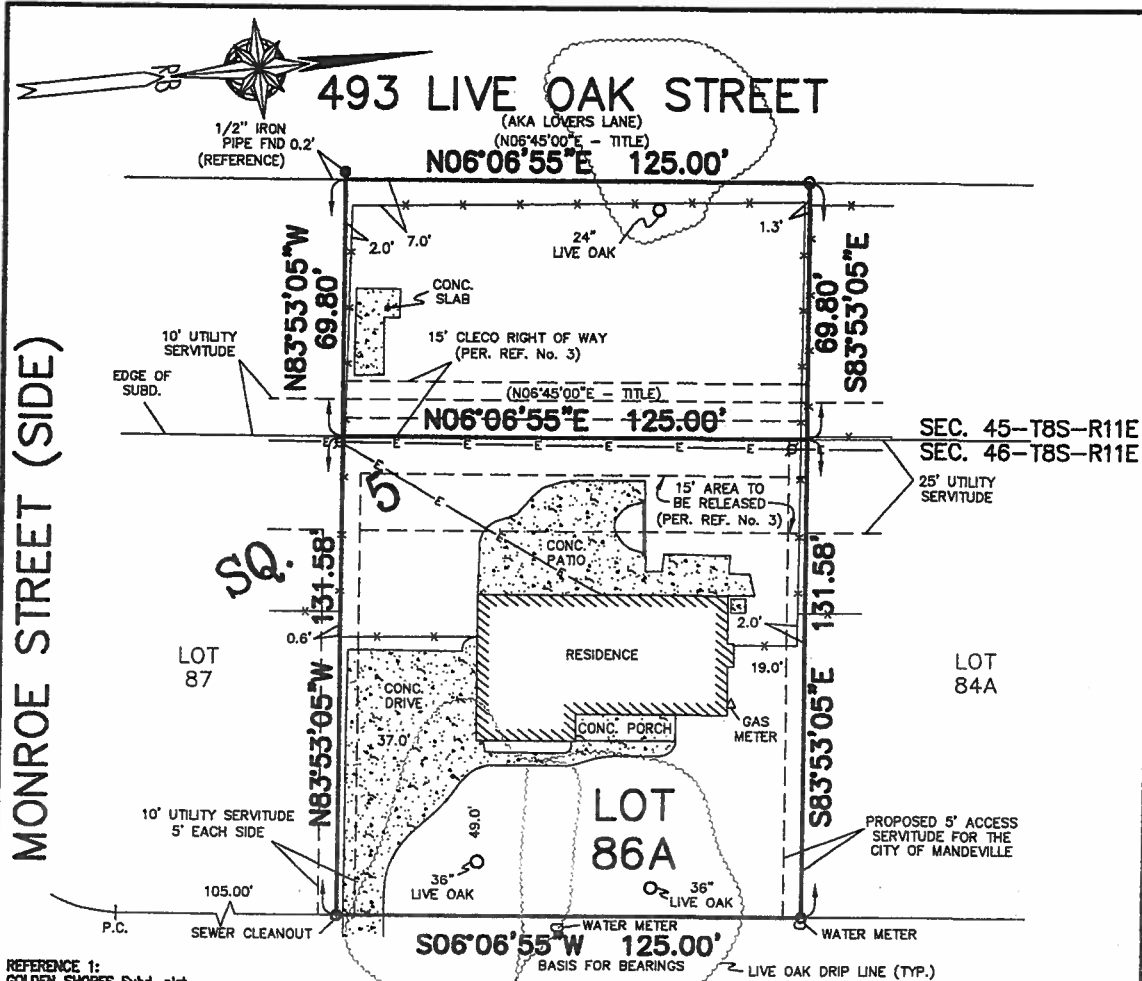
Jerrod Langlinais



Charles Langlinais



Robin Langlinais



REFERENCE 1:
GOLDEN SHORES Subd. plat
Map File No.: E2959
Date Filed: 6-6-1960

REFERENCE 2:
SURVEY By Randall W. Brown & Assoc., INC.
Survey No.: 15856
Dated: 8-26-2015

REFERENCE 3:
SURVEY By Surveys, INC.
INST. No.: 443127
Dated: 5-7-1980

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone SHADED X & B.

FIRM Panel# 2202020426D 5-16-2012
2252050355C Rev. 4-2-1991

NOTE:
BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702.

NOTE:
OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON PIPE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of
LOT 86A * GOLDEN SHORES * SECTION A * SQUARE 5
CITY OF MANDEVILLE
 & A PARCEL OF GROUND SITUATED IN SEC. 45, T-8-S, R-11-E
 ST. TAMMANY PARISH, LOUISIANA
 FOR
ASHLAND PROPERTY GROUP, LLC

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

 <p>Randall W. Brown Registered Professional Land Surveyor LA Registration No. 04586</p>	<p>Randall W. Brown & Associates, Inc. Professional Land Surveyors 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5369 info@brownsurveys.com</p>	<p>Date: AUGUST 17, 2020 Survey No. 20511 Project No. (CRS) B20511.TXT</p> <p>Scale: 1" = 40' ± Drawn By: J.E.D. Revised: 9-1-2020</p>
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Copyright 2020 - Randall W. Brown & Associates, Inc. H:\Survey\Shores\20SURVEY\20511.dwg

**ST. TAMMANY PARISH
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA
REGISTRAR



**STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached survey by Randall W. Brown & Associates, Inc., Survey No. 20511 dated August 17, 2020 and further identified as all that certain piece or parcel of ground situated in Section 45, Township 8 South, Range 11 East, Greensburg District, St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 9th day of September 2020.

A handwritten signature in cursive script, appearing to read "M. Dwayne Wall".

M. Dwayne Wall, CERA
Registrar of Voters
St. Tammany Parish, Louisiana

Attachments:

Legal description, Map and Survey

Cc: Lauren Brock, Elections Services, Secretary of State



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2019 Tax Roll - Assessment Number 112-019-7432

OWNERS: Jamerson W. Shaw Etux
142 Shannon Drive
Mandeville, LA 70448

PROPERTY DESCRIPTION: 2019 TAX ROLL


Lot 125 x 69.8 Sec 45 8 11 CB 331 571 CB 344 549 CB 1023 345 CB 1295 306
INST NO 1862672 INST NO 1974671

I do further certify that the assessed valuation of the above described tract is as follows:

2019 VALUATION:	Land	-	18,540
	Improvements	-	0
TOTAL ASSESSED VALUATION			18,540

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 14th day of September, 2020.


LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



**St. Tammany Parish
Assessor's Office**

**Louis Fitzmorris
Assessor**

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name City of Mandeville, as owner for the tax year 2019 and whose address is Jamerson W. Shaw Etux, and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Mandeville:

PROPERTY DESCRIPTION


2019 Tax Roll Assessment: Assessment Number: 112-019-7432

Lot 125 x 69.8 Sec 45 S 11 CB 331 571 CB 344 549 CB 1023 345 CB
1295 306 INST NO 1862672 INST NO 1974671

- I. The total assessed value of all property within the above described area is \$ 18,540 .
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 18,540 .
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2019 ASSESSED VALUATION . \$ 18,540

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 14th day of September, 2020 .



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

Community Determination Letter

Date: 8/31/2020

*Property Address: 493 Live Oak Ln
Mandeville, LA 70448*

Flood Zone: B

BFE: n/a

Community Number: 225205

Panel: 0355C

Panel Dated: 4/2/1991

If I can be of further assistance, please feel free to contact me at 985-898-5214.

Sincerely,

Kenneth Wortmann

Kenneth J. Wortmann

St Tammany Parish Government

kwortmann@stpgov.org

DEPARTMENT OF INSPECTIONS AND ENFORCEMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | KWORTMANN@STPGOV.ORG | 985-898-5214
WWW.STPGOV.ORG

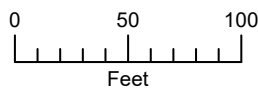


Mandeville Annexation MN2020-01



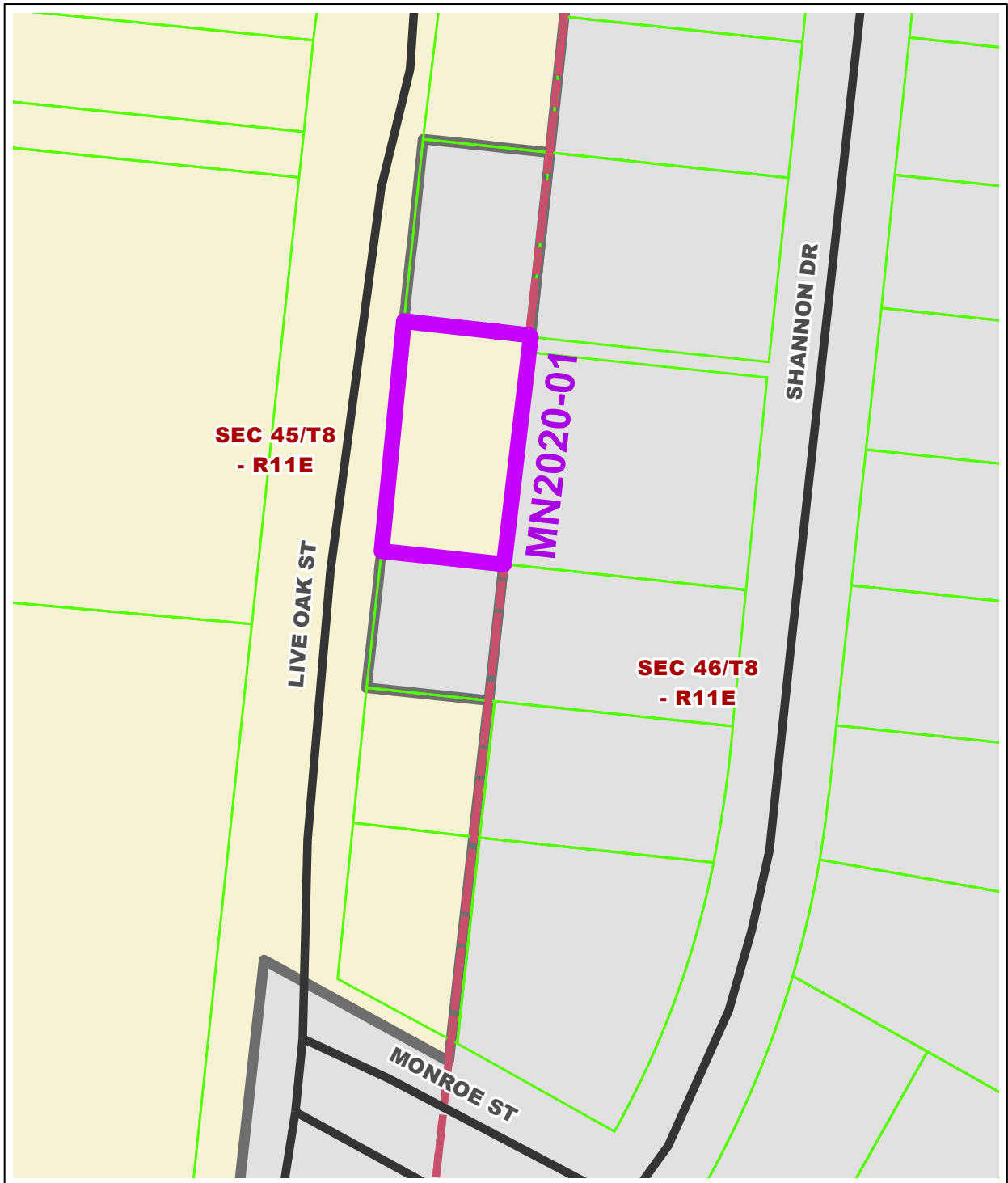
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Roads
- Major Roads
- Rivers
- - - S/T/R
- ▭ Assessor Parcels
- ▭ Mandeville



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Map ID: 2020-gkn-19 Date: 12/03/2020

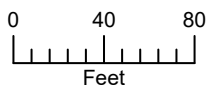


Mandeville Annexation MN2020-01



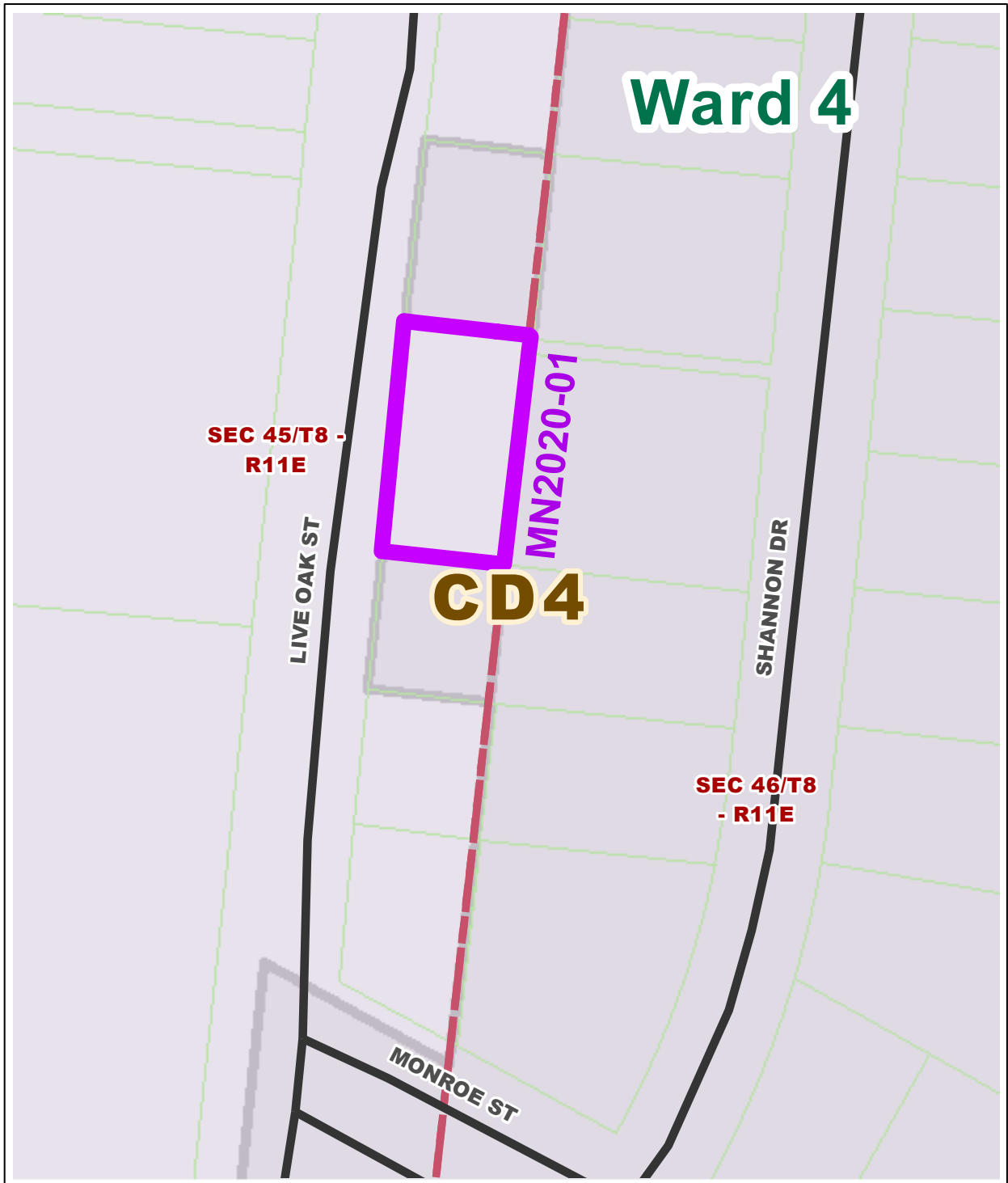
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-  Rivers
-  Roads
-  Major Roads
-  MN2020_01
-  PR2020-02
-  Assessor Parcels



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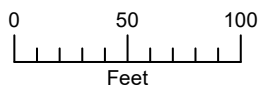


**Mandeville Annexation
MN2020-01**



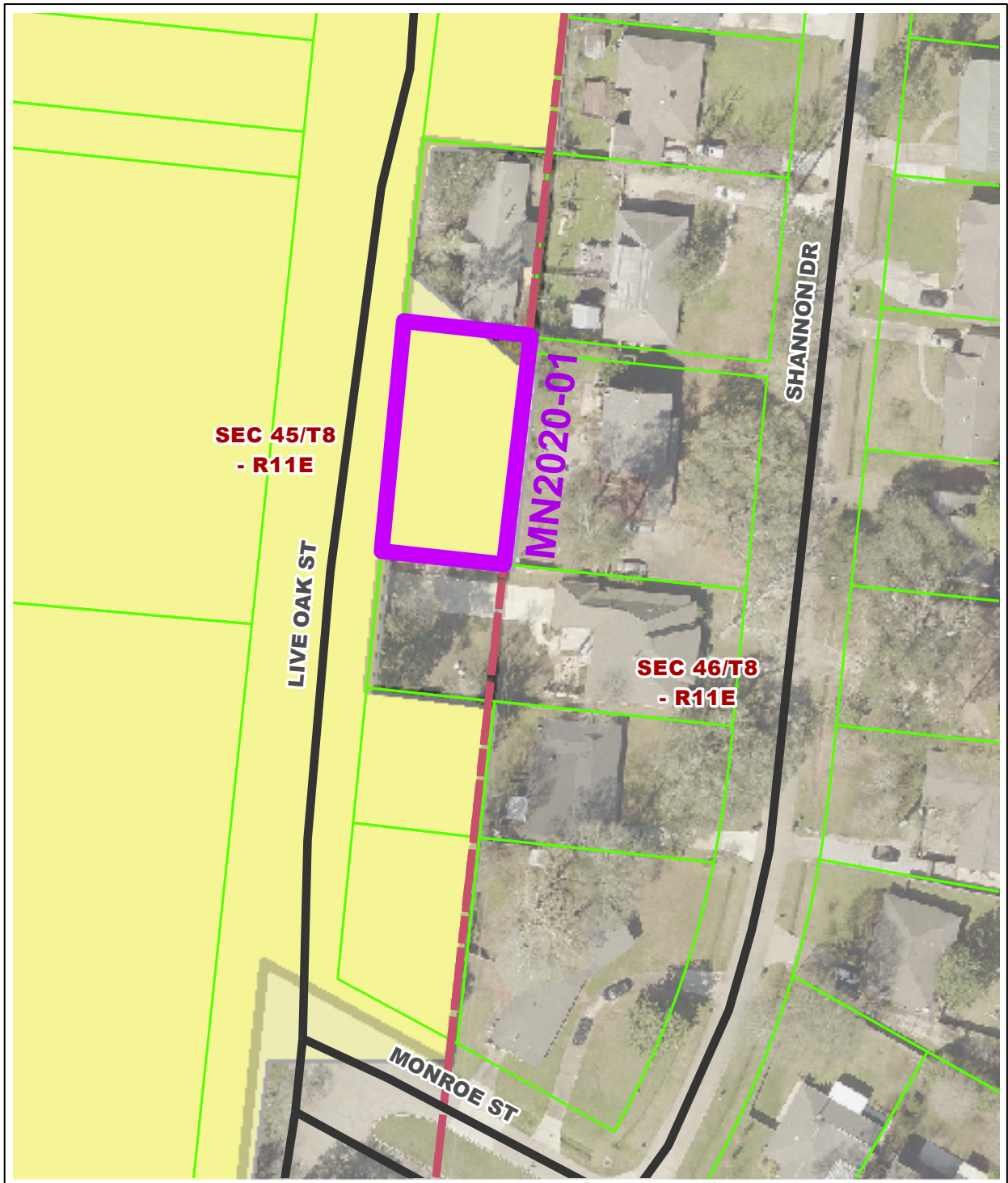
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Roads
- Major Roads
- Rivers
- - - S/T/R
- ▭ Wards
- ▭ Council Districts
- ▭ Assessor Parcels
- ▭ Mandeville



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Map ID: 2020-gkn-19 Date: 12/03/2020



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

- Rivers
- Roads
- Major Roads
- S/T/R
- Assessor Parcels
- PR2020-02



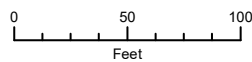
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Mandeville Annexation MN2020-01

- | | | |
|---------------------------------|--|--|
| E-1 Estate | NC-5 Retail and Service | MD-2 Medical Clinical |
| E-2 Estate | NC-6 Public, Cultural and Recreational | MD-3 Medical Facility |
| E-3 Estate | PBC-1 Planned Business Campus | MD-4 Medical Research |
| E-4 Estate | PBC-2 Planned Business Campus | PF-1 Public Facilities |
| A-1 Suburban | HC-1 Highway Commercial | PF-2 Public Facilities |
| A-1A Suburban | HC-2 Highway Commercial | CB-1 Community Based Facilities |
| A-2 Suburban | HC-2A Highway Commercial | ED-1 Primary Education |
| A-3 Suburban | HC-3 Highway Commercial | ED-2 Higher Education |
| A-4 Single Family Residential | HC-4 Highway Commercial | AT-1 Animal Training/Housing |
| A-4A Single Family Residential | HC-5 Highway Commercial | RBG Riverboat Gaming District |
| A-5 Two Family Residential | I-1 Industrial | PUD Planned Unit Development |
| A-6 Multiple Family Residential | I-2 Industrial | AAO Abita Airport Overlay |
| A-7 Multiple Family Residential | I-3 Heavy Industrial | MHO Manufactured Housing Overlay |
| A-8 Multiple Family Residential | I-4 Heavy Industrial | RO Rural Overlay |
| NC-1 Professional Office | Advanced Manufacturing & Logistics | TND-1 Traditional Neighborhood Development |
| NC-2 Indoor Retail Service | SWM-1 Solid Waste Management | TND-2 Traditional Neighborhood Development |
| NC-3 Lodging | SWM-2 Solid Waste Management | EO Entertainment Overlay |
| NC-4 Neighborhood Institutional | MD-1 Medical Residential | RBCO Regional Business Center Overlay |



Staff Impact Notes for Mandeville Annexation – MN2020-01

11/4/2020 8:53 AM	Create Resolution	hothomas	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 comply with Parish Drainage Regulations.
12/1/2020 10:35 AM	Create Resolution	jlobrano	Property abuts Lover's Lane South (R04C044) a Parish Maintained road for a distance of 125 feet. Entrance to property is on Shannon Dr a City of Mandeville maintained road. Public Works has no issues
12/1/2020 10:36 AM	Create Resolution	dhenton	<p>The maps provided by GIS do not correctly depict the area proposed to be annexed. The legal description supplied by the City of Mandeville (the "City") indicates that a parcel behind Lot 86A is what is to be annexed. Lot 86A is within the July 1986 boundary of the City.</p> <p>The area proposed to be annexed falls within Area 1, but not an Infill Area, as defined by Article 2 of the Agreement Amending the 1990 Sales Tax Enhancement Plan to Provide for Growth Management and Revenue Sharing (the "Agreement").</p> <p>Per Article 3 of the Agreement, the City may annex property in Area 1 in accordance with La. Rev. Stat. 33:171-La. Rev. Stat. 33:180 without any further permission or approval of St. Tammany Parish Government (the "Parish"). The packet of documents submitted by the City appears to comply with the requirements of La. Rev. Stat. 33:172.</p> <p>Per Article 7 of the Agreement, Sales Tax District No. 3 proceeds derived in Area 1 shall be divided twenty percent (20%) to Sales Tax District No. 3 (the Parish) and eighty percent (80%) to the City.</p> <p>Per La. Rev. Stat. 33:224, whenever a municipality annexes territory it shall also annex and maintain any parish road which is within the territory proposed to be annexed, but only insofar as the road is within the municipality. Where the road is adjacent to but not within the annexed territory the municipality and the parish shall equally share in the maintenance of the road. Therefore, the City is obligated to share in the cost of maintenance of that portion of Live Oak Street, which is currently in the Parish maintenance</p>

			system, that abuts the area proposed to be annexed.
12/3/2020 2:47 PM	Create Resolution	amhontiveros	No DES issues.
12/14/2020 1:35 PM	Create Resolution	fmseldon	No sales tax revenue has been generated by this property. Should this property generate Sales Tax District No. 3 proceeds in the future, they shall be divided eighty percent (80%) to the City of Mandeville and twenty percent (20%) to Sales Tax District No. 3/St. Tammany Parish Government.
12/14/2020	Create Resolution	rliner	The proposal is consistent with the Louisiana Revised Statutes relative to annexation The proposal is consistent with the sales tax agreements with the City of Mandeville. The proposal is not an intensification of zoning.

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