

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6387

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

RESOLUTION TO **CONCUR/NOT CONCUR** WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 2.25 ACRES, MORE OR LESS, FROM PARISH HC-2 TO CITY C-4. PROPERTY IS LOCATED AT 2170 GAUSE BLVD, SLIDELL, LA. SITUATED IN LOT 6A , SQ. 17, PEARL ACRES, SECTION 6, TOWNSHIP 9S, RANGE 15E, ST. TAMMANY PARISH LOUISIANA.

WHEREAS, The City of Slidell is contemplating annexation of 2.25 acres, more or less, owned by Regions Bank, and is located at 2170 Gause Blvd., Slidell, LA, identified as Lot 6A Pearl Acres, Section 6, Township 9S, Range 15E, Ward 8, District 9 (see attachments for complete description)

WHEREAS the property, upon annexation, will be rezoned from Parish HC-2 to City C-4, a change that **is not** and intensification of zoning; and

WHEREAS the property is developed and the proposed annexation, Should this property generate Sales Tax District No. 3 proceeds in the future, they shall be divided fifty percent (50%) to the City of Slidell and fifty percent (50%) to Sales Tax District No. 3/St. Tammany Parish Government, as per the Sales Tax Enhancement Plan for the Parish and the City of Slidell (the "Agreement"), 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. (If Council does not concur, consider additional language explaining non-concurrence decision.)

THE PARISH OF ST. TAMMANY HEREBY RESOLVES **to concur/not concur** (circle one) with the City of Slidell annexation and rezoning of the Property from, Parish HC-2 to City C-4: In accordance with the provisions of 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 Slidell 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 Slidell 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 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 Agreement;

BE IT FURTHER RESOLVED Per La. Rev. Stat. 33:224, where a "road is adjacent to, but not within the annexed territory, the municipality and the parish shall equally share the maintenance of the road. Any annexation contrary to the provisions of this Section shall be invalid." Therefore, the City shall share in cost of maintenance of the Amber Street.

BE IT FURTHER RESOLVED Per Article 2 of the Agreement, "The City shall be responsible for the maintenance and improvement of all roads, bridges, streets, and drainage infrastructure brought within the corporate limits of the City through annexation, except as provided for in the Joint Project Section hereof. When the City annexes property on both sides of a road, street, drainage feature or other infrastructure feature, said infrastructure must also be annexed." Therefore, the City is wholly responsible for the maintenance of the W-15 Canal, also known as French Branch Stream, to the extent that it is located on the property proposed to be annexed. The W-15 Canal was originally dug by the State Department of Public Works in the 1950's (Project No. 728). The W-15 is an integral part of the

Parish-wide drainage system, and a non-exclusive servitude of ingress and egress is created in the survey in favor of the Parish across a strip of ground 15' in width, fronting on the W-15 Canal, more particularly located as shown on the survey for the purpose of maintenance of the W-15.

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



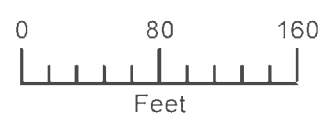
**Slidell Annexation
SL2020-02**



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

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



Map : 2020-gkn-15 Date: 10/14/2020



City of Slidell, Louisiana
Planning Commission
Agenda

December 21, 2020 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/pz

For questions or to provide public comment before the meeting,

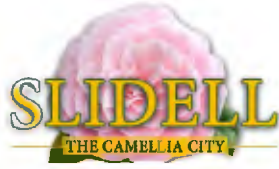
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4pm)



SCAN ME
for the
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from November 16, 2020 (p. 2-4)
4. **Public Hearing**
 - a. **S20-19:** A request to revoke the unimproved 5th Street right-of-way between Florida Ave and East Hall Ave; and to subdivide property located at 342 Florida Ave, identified as Lots 1 through 28, Sq. 23, Lots 6A, 7 through 22, and 26 through 29, Sq. 11, and the revoked portion of 5th Street right-of-way, in Sec. 10, T-9-S, R-14-E, Brugier Addition, City of Slidell, St. Tammany Parish, Louisiana; into one lot (p. 5-7)
 - b. **S20-21:** A request to subdivide property located at 322 Bouscaren St, identified as Lots 11 and 12, Sq. 8, Town of Slidell, in Sec. 10, T-9-S, R-14-E, City of Slidell, St. Tammany Parish, Louisiana, into one lot (p. 8-9)
5. **Other Business**
 - a. Select Comprehensive Plan Steering Committee member
6. **General and Public Comments**
 - a. Update on Comprehensive Plan
7. **Adjournment**

The next Planning Commission meeting will be January 25, 2021.



City of Slidell, Louisiana
Planning Commission
Minutes

November 16, 2020 @ 7:00 p.m.
Council Chambers, 2045 2nd Street, Slidell, LA

1. Call to Order and Roll Call. Meeting called to order by Chairperson Hilts at 7:00 p.m.

Commissioners Present	Commissioners Not Present	Staff Present
Mary Lou Hilts, Chairperson	Gayle Green	Melissa Guilbeau, Director
Richard Reardon, Vice Chair	Joseph Binder	Theresa Alexander, Planner
Landon Washington		
Michael Newton		
Tim Rogers		

2. Pledge of Allegiance

3. Minutes. Chairperson Hilts introduced the minutes from the October 19, 2020 meeting and asked the Commission if there were any questions or comments. There being none, Chairperson Hilts asked for a motion. Mr. Reardon made a motion to approve the minutes as written which Mr. Rogers seconded. Motion passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN.

4. Consent Calendar

- a. **S20-19:** A request to revoke the unimproved 5th Street right-of-way between Florida Ave and East Hall Ave; and to subdivide property located at 342 Florida Ave, identified as Lots 1 through 28, Sq. 23, Lots 6A, 7 through 22, and 26 through 29, Sq. 11, and the revoked portion of 5th Street right-of-way, in Sec. 10, T-9-S, R-14-E, Brugier Addition, City of Slidell, St. Tammany Parish, Louisiana; into one lot

Mr. Washington made a motion to approve the Consent Calendar, which was seconded by Mr. Newton and passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN. Public Hearing scheduled for December 21, 2020.

5. Public Hearing

- a. **A20-02:** A request to annex property located at 2170 Gause Blvd. East, at the northeast corner of Amber St; identified as Lot 6A, Sq. 17, Pearl Acres Subd., St. Tammany Parish, Louisiana; into the City of Slidell

Chairperson Hilts opened the Public Hearing and recognized Alex Williams, Deep South Design Group, engineer, representing the owner of the project and available to answer questions. There were no questions nor anyone who wished to speak on the request. Chairperson Hilts closed the Public Hearing.

Chairperson Hilts asked for a staff recommendation. Director Guilbeau stated that staff is recommending approval.

Mr. Reardon made a motion to recommend approval to the City Council, with a second by Mr. Washington. Motion passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN.

- b. **T20-04:** A request to amend the City of Slidell’s Bicycle Master Plan, adopted June 24, 2014; to add a new route

Chairperson Hilts opened the Public Hearing. With no members of the public wishing to speak, Chairperson Hilts closed the Public Hearing.

Director Guilbeau detailed the proposed new route. The Commission discussed the existing trails, the new route and its benefits. Mr. Washington made a motion to recommend approval to the City Council, with a second by Mr. Newton. Motion passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN.

- c. **V20-11:** A request for a variance from subdivision regulations (Section 4.5 of Appendix B of the City’s Code of Ordinances) for a proposed subdivision (S20-18) located south of Canulette Rd approx. 900 feet south of Bayou Liberty Rd; identified as 6.907 acres in Sec. 44, T-9-S, R-14-E, City of Slidell, St. Tammany Parish, Louisiana

Chairperson Hilts opened the Public Hearing. Sean Burkes, representing the developer, summarized the history of the project. He stated that the developer is requesting a variance to put sidewalks in the development, which is approximately 2,000 feet of sidewalk. He stated that of the roughly nine houses constructed in Brentwood Phase 1 on Canulette, only about three or four have sidewalks. He stated that Canulette Rd is not a good atmosphere for sidewalks and that sidewalks in Brentwood Phase 2 would be a closed loop system.

Mr. Washington asked where the individuals in the subdivision would walk if there were no sidewalks. Sean Burkes stated that the developer is requesting the variance because of the cost of sidewalks and to make the character of the subdivision one where people don’t walk but stay in their yards. Chairperson Hilts closed the Public Hearing.

Chairperson Hilts asked for a staff recommendation. Director Guilbeau stated that staff is not making a recommendation on a variance request.

Mr. Reardon stated that he doesn’t find a lack of sidewalks uncharacteristic for the area and that this is removed from City subdivisions and more of a country cul-de-sac. Mr. Reardon made a motion to approve, with a second by Mr. Rogers. Motion passed by a vote of 4 YEAS, 0 NAYS, 1 ABSTAIN.

- d. **S20-18:** A request for final approval to subdivide 6.907 acres in Sec. 44, T-9-S, R-14-E, City of Slidell, St. Tammany Parish, Louisiana; located south of Canulette Rd approx. 900 feet south of Bayou Liberty Rd; into 15 lots, with a greater front yard setback for some of the lots, and dedication of new public right-of-way and infrastructure

Chairperson Hilts opened the Public Hearing. Sean Burkes, representing the developer, stated that all public infrastructure was recently inspected and came out fine. He stated there is one outstanding issue with the retention pond. Chairperson Hilts closed the Public Hearing.

Chairperson Hilts asked for a staff recommendation. Director Guilbeau stated that staff is recommending approval of the final plat with the condition that the City Engineer finds the private retention pond to be in acceptable condition and that the City Council accepts the public improvements for maintenance. She further stated that staff recommends that the Planning Commission recommend the City Council accept the public improvements for maintenance.

Mr. Reardon made a motion to approve on the condition that the City Engineer finds the private retention pond to be in acceptable condition, and to recommend that the City Council accepts the public improvements for maintenance, with a second by Mr. Rogers. Motion passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN.

6. Other Business

a. Adopt 2021 Regular Meeting Calendar

Meetings held at 7:00pm in the City Council Chambers at 2045 Second Street, Third Floor

January 25	April 19	July 19	October 18
February 22	May 17	August 16	November 15
March 15	June 14	September 20	December 13

Mr. Washington made a motion to approve, with a second by Mr. Reardon. Motion passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN.

7. General and Public Comments

a. Update on Comprehensive Plan. Director Guilbeau stated that a consultant has been selected and that they will begin work as soon as a contract is signed.

8. Adjournment. Mr. Reardon made a motion to adjourn which was seconded by Mr. Newton and passed by vote of 5 YAYS, 0 NAYS, 0 ABSTAIN. Meeting adjourned at 7:27 p.m.



Staff Report

Case No. S20-19

Revocation of Unimproved 5th St and Subdivision of
of multiple lots into one lot at 342 Florida Ave

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: Florida Avenue Elementary, 342 Florida Ave
(Figure 1)

Owner: St. Tammany Parish School Board

Applicant: Wesley R. Eustis, Surveyor

Zoning: A-6 Single-family Urban

Request: Subdivide multiple lots and proposed revoked
right-of-way into Lot 6B

Planning Commission

Consent Agenda: November 16, 2020

Public Hearing: December 21, 2020

City Council (for revocation of right-of-way)

Introduction: December 8, 2020

Public Hearing: January 12, 2021



Figure 1. Location map.

Recommendations

Planning Department

Approval, on the condition that the City Council
revoke the unimproved Fifth St right-of-way

Planning Commission (for revocation)

To be determined

Findings

1. Subject property is developed with Florida Avenue Elementary School located at 342 Florida Ave (Figure 2). It is zoned A-6.
2. Unimproved 5th St right-of-way (ROW) is within the current boundaries of the school property and has been used by the School for some time. Owner is requesting a revocation of the unimproved 5th St right-of-way.
3. The owner proposes to subdivide all of the Florida Avenue Elementary School campus – comprised of Lots 1 through 28, Sq. 23, Lots 6A, 7 through 22, and 26 through 29, Sq. 11, and the proposed revoked portion of 5th St right-of-



Figure 2. Subject property, street view

way, Brugier Addition – into Lot 6B, with a 50-foot wide utility servitude in the same location as the former 5th St right-of-way (Figure 3).

4. Within the length of the unimproved ROW, there is a 12-inch water line and a portion of three school outbuildings and parking. The School Board and the City will enter into a Cooperative Endeavor Agreement that will allow City to maintain the water line and the School Board to have certain improvements within the servitude.

RE 23 AND
RU 22, AND
ED PORTION
B;
4 EAST

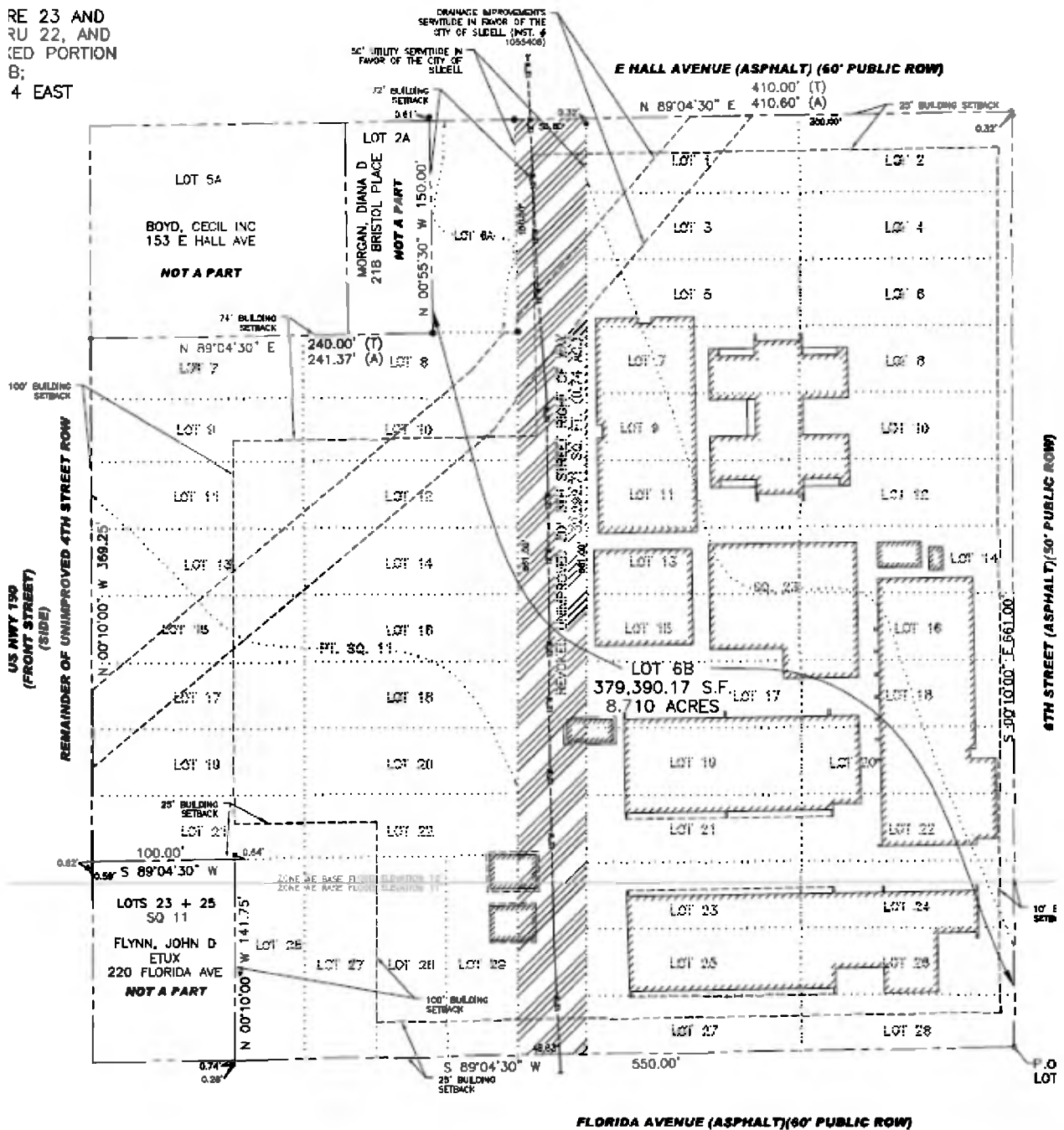


Figure 3. Proposed subdivision

5. The proposed Lot 6B has an area of 379,390.17 sq. ft. or 8.710 acres and has frontage on three streets: Florida Ave, 6th St, East Hall Ave (Table 1).
6. The A-6 district requires a minimum lot width of 70 ft and area of 8,400 sq ft per family unit.
7. Proposed lot 6B has a width of 410 ft on E Hall Ave, 510 ft on Florida Ave, and area of 379,390.17 s.f. (Table 1). The proposed lot meets the minimum lot width and area requirements for the A-6 district.
8. The A-6 district requires a minimum front yard setback of 25 ft; minimum side yard setbacks are 20% of the width of the lot with a minimum on any one side of 5 ft for lots less than 100 ft wide and 10 ft for lots more than 100 ft wide; minimum rear yard setbacks are 20% the depth of the lot with a minimum of 25 ft and a maximum 50 ft. (Sec. 2.904(1) – Lot Area)
9. Existing buildings on Lot 6B have a front yard setback of approximately 140 ft on E Hall Ave, a setback of 25 ft on Florida Ave, and a side yard adjacent to 6th St of 10 ft, and 100 ft from the west. Setbacks for the existing buildings on the proposed lot meet the minimums as in Finding #8.
10. The property is located in Flood Zone AE, Elevations 11 and 12.
11. Subdividing these parcels creates one lot of record that comprises the current campus of Florida Avenue Elementary School.

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
Sq 23 (Lots 1-28)		Florida Ave, 6 th St, E Hall Ave	47.3 ea.	198,300
Sq. 11 Lot 6A		E Hall Ave	60	9,000
Sq. 11 Part of Lot 8		5 th St	38.3	5,745
Sq. 11, Lot 7		Unimproved 4 th St	47.3	7,095
Sq. 11, Lots 9-22		Unimproved 4 th St and 5 th St	47.3 ea.	99,330
Sq. 11, Lots 26-29		Florida Ave	50 ea.	28,388
5 th Street ROW		Florida Ave and E Hall Ave	50	30,050
Lot 6B		E Hall Ave and Florida Ave	410 and 550	379,380
A-6	Residential Use	NA	70 min.	8,400 min.*

*Per Family Unit



Staff Report
Case No. S20-21
 Subdivision
 of 2 lots into one at Central Fire Station (322 Bouscaren St)

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 322 Bouscaren St (Figure 1)
Owner: St. Tammany Parish Fire Protection District #1
Applicant: J.V. Burkes & Associates
Zoning: C-3 Central Business District
Request: Subdivide Lots 11 and 12, Sq 8, Town of Slidell, into Lot 12A
Planning Commission: 12/21/2020

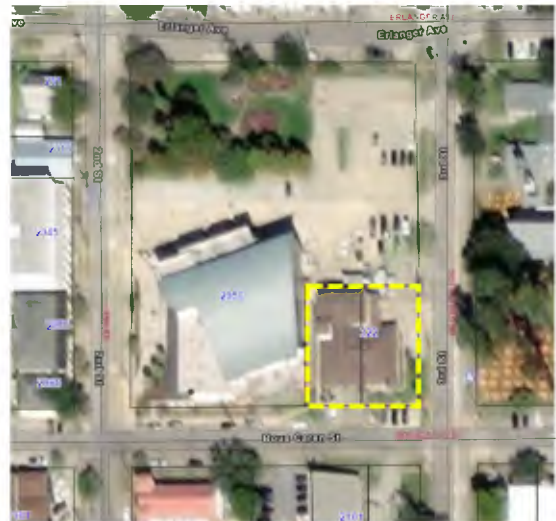


Figure 1. Location map

Staff Recommendation

Approval

Findings

1. The petitioned property is developed with Central City Fire Station (Figure 2). It is zoned C-3.
2. The applicant proposes to combine Lots 11 and 12 into Lot 12A (Figure 3).
3. Concurrent with this application, the owner has requested a Certificate of Appropriateness to demolish the existing fire station and construct a new fire station, which will be considered by the Olde Towne Preservation District Commission on December 9, 2020 (CA20-32).
4. The two lots must be combined into one for the proposed construction of a new Fire Station.
5. Proposed Lot 12A will have a width of 120 feet and an area of 0.330 ac (14,400 sf) (Table 1).
6. The C-3 district requires a minimum lot width and area only when the lot contains a dwelling. While the new fire station will include living quarters, they are ancillary to the function of a fire station; therefore, there is no minimum lot width or area.
7. The property is located within a special flood hazard area, in flood zone AE.
8. The property currently has City utility services.
9. Combining the two lots into one will allow redevelopment of the fire station on a single, larger lot.



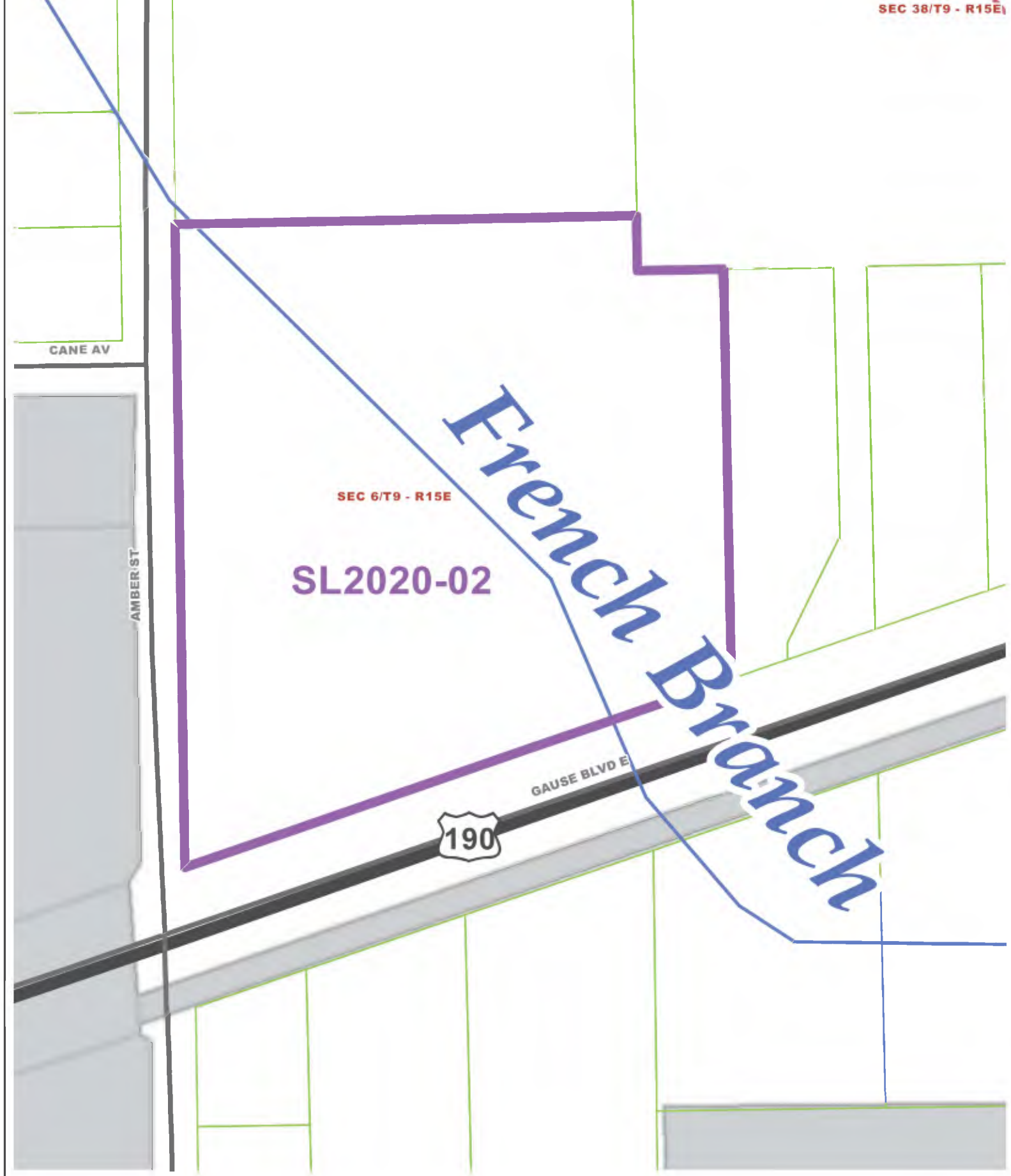
Figure 2. Street view of petitioned property



Figure 3. Proposed subdivision

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
11		Bouscaren St	60	7,200
12		Bouscaren St	60	7,200
12A		Bouscaren St	120	14,400
C-4	Commercial Use	N/A	None	None
	Residential Use	N/A	50 min.	6,000 min



Slidell Annexation SL2020-02

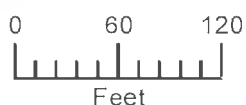


Legend

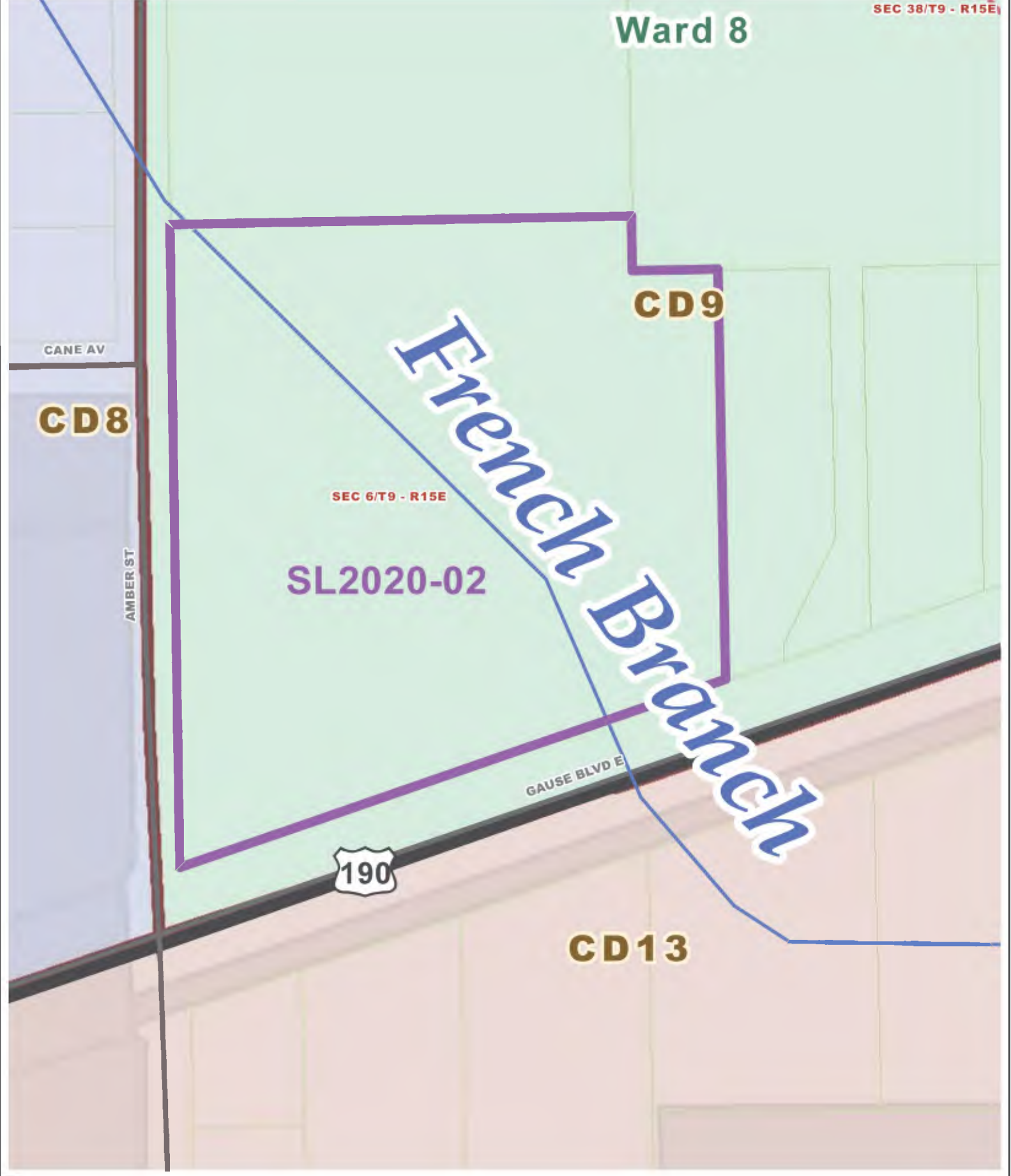
-  Rivers
-  Roads
-  Major Roads
-  SL2020-02
-  S/T/R
-  Assessor Parcels
-  Slidell

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



Ward 8



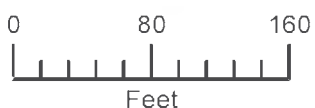
Slidell Annexation SL2020-02



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

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





Petition for ANNEXATION

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

This application is for annexation into the City of Slidell.

Petitioned Property

Street Address: 2170 Gause Blvd. East
Bounded by (streets): Gause Blvd East
Amber Street
Acres Proposed to be Annexed: 2.25
Current Use: Commercial - Bank
Proposed Use: Commercial - Carwash
Current Parish Zoning District: HC-2
Proposed City Zoning District*: C-4
**Separate Petition for Zoning Map Amendment*

Property Owner(s)

If necessary, attach a list of all owners with the name, mailing address, and phone number of each.

Number of Resident Property Owners: _____
Number of Non-Resident Property Owners: 1
Revive Holdings Gause, LLC
Name: _____
Name: _____

Authorized Agent, if applicable:

Jordan Williams
19384 Country Club Ln
Mailing Address: _____
Hammond, LA 70401
City, State, Zip: _____
(985) 215-1449
Phone # _____
jordan@carwashrevive.com
Email: _____

Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this annexation
- Map (drawn to scale no smaller than 1" = 100') showing the location, measurements, and ownership of the petitioned property
- Legal description of petitioned property
- A certificate from of the St. Tammany Parish Registrar of Voters listing the registered voters residing in the area to be annexed
- A copy of the last paid tax statement
- Original Certificate of Assessor certifying ownership and assessed valuation of property

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be annexed; acknowledge that I/we have been informed of the estimated cost of connection to City utilities; and desire to have the property described in this petition annexed into the City of Slidell. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

[Signature] 9/22/2020
Signature of Property Owner or Agent Date

Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 22 day of September, 2020.

[Signature]
Notary Public William P. Bice



W. R. BICE
NOTARY ID # 043512
1445 S. Morrison Blvd
Hammond, LA 70403
My Commission Expires at Death

Received By:	Fee \$	Case # A
Related Case(s):		



Planning Department

Petition for
ANNEXATION

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

This application is for annexation into the City of Slidell.

Petitioned Property

Street Address: 2170 Gause Blvd. East

Bounded by (streets): Gause Blvd East
Amber Street

Acres Proposed to be Annexed: 2.25

Current Use: Commercial - Bank

Proposed Use: Commercial - Carwash

Current Parish Zoning District: HC-2

Proposed City Zoning District*: C-4

**Separate Petition for Zoning Map Amendment*

Property Owner(s)

If necessary, attach a list of all owners with the name, mailing address, and phone number of each.

Number of Resident Property Owners: _____

Number of Non-Resident Property Owners: 1

Name: Regions Bank

Name: _____

Authorized Agent, if applicable:
Korey J. Cox

Mailing Address: 250 Riverchase Pkwy E

City, State, Zip: Birmingham, AL 35244

Phone # (205) 820-3136

Email: korey.cox@regions.com

Received By:	Fee \$	Case # A
Related Case(s):		

Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this annexation
- Map (drawn to scale no smaller than 1" = 100') showing the location, measurements, and ownership of the petitioned property
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This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

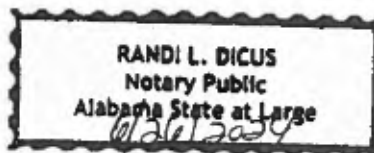
I/we do hereby certify that the undersigned are the sole owners of the property to be annexed; acknowledge that I/we have been informed of the estimated cost of connection to City utilities; and desire to have the property described in this petition annexed into the City of Slidell. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

Korey J. Cox 9/15/2020
Signature of Property Owner or Agent Date

Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 9/15/2020
day of September, 2020.

Randi L. Dicus
Notary Public





Planning Department

Petition for ZONING MAP AMENDMENT

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

This application is for proposed rezoning, and establishment of zoning for annexed property.

Petitioned Property

Current Zoning District: AC-2

Current Use: Commercial - Bank

Street Address: 2170 GAUSE BLVD EAST

Lot, Square/Block, Subdivision (or attach metes and bounds):

LOT 6A PEARL ACRES

Bounded by (streets): GAUSE BLVD. EAST

AMBER ST

Property Owner(s)

Name(s): REVINE HOLDINGS Gause, LLC

Name(s): _____

Authorized Agent, If applicable:

JORDAN WILLIAMS

Mailing Address: 19384 Country Club Lane

City, State, Zip: Hammou, LA 70401

Phone # 985 - 215 - 1449

Email: JORDAN@REVINE.COM

Received By:	Fee \$	Case # Z
Related Case(s):		

Proposed Zoning Map Amendment

Proposed Zoning District: C-4

Proposed Use: Commercial - Casino

Acres Proposed to be (Re)zoned: 2.25

Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this zoning map amendment
- Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property
- Fees; please speak with a Planner to confirm

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

[Signature] 9/23/2020
Signature of Property Owner or Agent Date

Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 23 day of SEPTEMBER, 2020.

[Signature]
Notary Public William R. Bice



W. R. BICE
NOTARY ID # 043512
1445 S. Morrison Blvd
Hammou, LA 70403
My Commission Expires at Death



Planning Department

Petition for ZONING MAP AMENDMENT

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985 646.4356
p anningdept@cityofslidell.org
myslidell.com

This application is for proposed rezoning, and establishment of zoning for annexed property.

Petitioned Property

Current Zoning District: HC-2

Current Use: COMMERCIAL - BANK

Street Address: 2170 GAUSE BLVD. EAST

Lot, Square/Block, Subdivision (or attach metes and bounds):

LOT 6A PEARL ACRES

Bounded by (streets): GAUSE BLVD. EAST

AMISER ST

Property Owner(s)

Name(s): REGGUS BANK

Name(s): _____

Authorized Agent, if applicable:

KOREY J. COX

Mailing Address: 250 RIVERCHASE PARKWAY E

City, State, Zip: BIRMINGHAM, AL 35244

Phone # 205 - 820 - 3136

Email: KOREY.COX@REGGUS.COM

Received By:	Fee \$	Case # Z
Related Case(s):		

Proposed Zoning Map Amendment

Proposed Zoning District: C-4

Proposed Use: COMMERCIAL - CARWASH

Acres Proposed to be (Re)zoned: _____

Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this zoning map amendment
- Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property
- Fees; please speak with a Planner to confirm

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public

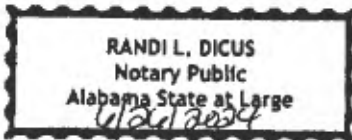
I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

Korey J. Cox 9/24/2020
Signature of Property Owner or Agent Date

Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 24 day of September, 2020.

Randi L. Dicus
Notary Public



STATE OF LOUISIANA

PARISH OF CADDO

ACT OF CASH SALE

BEFORE the undersigned authority, personally came and appeared:

MANHATTAN SQUARE LIMITED PARTNERSHIP, (TIN: 72-1238803), a Louisiana partnership in commendam, having a mailing address of 701 South Peters St., Suite 100, New Orleans, LA 70130, being represented herein by the undersigned, duly authorized to act herein, and

DONALD E. THERIOT (SSN: [REDACTED]-8266) and **KATHLEEN SHARP THERIOT** (SSN: [REDACTED]-0651), husband and wife, with a mailing address of 710 South Peters Street, Suite 100, New Orleans, LA 70130,

ALFRED R. BLOSSMAN, JR. (SSN: [REDACTED]-5040), and **ROYANNE HURD** (SSN: [REDACTED]-9065), husband and wife, having acquired title as **ALFRED R. BLOSSMAN, JR.** and **ROYANNE HURD BLOSSMAN**, husband and wife, with a mailing address of 701 South Peters St., Suite 100, New Orleans, LA 70130, the said Royanne Hurd appearing herein by and through her Agent and Attorney-In-Fact, Alfred R. Blossman, Jr., by virtue of that certain Power of Attorney attached hereto and made a part hereof,

(Hereinafter collectively referred to as "Vendor"),

who declared that Vendor does by these presents, GRANT, BARGAIN, SELL, CONVEY AND DELIVER, with full guarantee of title, and with complete transfer and subrogation of all rights and actions of warranty against all former proprietors of the property herein conveyed, together with all rights of prescription, whether acquisitive or liberative, to which Vendor may be entitled, unto:

AMSOUTH BANK, an Alabama banking corporation, having a mailing address of 3000 Galleria Tower, Suite 1600, Birmingham, AL 35244, ("Vendee"),

the following described property, to-wit:

LOT 6A, being a resubdivision of Lots 4, 5, 6, 7, 8 and Part of 9, Square 17, Pearl Acres Subdivision, Section 6, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, as per map filed of record on September 10, 2002 as Map File No. 2469A of the Records of St. Tammany Parish, Louisiana, and being more fully described as follows:

Beginning at the Southwest corner of said Lot 5 at the intersection of the northerly right-of-way line of Gause Boulevard and the east right-of-way line of Amber Street; Thence along said east line North 00 degrees 08 minutes 21 seconds East 574.76 feet to a point; Thence South 89 degrees 57 minutes 28 seconds East 2.34 feet to the center of drainage canal; Thence along said centerline in three courses:

South 26 degrees 56 minutes 57 seconds East 147.65 feet;
South 50 degrees 32 minutes 18 seconds East 156.85 feet;
South 32 degrees 06 minutes 19 seconds East 276.56 feet to a point on the northerly right-of-way line of Gause Boulevard;

Thence along said line South 72 degrees 08 minutes 00 seconds West 355.89 feet to the POINT OF BEGINNING. (the "Property")

TO HAVE AND TO HOLD unto Vendee and Vendee's heirs, successors and assigns forever.

This sale is made for the consideration of the sum of **SIX HUNDRED EIGHTY EIGHT THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (\$688,750.00) Dollars** cash in hand paid, the receipt and sufficiency of which are hereby acknowledged.

DONE AND SIGNED in the presence of the undersigned competent witnesses and me, Notary, on this _____ day of January, 2003.

WITNESSES:

[Handwritten Signature]
[Handwritten Signature]

Manhattan Square Limited Partnership

BY: [Handwritten Signature]
Name: Donald E. Theriot
Title: General Partner

[Handwritten Signature]
Donald E. Theriot

[Handwritten Signature]
Kathleen Sharp Theriot

[Handwritten Signature]
Alfred R. Flossman, Jr., Individually
and as Agent and Attorney-In-Fact
for Royanne Hurd

[Handwritten Signature]
Notary Public

RAYMOND BRINSON
Notary Public
State of Louisiana
My Commission Is Issued For Life

Nancy L. Worley
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

I, Nancy L. Worley, Secretary of State of the State of Alabama, having custody of the Great and Principal Seal of said State, do hereby certify that

that the domestic corporate records on file in this office disclose that AmSouth Bank, incorporated in Walker County, Alabama on September 29, 1986; that said entity merged on November 3, 2006 into Regions Bank, an Alabama Corporation, with an effective date of November 4, 2006. I further certify that the records do not disclose that said Regions Bank has been dissolved.



In Testimony Whereof, I have hereunto set my hand and affixed the Great Seal of the State, at the Capitol, in the City of Montgomery, on this day.

11/15/06

Date

A handwritten signature in cursive script, appearing to read "Nancy L. Worley".

Nancy L. Worley

Secretary of State



SECRETARY CERTIFICATE

I, Pamela R. Welch, a duly elected and qualified Assistant Corporate Secretary of Regions Bank, an Alabama state banking corporation, hereby certify as follows:

- 1. Following is a true and correct copy of Article V, Section 12 of the By-laws of Regions Bank, as amended by the Board of Directors at a duly convened meeting held on July 24, 2019, at which a quorum was present, and the same are in full force and effect on the date hereof.

***Section 12. Execution of Instruments and Documents.**

The Chief Executive Officer; the President; any Senior Executive Vice President, Executive Vice President, Senior Vice President, or Vice President; or any officer holding the title of Executive Managing Director, Managing Director, or Director is authorized, in his or her discretion, to do and perform any and all corporate and official acts in carrying on the business of the Bank, including, but not limited to, the authority to make, execute, acknowledge, accept and deliver any and all deeds, mortgages, releases, bills of sale, assignments, transfers, leases (as lessor or lessee), powers of attorney or of substitution, servicing or sub-servicing agreements, vendor agreements, contracts, proxies to vote stock or any other instrument in writing that may be necessary in the purchase, sale, lease, assignment, transfer, discount, management or handling in any way of any property of any description held, controlled or used by Bank or to be held, controlled or used by Bank, either in its own or in its fiduciary capacity and including the authority from time to time to open bank accounts with the Bank or any other institution; to borrow money in such amounts for such lengths of time, at such rates of interest and upon such terms and conditions as any said officer may deem proper and to evidence the indebtedness thereby created by executing and delivering in the name of the Bank promissory notes or other appropriate evidences of indebtedness; and to guarantee the obligations of any subsidiary or affiliate of the Bank. The enumeration herein of particular powers shall not restrict in any way the general powers and authority of said officers.

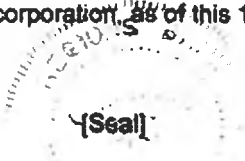
By way of example and not limitation such officers of the Bank are authorized to execute, accept, deliver and issue, on behalf of the Bank and as binding obligations of the Bank, such agreements and instruments as may be within the officer's area of responsibility, including, as applicable, agreements and related documents (such as schedules, confirmations, transfers, assignments, acknowledgments, and other documents) relating to derivative transactions, loan or letter of credit transactions, syndications, participations, trades, purchase and sale or discount transactions, transfers and assignments, servicing and sub-servicing agreements, vendor agreements, contracts, securitizations, and transactions of whatever kind or description arising in the conduct of the Bank's business.

The authority to execute and deliver documents, instruments and agreements may be limited by resolution of the Board of Directors or a committee of the Board of Directors, by the Chief Executive Officer, or by the President by reference to subject matter, category, amount, geographical location, or any other criteria and may be made subject to such policies, procedures and levels of approval as may be adopted or amended from time to time.*

- 2. I further certify that the following individuals are qualified to act as an officer of Regions Bank, with officer title as specified below:

<u>Name</u>	<u>Title</u>	<u>Name</u>	<u>Title</u>
Scott Riley	Senior Vice President	Korey Cox	Vice President
Keith Pressley	Senior Vice President	Jon Tucker	Vice President
Joseph Holcombe	Senior Vice President	Maxwell Taylor	Vice President
Emilio M. Cerice	Senior Vice President	Phillip Satyers	Vice President
Paul Stivender	Senior Vice President	Elisha Buckley	Vice President
John Earley	Vice President	Deborah L. Foster	Vice President
Prince McDougal	Vice President	Susan Schmidt	Vice President

IN WITNESS WHEREOF, I have set my hand and affixed the seal of Regions Bank, an Alabama banking corporation, on this 18th day of February 2020.



Pamela R. Welch
Pamela R. Welch, Assistant Corporate Secretary



**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 110-017-1468

OWNERS: AMSOUTH BANK
REGIONS BANK
250 RIVERCHASE PKWY
BIRMINGHAM, AL 35244

PROPERTY DESCRIPTION: 2019 TAX ROLL

Lot 6A Sq 17 Pearl Acres Sub CB 919 333 CB 1361 258 INST NO 898399 INST NO 1318081
INST NO 1344179

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

2019 VALUATION:	Land	-	68,738
	Improvements	-	<u>82,985</u>
TOTAL ASSESSED VALUATION			151,723

***Commercial Property is assessed at 10% land value; 15% improvement value**

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

Covington, Louisiana this the 22nd day of September, 2020.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



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

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

Louis Fitzmorris
Assessor

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 Slidell** as owner for the tax year **2019** and whose address is **AMSOUTH BANK**, and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell**:

PROPERTY DESCRIPTION

2019 Tax Roll Assessment: Assessment Number: 110-017-1468

Lot 6A Sq 17 Pearl Acres Sub CB 919 333 CB 1361 258 INST NO 898399
INST NO 1318081 INST NO 1344179

- I. The total assessed value of all property within the above described area is **\$ 151,723**.
- 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 **\$ 151,723**.
- III. I do further certify that the assessed valuation of the above described tract is as follows:
Commercial property is assessed at 10% land value; 15% improvement value

2019 ASSESSED VALUATION : **\$ 151,723**

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 22nd day of September, 2020.


LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

Assessor Louis Fitzmorris
St. Tammany Parish
Property Owner's Parcel Report

NOTE: This HISTORICAL Data is For TAX YEAR: 2019

Parcel #	110-017-1468	City Mills	0.00
Name	AMSOUTH BANK	Parish Mills	146.17
		Ward	08LR
		Subdivision	CGAUSE
C/O	REGIONS BANK	COMMERCIAL GAUSE BLVD EAST	
Addr	250 RIVERCHASE PKWY	--COMMERCIAL--1	
City	BIRMINGHAM, AL 35244	Total Assessed Value	
			151,723

Prior Owner	THERIOT, DONALD E ETUX	Land	68,738
		Improvements	82,985
		Est. City	\$0.00
		Est. Parish	\$22,248.35
Phys Address	2170 GAUSE BLVD E	Estimated Tax	\$22,248.35

Code	Qty	Value	Description
Assmnt 1	03	1.0	68,738 SUBURBAN

	Value	Description
Spcl 96	32.00	Lighting Dist. 9
Spcl 106	39.00	Fire Dist. 1 Parcel Fee

----- p r o p e r t y d e s c r i p t i o n -----

LOT 6A SQ 17 PEARL ACRES SUB BEING A RESUB OF LOTS 5 6
7 8 PT LOT 9 SQ 17 PEARL ACRES SUB CB 919 333 CB 1361
258 INST NO 898399 INST NO 1318081 INST NO 1344179



St. Tammany Parish Tax Collector
State of Louisiana

2019 Tax Statement

Real Estate

Retain this portion for your records.

Due Date
12/31/2019

Bill Number	Bill Date	Account Number	Parcel Number	Property Location
100711	11/01/2019	100171468	1100171468	2170 GAUSE BLVD

AMSOUTH BANK
REGIONS BANK
250 RIVERCHASE PKWY
BIRMINGHAM, AL 35244

This is your Tax Notice. If a mortgage company is responsible or if you have sold the property, please forward to the responsible party.

LOT 6A SQ 17 PEARL ACRES SUB BEING A RESUB OF LOTS 5 6 7 8 PT LOT 9 SQ 17 PEARL Book / Page: 10 Deed Date: Jurisdiction Code: RE Description: 8 LR (LEVEE ROAD DIST) Classification Code: RE Description: REAL ESTATE			City Rate: School Rate: County Rate: Utility Rate:	Homestead Exempt: Land Assessment: 68,738 Bldg Assessment: 82,985 Net Assessment: 151,723 Total Assessment: 151,723	
Description	Rate	Base Tax	Description	Rate	Base Tax
LAW ENFORC	11.690000	1773.64	ANIMAL SHE	0.820000	124.41
SCHOOL DIS	13.900000	2108.95	COUNCIL ON	1.920000	291.31
SCHOOL CON	3.650000	553.79	CORONER'S	3.260000	494.62
SCHOOL ADD	4.640000	703.99	MOSQUITO D	3.900000	591.72
SCHOOL BLD	3.300000	500.69	ALIMONY 1	2.890000	438.48
OPERATION	34.030000	5163.13	FIRE DIST	0.035000	5310.30
SCH SAF/SE	2.890000	438.48	SLIDELL HO	0.007000	1062.06
SCHOOL SEC	2.000000	303.45	NORTHSHORE	0.000330	50.07
FLORIDA PA	2.750000	417.24	LGT DST 9	32.000000	32.00
DRAINAGE M	1.770000	268.55	FIRE DIST	39.000000	39.00
LIBRARY	6.070000	920.96			
ASSESS DIS	2.590000	392.96			
PUBLIC HEA	1.770000	268.55			
			Sub Total		22248.35
Penalty	Interest	Payments	Current Charge	Total	
\$0.00	\$0.00	\$22,248.35	\$22,248.35	\$0.00	

1% interest per month when delinquent.

DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.

Change of Address Notification: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433

Name: _____ Bill Number: 100711
Address: _____ Parcel Number: 1100171468
City: _____ State: _____ Signature: _____ Date: _____
Zip: _____ Phone: _____ Signature: _____ Date: _____

Changes require signature of all owners

Detach and mail this portion with your payment

Bill Number	Bill Date	Due Date	2019 Tax Statement	
100711	11/01/2019	12/31/2019		
Parcel Number	Property Location			
1100171468	2170 GAUSE BLVD			

100171468
AMSOUTH BANK
REGIONS BANK
250 RIVERCHASE PKWY
BIRMINGHAM, AL 35244

Make Check or Money order
payable to:
St. Tammany Parish Tax Collector
P.O. Box 608
Covington, LA 70434-0608

LOT 6A SQ 17 PEARL ACRES SUB BEING A RESUB OF
LOTS 5 6 7 8 PT LOT 9 SQ 17 PEARL

Real Estate

Penalty	\$0.00
Interest	\$0.00
Payments	\$22,248.35
Current Charge	\$22,248.35
Total	\$0.00
Amount Remitted	

09/22/2020 11:00 | St Tammany Parish Sheriff's Office
 knguyen20 | RECEIPTS

P 1
 arrecinq

Year/Bill	2019 100711	PAYMENT	Effective Date	12/31/19
Category	20	REAL ESTATE	Entry Date/Time	12/31/19 12:47:38
Receipt	2917184		Clerk	jteal066
Amount	22,248.35		Department	10 Property T
Batch	209647		Source	Lockbox Processing
External Batch	6238		Paid By CID	853157
Reference			Paid By Ref	CBRE CORP FACILI
Deposit #	BLB 1231		Check #	00433261
Customer	415246	AMSOUTH BANK	Payment Method	4 BANK XFER
Parcel ID	1100171468		Web Transaction?	Released? Y
Post Date	01/03/2020		Posted?	Y Reversed? N
Yr/Per/Jnl	2020 06 62011		Reason	
Cash Account	CASHPOOL 101045			

Line	Chg Cd	Desc	Interest	Principal	Adjusted
1	1	LAW ENFORCEMEN	.00	1,773.64	.00
2	2	SCHOOL DIST NO	.00	2,108.95	.00
3	3	SCHOOL CONST T	.00	553.79	.00
4	4	SCHOOL ADDITIO	.00	703.99	.00
5	5	SCHOOL BLDG RE	.00	500.69	.00
6	6	OPERATION AND	.00	5,163.13	.00
7	118	SCHOOL SAFETY/	.00	438.48	.00
8	128	SCHOOL SECURIT	.00	303.45	.00
9	7	FLORIDA PARISH	.00	417.24	.00
10	8	DRAINAGE MAINT	.00	268.55	.00
11	9	LIBRARY	.00	920.96	.00
12	11	ASSESSMENT DIS	.00	392.96	.00
13	12	PUBLIC HEALTH	.00	268.55	.00
14	100	ANIMAL SHELTER	.00	124.41	.00
15	101	COUNCIL ON AGI	.00	291.31	.00
16	104	CORONER'S MILL	.00	494.62	.00
17	28	MOSQUITO DIST	.00	591.72	.00
18	13	ALIMONY 1	.00	438.48	.00
19	15	FIRE DIST 01	.00	5,310.30	.00
20	63	SLIDELL HOSPIT	.00	1,062.06	.00
21	47	NORTHSHORE HAR	.00	50.07	.00
22	96	LIGHTING DISTR	.00	32.00	.00
23	106	FIRE DIST 1 PA	.00	39.00	.00
Installment		Interest	Principal	Adjusted	
1		.00	22,248.35	.00	

**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 J.V. Burkes & Assoc. Inc. Survey No. 1021894 dated July 10, 2002 and further identified as a certain piece or portion of ground containing 2.25 acres more or less being Lot 6A, Square 17, Pearl Acres Subdivision situated in Section 7, Township 9 South, Range 15 East, in 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 18th day of August 2020.

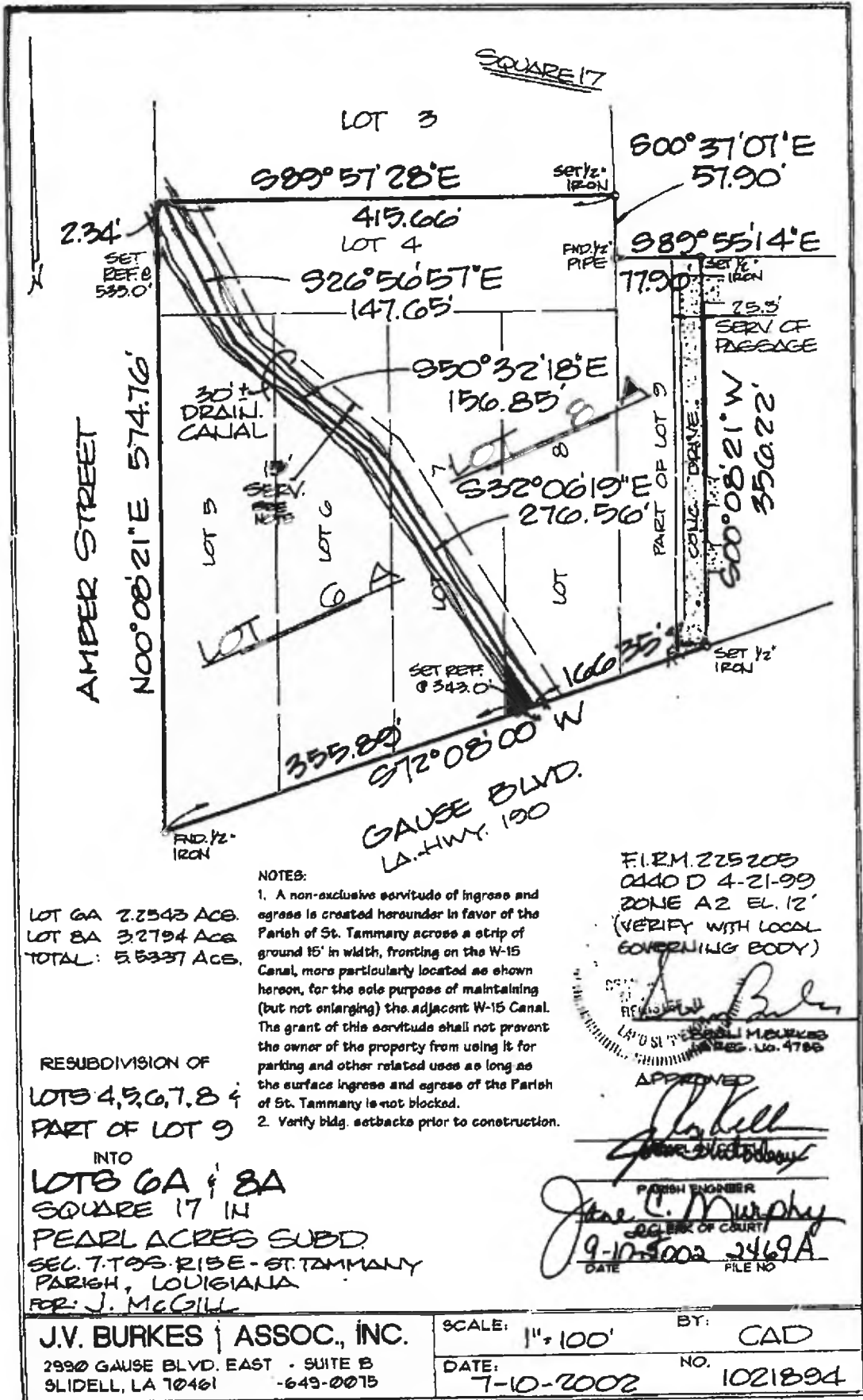
A handwritten signature in black ink, appearing to read "M. Dwayne Wall".

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



LOT 6A 2.2543 ACS.
 LOT 8A 3.2794 ACS.
 TOTAL: 5.5337 ACS.

RESUBDIVISION OF
 LOTS 4, 5, 6, 7, 8 &
 PART OF LOT 9
 INTO
 LOTS 6A & 8A
 SQUARE 17 IN
 PEARL ACRES SUBD.
 SEC. 7, T.05, R.15E - ST. TAMMANY
 PARISH, LOUISIANA
 FOR: J. MCGILL

- NOTES:
1. A non-exclusive servitude of ingress and egress is created hereunder in favor of the Parish of St. Tammany across a strip of ground 15' in width, fronting on the W-15 Canal, more particularly located as shown hereon, for the sole purpose of maintaining (but not enlarging) the adjacent W-15 Canal. The grant of this servitude shall not prevent the owner of the property from using it for parking and other related uses as long as the surface ingress and egress of the Parish of St. Tammany is not blocked.
 2. Verify bldg. setbacks prior to construction.

F.I.R.M. 225205
 0440 D 4-21-99
 ZONE A2 EL. 12'
 (VERIFY WITH LOCAL GOVERNING BODY)

APPROVED
J. C. Murphy
 PARISH ENGINEER
 JANE C. MURPHY
 REG. ENGR. OF CIVIL
 9-10-2002 2469A
 DATE FILE NO.

J.V. BURKES | ASSOC., INC.
 2990 GAUSE BLVD. EAST • SUITE B
 SLIDELL, LA 70461 -649-0075

SCALE: 1" = 100'
 BY: CAD
 DATE: 7-10-2002
 NO. 1021894

St. Tammany Parish

GIS Portal

2020





Property Description

A CERTAIN PIECE OR PORTION OF GROUND situated in Section 7, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana and being Lot 6A, Square 17, Pearl Acres Subdivision and more fully described as follows:

From the intersection of the northerly right of line of La. Hwy. 190 (aka Gause Blvd.) and the easterly right of way line of Amber Street being the point of beginning, Thence N 00° 08' 21" E a distance of 574.76 feet to a point, Thence leaving said right of way, run S 89° 57' 28" E a distance of 2.34 feet to a point, Thence S 26° 56' 57" E a distance of 147.65 feet to a point, Thence S 50° 32' 18" E a distance of 156.85 feet to a point, Thence S 32° 06' 19" E a distance of 276.56 feet to a point located on the northerly right of way line of La. Hwy. 190 (aka Gause Blvd.), Thence S 72° 08' 00" W a distance of 355.89 feet and back to the POINT OF BEGINNING.

Said property contains 2.25 acres more or less.

Louisiana Secretary of State
Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City <ALL> AND Street <ALL> GAUSE BLVD E FROM 2170 TO 2170 ALL

City	Zip	Street	Apt	Ward	Prct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
------	-----	--------	-----	------	------	----	----	----	----	--------	---	------	-------	------

Report Count: 0



**LEGAL DESCRIPTION
EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, AND IS DESCRIBED AS FOLLOWS:

LOT 6A, Square 17, Pearl Acres Subdivision, Section 6, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, as per map filed of record on September 10, 2002 as Map File No. 2469A of the Records of St. Tammany Parish, Louisiana, and being more fully described as follows:

Beginning at the Southwest corner of said Lot 5 at the intersection of the northerly right-of-way line of Gause Boulevard and the east right-of-way line of Amber Street;

Thence along said east line North 00 degrees 08 minutes 21 seconds East 574.76 feet to a point;

Thence South 89 degrees 57 minutes 28 seconds East 2.34 feet to the center of drainage canal; Thence along said centerline in three courses:

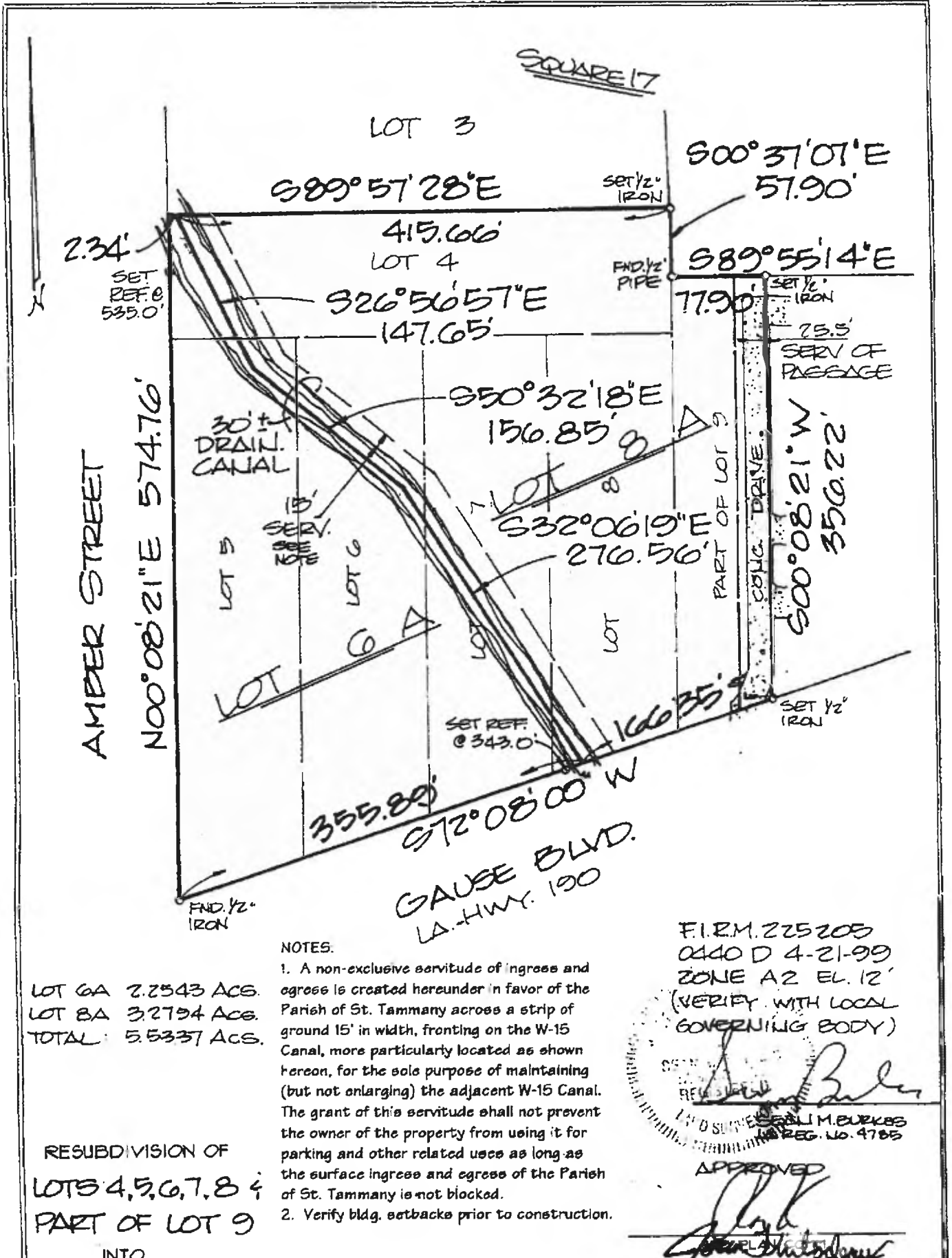
South 26 degrees 56 minutes 57 seconds East 147.65 feet;

South 50 degrees 32 minutes 18 seconds East 156.85 feet;

South 32 degrees 06 minutes 19 seconds East 276.56 feet to a point on the northerly right-of-way line of Gause Boulevard;

Thence along said line South 72 degrees 08 minutes 00 seconds West 355.89 feet to the POINT OF BEGINNING.

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LOT 6A 2.2543 ACS.
 LOT 8A 3.2794 ACS.
 TOTAL: 5.5337 ACS.

RESUBDIVISION OF
 LOTS 4, 5, 6, 7, 8 &
 PART OF LOT 9
 INTO

- NOTES:**
1. A non-exclusive servitude of ingress and egress is created hereunder in favor of the Parish of St. Tammany across a strip of ground 15' in width, fronting on the W-15 Canal, more particularly located as shown hereon, for the sole purpose of maintaining (but not enlarging) the adjacent W-15 Canal. The grant of this servitude shall not prevent the owner of the property from using it for parking and other related uses as long as the surface ingress and egress of the Parish of St. Tammany is not blocked.
 2. Verify bldg. setbacks prior to construction.

F.I.R.M. 225205
 0440 D 4-21-99
 ZONE A2 EL. 12'
 (VERIFY WITH LOCAL GOVERNING BODY)

APPROVED
 [Signature]
 [Signature]
 [Signature]



Chicago Title Insurance Company

Commitment for Title Insurance-Modified LA
Adopted 08-01-2016

COMMITMENT FOR TITLE INSURANCE

ISSUED BY



Chicago Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements and Schedule B, Part II—Exceptions.



- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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Chicago Title Insurance Company

**Commitment for Title Insurance-Modified LA
Adopted 08-01-2016**

- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
 - (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **ARBITRATION - NOT AVAILABLE IN LOUISIANA**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

CHICAGO TITLE INSURANCE COMPANY

By:


 ATTEST President

Secretary

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SCHEDULE A

File No.: **PIT200330-51593.15301**

Property Address: **2170 Gause Boulevard East, Slidell, LA 70461**

1. Commitment Date: **February 27, 2020**
2. Policy to be issued:
 - (a) 2006 ALTA Owner's Policy
Proposed Insured: **TBD**
Proposed Policy Amount: **\$ TBD**
 - (b) 2006 ALTA Loan Policy
Proposed Insured: **TBD**
Proposed Policy Amount: **\$ TBD**
 - (c) Other _____ ALTA _____ Policy
Proposed Insured:
Proposed Policy Amount: **\$ N/A**
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee
4. Title to the fee estate or interest in the Land is at the Commitment Date vested in:
Regions Bank, a state bank of Alabama
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Authorized Signatory

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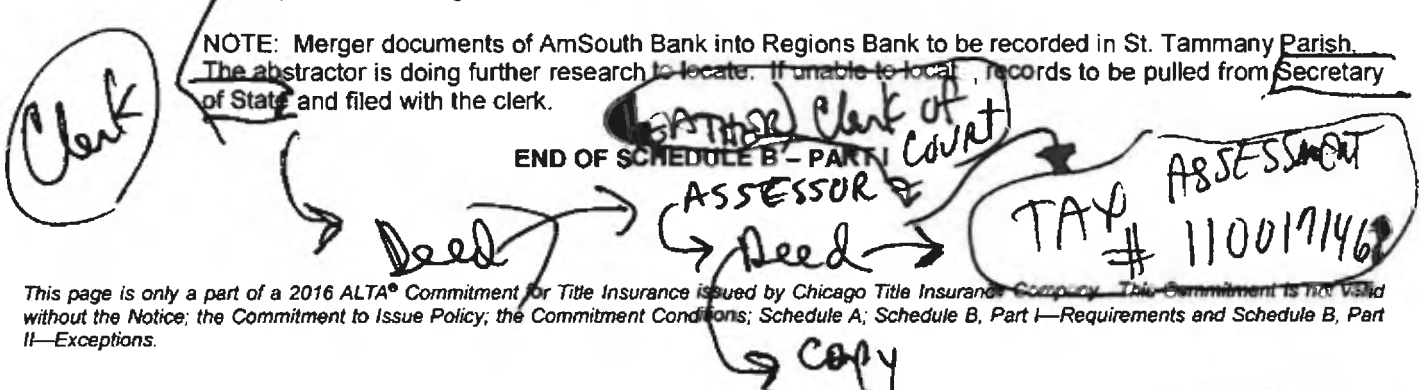


**SCHEDULE B – PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Sale or other transfer by present owner to the proposed insured
 - b. Mortgage securing the loan
5. Execution at the time of the closing of the **Seller/Owner's Affidavit**. Subject to approval by the Company, exceptions dealing with mechanics' and materialmen's liens and with rights of parties in possession of the property may be deleted if the affidavit indicates no work has been done on the property that might give rise to mechanics' and materialmen's liens and that the present owner is in possession of the property.
6. Furnish a current, accurate **survey** of the property. Upon satisfaction of this requirement, the Company will delete the Standard Exceptions dealing with survey matters, but the Company reserves the right to make additional requirements and to take appropriate exceptions upon review of the survey.
7. Execution of the instrument(s) creating the estate or interest to be insured by the authorized person or entity for the parties thereto, with evidence of said authority attached to the instrument.
8. Regarding the **status of the parties**, the Company makes the following statements and/or requirements: Submission of the following information, as applicable:
 - a. Articles of Incorporation, Organization, or Partnership, as applicable
 - b. Operating Agreement
 - c. By-Laws
 - d. Secretary of State Good Standing Certificate
 The Company must be advised of any change in status and reserves the right to make additional requirements in regard thereto.

NOTE: Merger documents of AmSouth Bank into Regions Bank to be recorded in St. Tammany Parish. The abstractor is doing further research to locate. If unable to locate, records to be pulled from Secretary of State and filed with the clerk.



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**SCHEDULE B – PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. General and special taxes or assessments for 2020 and subsequent years not yet due and payable.
Note: Taxes for the year 2019 in the amount of \$22,248.30 have been paid.
3. Rights or claims of parties in possession not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any mineral or mineral rights leased, granted or retained by current or prior owners and all appurtenant surface rights, including servitudes, for the exploration, development, production and removal of said oil, gas, water and other minerals.
8. Taxes and special assessments not shown as existing liens by the public records and supplemental real estate taxes not previously assessed against the land by a taxing authority for any period before the Date of Policy.
9. Right of Way Grant Deed for construction and maintenance of the Amber Street Bridge to the Parish of St. Tammany, dated July 26, 1995, filed September 8, 1995 as Entry No. 964917.
10. Right of Way in favor of Parish of St. Tammany for drainage, dated August 10, 1957, filed April 4, 1961, in COB 304, folio 603.

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11. Servitude of drain, ingress and egress in favor of the Parish of St Tammany and other matters as indicated on plat of resubdivision filed on September 10, 2002 as Map No. 2469A of Records of St. Tammany Parish.

END OF SCHEDULE B – PART II

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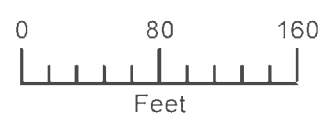
**Slidell Annexation
SL2020-02**



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

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



Map : 2020-gkn-15 Date: 10/14/2020



**Slidell Annexation
SL2020-02**

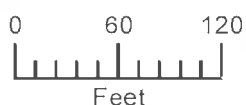


Legend

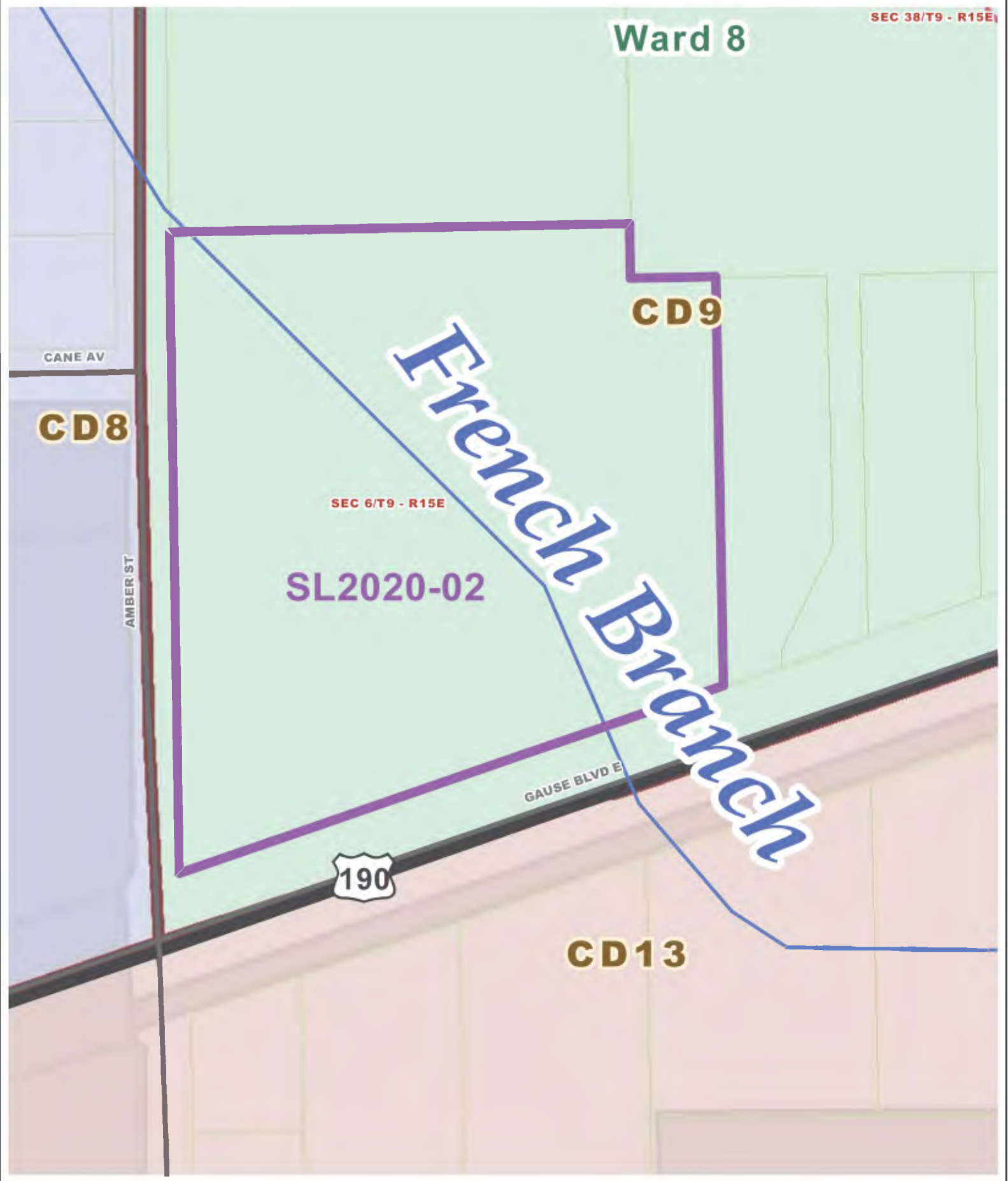
-  Rivers
-  Roads
-  Major Roads
-  SL2020-02
-  S/T/R
-  Assessor Parcels
-  Slidell

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P.O. Box 628
Covington, LA 70434



Ward 8



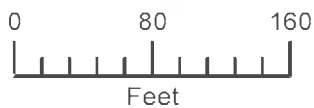
Slidell Annexation SL2020-02

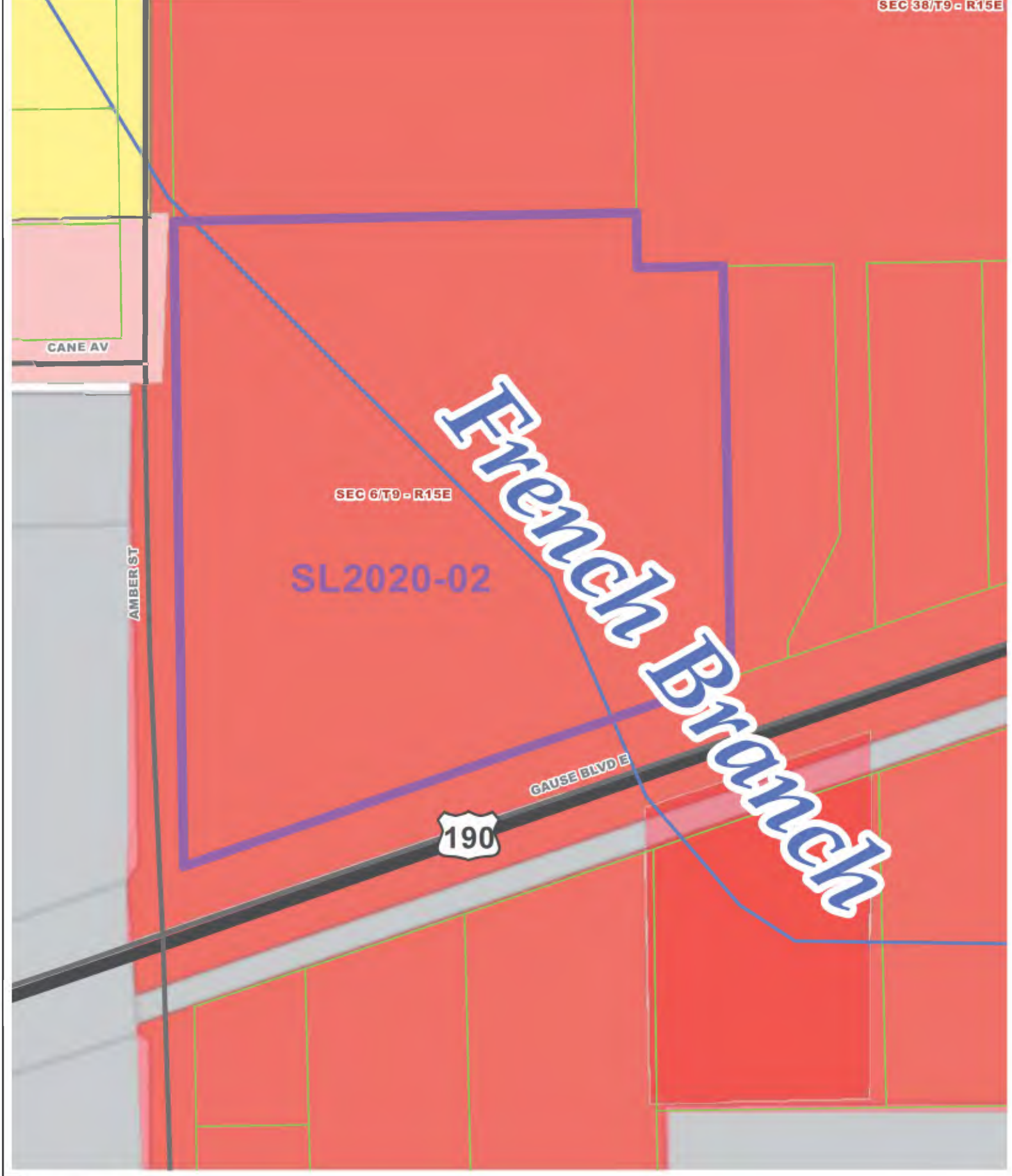


- Roads
- Major Roads
- Rivers
- S/T/R
- Wards
- Council Districts
- Assessor Parcels
- Slidell

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





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

- Rivers
- Roads
- Major Roads

- S/T/R
- Assessor Parcels



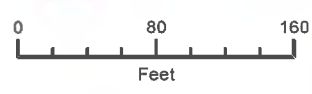
Slidell Annexation SL2020-02

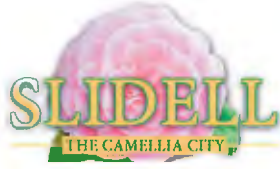
E-1 Estate	NC-5 Retail and Service	MD-2 Medical Clinical
E-2 Estate	NC-6 Public, Cultural and Recreational	MD-3 Medical Facility
E-3 Estate	PBC-1 Planned Business Campus	PF-1 Public Facilities
E-4 Estate	PBC-2 Planned Business Campus	PF-2 Public Facilities
A-1 Suburban	HC-1 Highway Commercial	CB-1 Community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

Map ID: 2020-gkn-17 Date: 10/14/2020

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City of Slidell, Louisiana
Planning Commission
Agenda

November 16, 2020 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/planning-and-zoning

For questions or to provide public comment before the meeting,

email planningdept@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4pm)



SCAN ME
for the
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from October 19, 2020
4. **Consent Calendar.** These items will be scheduled for a public hearing on December 21, 2020.
 - a. **S20-19:** A request to revoke the unimproved 5th Street right-of-way between Florida Ave and East Hall Ave; and to subdivide property located at 342 Florida Ave, identified as Lots 1 through 28, Sq. 23, Lots 6A, 7 through 22, and 26 through 29, Sq. 11, and the revoked portion of 5th Street right-of-way, in Sec. 10, T-9-S, R-14-E, Brugier Addition, City of Slidell, St. Tammany Parish, Louisiana; into one lot
 - b. **S20-20:** A request to subdivide property located at or near 1914 Town Center Pkwy, identified as Tracts 3-B and 4-C-1, Fremaux Subdivision, Sections 14 & 23, T-9-S, R-14-E, Greensburg Land District, City of Slidell, St. Tammany Parish, Louisiana; into two tracts and the dedication of additional right-of-way for Town Center Pkwy
5. **Public Hearing**
 - a. **A20-02:** A request to annex property located at 2170 Gause Blvd. East, at the northeast corner of Amber St; identified as Lot 6A, Sq. 17, Pearl Acres Subd., St. Tammany Parish, Louisiana; into the City of Slidell
 - b. **T20-04:** A request to amend the City of Slidell's Bicycle Master Plan, adopted June 24, 2014; to add a new route
 - c. **V20-11:** A request for a variance from subdivision regulations (Section 4.5 of Appendix B of the City's Code of Ordinances) for a proposed subdivision (S20-18) located south of Canulette Rd approx. 900 feet south of Bayou Liberty Rd; identified as 6.907 acres in Sec. 44, T-9-S, R-14-E, City of Slidell, St. Tammany Parish, Louisiana
 - d. **S20-18:** A request for final approval to subdivide 6.907 acres in Sec. 44, T-9-S, R-14-E, City of Slidell, St. Tammany Parish, Louisiana; located south of Canulette Rd approx. 900 feet south of Bayou Liberty Rd; into 15 lots, with a greater front yard setback for some of the lots, and dedication of new public right-of-way and infrastructure

6. Other Business

a. Adopt 2021 Regular Meeting Calendar

Meetings held at 7:00pm in the City Council Chambers at 2045 Second Street, Third Floor

January 25	April 19	July 19	October 18
February 22	May 17	August 16	November 15
March 15	June 14	September 20	December 13

7. General and Public Comments

a. Update on Comprehensive Plan

8. Adjournment

The next Planning Commission meeting will be December 21, 2020.



The City of Slidell

PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203, Slidell, LA 70458
P. O. Box 828, Slidell, LA 70459
(985) 646-4320 • F (985) 646-4356
planningdept@cityofslidell.org • myslidell.com

G.G. Cromer
Mayor

Melissa Guilbeau, AICP
Director

October 7, 2020

Mr. Ross Liner, Director
St. Tammany Parish Development
21454 Koop Drive, Suite 1B
Mandeville, Louisiana 70471

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 7019 0700 0000 5527 2681

RE: ANNEXATION (A20-02) and ZONING (Z20-06): A request to annex and rezone property located at 2170 Gause Blvd. East in Slidell, Louisiana, more particularly identified as Lot 6A, Square 17, in Pearl Acres Subdivision, in Section 7, Township 9 South, Range 15 East, rezoning from St. Tammany Parish Zoning District HC-2 (Highway Commercial District) to City of Slidell Zoning District C-4 (Highway Commercial District) in connection with its annexation into City of Slidell jurisdictional limits.

Dear Mr. Liner:

This is to advise you that the Slidell Planning and Zoning Commissions will consider a Petition for Annexation of property located at 2170 Gause Blvd. East. The public hearing for this request will be held on Monday, November 16, 2020 at 7:00 p.m. in the Slidell City Council Chambers located at 2045 Second Street, Third Floor. Final action on the Petition for Annexation and Zoning will not take place by the Slidell City Council until after the public hearing of the Slidell Planning and Zoning Commissions.

If you have any comments or questions regarding this annexation, please do not hesitate to contact the City Planning Department at (985) 646-4320.

Sincerely,

Theresa B. Alexander, Secretary
Slidell Planning and Zoning Commissions

Enclosures

Cc: Owner(s). (w/o encl)
Greg Cromer, Mayor (w/o encl)
City of Slidell City Council (w/o encl)
STP Councilman, District 9 (w/o encl)
Melissa Guilbeau, AICP, Planning Director (w/o encl)

/tba

Staff Impact Notes for Slidell Annexation – SL2020-02

11/16/2020 10:34 AM	Create Resolution	hothomas	BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council request that the City of Slidell be aware that the property is traversed by the French Branch Stream and is a flood zone AE and is located in a critical drainage area and requires review of development proposals utilizing the applicable Drainage Model and be in compliance with the Parish Drainage Regulations and fill requirements.
12/1/2020 10:59 AM	Create Resolution	jlobrano	Property abuts Amber St (R08L007) for a distance of 575 feet and has the W-15 Canal (D08LW01007) on the property for a distance 640 feet, both in the parish maintenance system. The Parish will need to consult with the Civil Division to see how to proceed
12/1/2020 5:32 PM	Create Resolution	amhontiveros	DES has NO objection to the proposed annexation of the subject property, but DES request additional clarification regarding who will provide sewer and water services to the subject property. The subject property is west adjacent to the Cross Gates community water and sewer system. A developer has approached TU for water and sewer services.
12/2/2020 4:12 PM	Create Resolution	dhenton	<p>Under Article 1(B) of the Sales Tax Enhancement Plan by and Between the Parish, Sales Tax District No. 3 and the City of Slidell (the "Agreement"), this property is "undeveloped." Under Article 1(B)(2) of the Agreement, in all cases where undeveloped properties are annexed in accordance with state law, Sales Tax District No. 3 proceeds shall be divided fifty percent (50%) to the City and fifty percent (50%) to Sales Tax District No. 3/St. Tammany Parish Government.</p> <p>According to Article 1(B)(2)(a) of the Agreement, ". . . either the Parish's drainage and traffic impact regulations shall apply to the development of the proposed property to be annexed or the City's drainage and traffic impact regulations shall apply, whichever is the most restrictive. If, in the opinion of the Parish and City Engineers, a different application of regulations should apply to the property, modifications to the applicable regulations may be made upon the written concurrence of the Engineering Departments. In this regard, the Parties agree to cooperate in the review and approval of any drainage plans and traffic impact analysis, in order to ensure the least amount of adverse drainage impacts and traffic on surrounding areas and on existing and future drainage and traffic infrastructure."</p> <p>Per La. Rev. Stat. 33:224, where a "road is adjacent to, but not within the annexed territory, the municipality and the parish shall equally share the maintenance of the road. Any annexation contrary to the provisions of this</p>

			<p>Section shall be invalid." Therefore, the City shall share in cost of maintenance of the Amber Street.</p> <p>Per Article 2 of the Agreement, "The City shall be responsible for the maintenance and improvement of all roads, bridges, streets, and drainage infrastructure brought within the corporate limits of the City through annexation, except as provided for in the Joint Project Section hereof. When the City annexes property on both sides of a road, street, drainage feature or other infrastructure feature, said infrastructure must also be annexed." Therefore, the City is wholly responsible for the maintenance of the W-15 Canal, also known as French Branch Stream, to the extent that it is located on the property proposed to be annexed. The W-15 Canal was originally dug by the State Department of Public Works in the 1950's (Project No. 728). The W-15 is an integral part of the Parish-wide drainage system, and a non-exclusive servitude of ingress and egress is created in the survey in favor of the Parish across a strip of ground 15' in width, fronting on the W-15 Canal, more particularly located as shown on the survey for the purpose of maintenance of the W-15.</p>
12/14/2020 1:59 PM	Create Resolution	fmseldon	<p>No sales tax revenue has been generated by this property.</p> <p>Should this property generate Sales Tax District No. 3 proceeds in the future, they shall be divided fifty percent (50%) to the City of Slidell and fifty percent (50%) to Sales Tax District No. 3/St. Tammany Parish Government.</p>
12/14/2020	Create Resolution	rliner	<p>The proposal is consistent with the Louisiana Revised Statutes relative to annexation</p> <p>The proposal is consistent with the sales tax agreements with the City of Slidell.</p> <p>The proposal is not an intensification of zoning.</p>

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City of Slidell, Louisiana
Planning Commission
Agenda

December 21, 2020 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/pz

For questions or to provide public comment before the meeting,

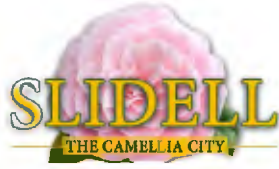
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4pm)



SCAN ME
for the
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from November 16, 2020 (p. 2-4)
4. **Public Hearing**
 - a. **S20-19:** A request to revoke the unimproved 5th Street right-of-way between Florida Ave and East Hall Ave; and to subdivide property located at 342 Florida Ave, identified as Lots 1 through 28, Sq. 23, Lots 6A, 7 through 22, and 26 through 29, Sq. 11, and the revoked portion of 5th Street right-of-way, in Sec. 10, T-9-S, R-14-E, Brugier Addition, City of Slidell, St. Tammany Parish, Louisiana; into one lot (p. 5-7)
 - b. **S20-21:** A request to subdivide property located at 322 Bouscaren St, identified as Lots 11 and 12, Sq. 8, Town of Slidell, in Sec. 10, T-9-S, R-14-E, City of Slidell, St. Tammany Parish, Louisiana, into one lot (p. 8-9)
5. **Other Business**
 - a. Select Comprehensive Plan Steering Committee member
6. **General and Public Comments**
 - a. Update on Comprehensive Plan
7. **Adjournment**

The next Planning Commission meeting will be January 25, 2021.



City of Slidell, Louisiana
Planning Commission
Minutes

November 16, 2020 @ 7:00 p.m.
Council Chambers, 2045 2nd Street, Slidell, LA

1. Call to Order and Roll Call. Meeting called to order by Chairperson Hilts at 7:00 p.m.

Commissioners Present	Commissioners Not Present	Staff Present
Mary Lou Hilts, Chairperson	Gayle Green	Melissa Guilbeau, Director
Richard Reardon, Vice Chair	Joseph Binder	Theresa Alexander, Planner
Landon Washington		
Michael Newton		
Tim Rogers		

2. Pledge of Allegiance

3. Minutes. Chairperson Hilts introduced the minutes from the October 19, 2020 meeting and asked the Commission if there were any questions or comments. There being none, Chairperson Hilts asked for a motion. Mr. Reardon made a motion to approve the minutes as written which Mr. Rogers seconded. Motion passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN.

4. Consent Calendar

- a. **S20-19:** A request to revoke the unimproved 5th Street right-of-way between Florida Ave and East Hall Ave; and to subdivide property located at 342 Florida Ave, identified as Lots 1 through 28, Sq. 23, Lots 6A, 7 through 22, and 26 through 29, Sq. 11, and the revoked portion of 5th Street right-of-way, in Sec. 10, T-9-S, R-14-E, Brugier Addition, City of Slidell, St. Tammany Parish, Louisiana; into one lot

Mr. Washington made a motion to approve the Consent Calendar, which was seconded by Mr. Newton and passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN. Public Hearing scheduled for December 21, 2020.

5. Public Hearing

- a. **A20-02:** A request to annex property located at 2170 Gause Blvd. East, at the northeast corner of Amber St; identified as Lot 6A, Sq. 17, Pearl Acres Subd., St. Tammany Parish, Louisiana; into the City of Slidell

Chairperson Hilts opened the Public Hearing and recognized Alex Williams, Deep South Design Group, engineer, representing the owner of the project and available to answer questions. There were no questions nor anyone who wished to speak on the request. Chairperson Hilts closed the Public Hearing.

Chairperson Hilts asked for a staff recommendation. Director Guilbeau stated that staff is recommending approval.

Mr. Reardon made a motion to recommend approval to the City Council, with a second by Mr. Washington. Motion passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN.

- b. **T20-04:** A request to amend the City of Slidell’s Bicycle Master Plan, adopted June 24, 2014; to add a new route

Chairperson Hilts opened the Public Hearing. With no members of the public wishing to speak, Chairperson Hilts closed the Public Hearing.

Director Guilbeau detailed the proposed new route. The Commission discussed the existing trails, the new route and its benefits. Mr. Washington made a motion to recommend approval to the City Council, with a second by Mr. Newton. Motion passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN.

- c. **V20-11:** A request for a variance from subdivision regulations (Section 4.5 of Appendix B of the City’s Code of Ordinances) for a proposed subdivision (S20-18) located south of Canulette Rd approx. 900 feet south of Bayou Liberty Rd; identified as 6.907 acres in Sec. 44, T-9-S, R-14-E, City of Slidell, St. Tammany Parish, Louisiana

Chairperson Hilts opened the Public Hearing. Sean Burkes, representing the developer, summarized the history of the project. He stated that the developer is requesting a variance to put sidewalks in the development, which is approximately 2,000 feet of sidewalk. He stated that of the roughly nine houses constructed in Brentwood Phase 1 on Canulette, only about three or four have sidewalks. He stated that Canulette Rd is not a good atmosphere for sidewalks and that sidewalks in Brentwood Phase 2 would be a closed loop system.

Mr. Washington asked where the individuals in the subdivision would walk if there were no sidewalks. Sean Burkes stated that the developer is requesting the variance because of the cost of sidewalks and to make the character of the subdivision one where people don’t walk but stay in their yards. Chairperson Hilts closed the Public Hearing.

Chairperson Hilts asked for a staff recommendation. Director Guilbeau stated that staff is not making a recommendation on a variance request.

Mr. Reardon stated that he doesn’t find a lack of sidewalks uncharacteristic for the area and that this is removed from City subdivisions and more of a country cul-de-sac. Mr. Reardon made a motion to approve, with a second by Mr. Rogers. Motion passed by a vote of 4 YEAS, 0 NAYS, 1 ABSTAIN.

- d. **S20-18:** A request for final approval to subdivide 6.907 acres in Sec. 44, T-9-S, R-14-E, City of Slidell, St. Tammany Parish, Louisiana; located south of Canulette Rd approx. 900 feet south of Bayou Liberty Rd; into 15 lots, with a greater front yard setback for some of the lots, and dedication of new public right-of-way and infrastructure

Chairperson Hilts opened the Public Hearing. Sean Burkes, representing the developer, stated that all public infrastructure was recently inspected and came out fine. He stated there is one outstanding issue with the retention pond. Chairperson Hilts closed the Public Hearing.

Chairperson Hilts asked for a staff recommendation. Director Guilbeau stated that staff is recommending approval of the final plat with the condition that the City Engineer finds the private retention pond to be in acceptable condition and that the City Council accepts the public improvements for maintenance. She further stated that staff recommends that the Planning Commission recommend the City Council accept the public improvements for maintenance.

Mr. Reardon made a motion to approve on the condition that the City Engineer finds the private retention pond to be in acceptable condition, and to recommend that the City Council accepts the public improvements for maintenance, with a second by Mr. Rogers. Motion passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN.

6. Other Business

a. Adopt 2021 Regular Meeting Calendar

Meetings held at 7:00pm in the City Council Chambers at 2045 Second Street, Third Floor

January 25	April 19	July 19	October 18
February 22	May 17	August 16	November 15
March 15	June 14	September 20	December 13

Mr. Washington made a motion to approve, with a second by Mr. Reardon. Motion passed by a vote of 5 YEAS, 0 NAYS, 0 ABSTAIN.

7. General and Public Comments

a. Update on Comprehensive Plan. Director Guilbeau stated that a consultant has been selected and that they will begin work as soon as a contract is signed.

8. Adjournment. Mr. Reardon made a motion to adjourn which was seconded by Mr. Newton and passed by vote of 5 YAYS, 0 NAYS, 0 ABSTAIN. Meeting adjourned at 7:27 p.m.



Staff Report

Case No. S20-19

Revocation of Unimproved 5th St and Subdivision of
of multiple lots into one lot at 342 Florida Ave

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: Florida Avenue Elementary, 342 Florida Ave
(Figure 1)

Owner: St. Tammany Parish School Board

Applicant: Wesley R. Eustis, Surveyor

Zoning: A-6 Single-family Urban

Request: Subdivide multiple lots and proposed revoked
right-of-way into Lot 6B

Planning Commission

Consent Agenda: November 16, 2020

Public Hearing: December 21, 2020

City Council (for revocation of right-of-way)

Introduction: December 8, 2020

Public Hearing: January 12, 2021



Figure 1. Location map.

Recommendations

Planning Department

Approval, on the condition that the City Council
revoke the unimproved Fifth St right-of-way

Planning Commission (for revocation)

To be determined

Findings

1. Subject property is developed with Florida Avenue Elementary School located at 342 Florida Ave (Figure 2). It is zoned A-6.
2. Unimproved 5th St right-of-way (ROW) is within the current boundaries of the school property and has been used by the School for some time. Owner is requesting a revocation of the unimproved 5th St right-of-way.
3. The owner proposes to subdivide all of the Florida Avenue Elementary School campus – comprised of Lots 1 through 28, Sq. 23, Lots 6A, 7 through 22, and 26 through 29, Sq. 11, and the proposed revoked portion of 5th St right-of-



Figure 2. Subject property, street view

way, Brugier Addition – into Lot 6B, with a 50-foot wide utility servitude in the same location as the former 5th St right-of-way (Figure 3).

4. Within the length of the unimproved ROW, there is a 12-inch water line and a portion of three school outbuildings and parking. The School Board and the City will enter into a Cooperative Endeavor Agreement that will allow City to maintain the water line and the School Board to have certain improvements within the servitude.

RE 23 AND
RU 22, AND
ED PORTION
B;
4 EAST

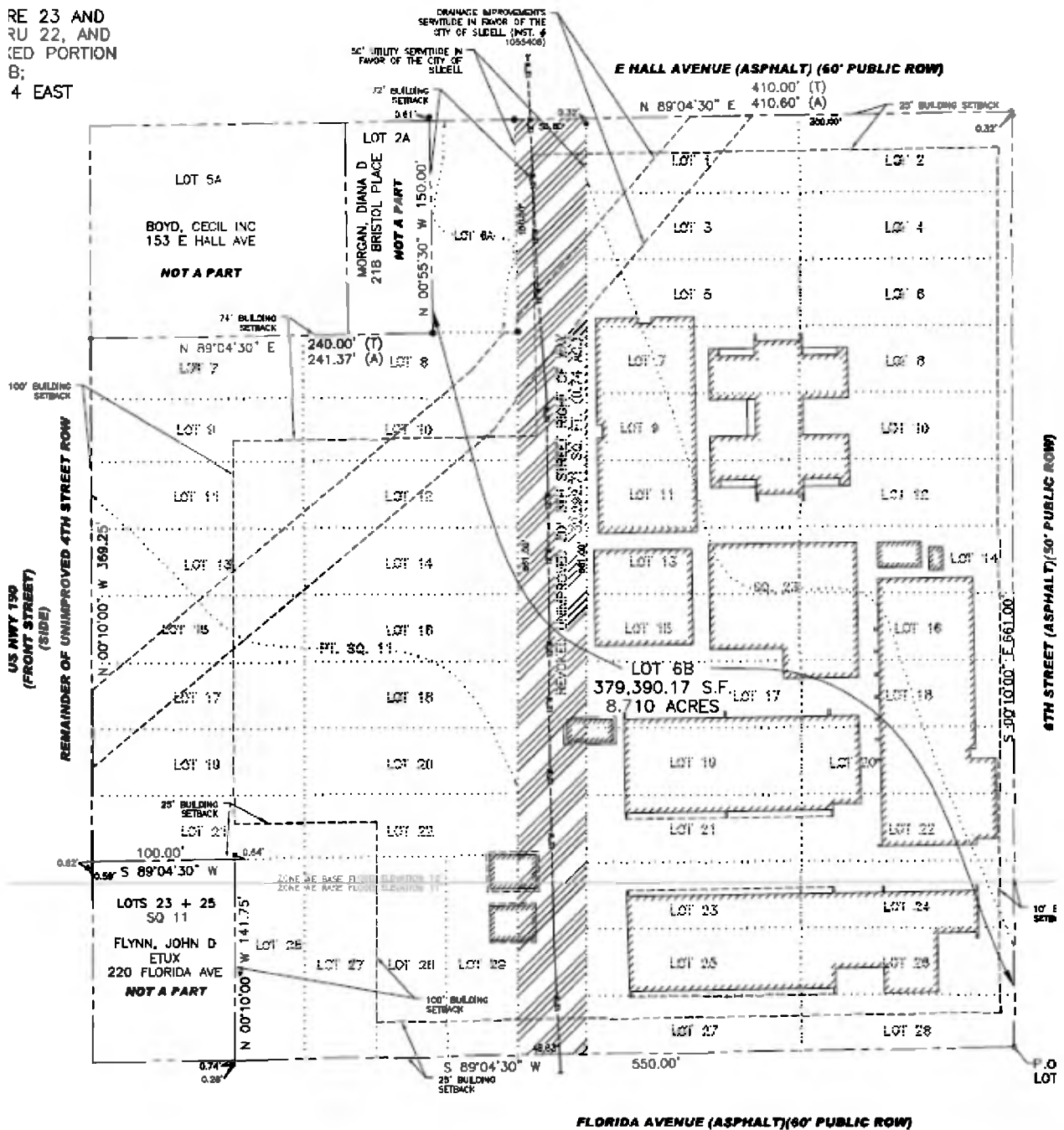


Figure 3. Proposed subdivision

5. The proposed Lot 6B has an area of 379,390.17 sq. ft. or 8.710 acres and has frontage on three streets: Florida Ave, 6th St, East Hall Ave (Table 1).
6. The A-6 district requires a minimum lot width of 70 ft and area of 8,400 sq ft per family unit.
7. Proposed lot 6B has a width of 410 ft on E Hall Ave, 510 ft on Florida Ave, and area of 379,390.17 s.f. (Table 1). The proposed lot meets the minimum lot width and area requirements for the A-6 district.
8. The A-6 district requires a minimum front yard setback of 25 ft; minimum side yard setbacks are 20% of the width of the lot with a minimum on any one side of 5 ft for lots less than 100 ft wide and 10 ft for lots more than 100 ft wide; minimum rear yard setbacks are 20% the depth of the lot with a minimum of 25 ft and a maximum 50 ft. (Sec. 2.904(1) – Lot Area)
9. Existing buildings on Lot 6B have a front yard setback of approximately 140 ft on E Hall Ave, a setback of 25 ft on Florida Ave, and a side yard adjacent to 6th St of 10 ft, and 100 ft from the west. Setbacks for the existing buildings on the proposed lot meet the minimums as in Finding #8.
10. The property is located in Flood Zone AE, Elevations 11 and 12.
11. Subdividing these parcels creates one lot of record that comprises the current campus of Florida Avenue Elementary School.

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
Sq 23 (Lots 1-28)		Florida Ave, 6 th St, E Hall Ave	47.3 ea.	198,300
Sq. 11 Lot 6A		E Hall Ave	60	9,000
Sq. 11 Part of Lot 8		5 th St	38.3	5,745
Sq. 11, Lot 7		Unimproved 4 th St	47.3	7,095
Sq. 11, Lots 9-22		Unimproved 4 th St and 5 th St	47.3 ea.	99,330
Sq. 11, Lots 26-29		Florida Ave	50 ea.	28,388
5 th Street ROW		Florida Ave and E Hall Ave	50	30,050
Lot 6B		E Hall Ave and Florida Ave	410 and 550	379,380
A-6	Residential Use	NA	70 min.	8,400 min.*

*Per Family Unit



Staff Report
Case No. S20-21
 Subdivision
 of 2 lots into one at Central Fire Station (322 Bouscaren St)

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 322 Bouscaren St (Figure 1)
Owner: St. Tammany Parish Fire Protection District #1
Applicant: J.V. Burkes & Associates
Zoning: C-3 Central Business District
Request: Subdivide Lots 11 and 12, Sq 8, Town of Slidell, into Lot 12A
Planning Commission: 12/21/2020



Figure 1. Location map

Staff Recommendation
 Approval

Findings

1. The petitioned property is developed with Central City Fire Station (Figure 2). It is zoned C-3.
2. The applicant proposes to combine Lots 11 and 12 into Lot 12A (Figure 3).
3. Concurrent with this application, the owner has requested a Certificate of Appropriateness to demolish the existing fire station and construct a new fire station, which will be considered by the Olde Towne Preservation District Commission on December 9, 2020 (CA20-32).
4. The two lots must be combined into one for the proposed construction of a new Fire Station.
5. Proposed Lot 12A will have a width of 120 feet and an area of 0.330 ac (14,400 sf) (Table 1).
6. The C-3 district requires a minimum lot width and area only when the lot contains a dwelling. While the new fire station will include living quarters, they are ancillary to the function of a fire station; therefore, there is no minimum lot width or area.
7. The property is located within a special flood hazard area, in flood zone AE.
8. The property currently has City utility services.
9. Combining the two lots into one will allow redevelopment of the fire station on a single, larger lot.



Figure 2. Street view of petitioned property



Figure 3. Proposed subdivision

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
11		Bouscaren St	60	7,200
12		Bouscaren St	60	7,200
12A		Bouscaren St	120	14,400
C-4	Commercial Use	N/A	None	None
	Residential Use	N/A	50 min.	6,000 min



City of Slidell, Louisiana
Planning Commission
Agenda

November 16, 2020 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/planning-and-zoning

For questions or to provide public comment before the meeting,

email planningdept@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4pm)



SCAN ME
for the
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from October 19, 2020
4. **Consent Calendar.** These items will be scheduled for a public hearing on December 21, 2020.
 - a. **S20-19:** A request to revoke the unimproved 5th Street right-of-way between Florida Ave and East Hall Ave; and to subdivide property located at 342 Florida Ave, identified as Lots 1 through 28, Sq. 23, Lots 6A, 7 through 22, and 26 through 29, Sq. 11, and the revoked portion of 5th Street right-of-way, in Sec. 10, T-9-S, R-14-E, Brugier Addition, City of Slidell, St. Tammany Parish, Louisiana; into one lot
 - b. **S20-20:** A request to subdivide property located at or near 1914 Town Center Pkwy, identified as Tracts 3-B and 4-C-1, Fremaux Subdivision, Sections 14 & 23, T-9-S, R-14-E, Greensburg Land District, City of Slidell, St. Tammany Parish, Louisiana; into two tracts and the dedication of additional right-of-way for Town Center Pkwy
5. **Public Hearing**
 - a. **A20-02:** A request to annex property located at 2170 Gause Blvd. East, at the northeast corner of Amber St; identified as Lot 6A, Sq. 17, Pearl Acres Subd., St. Tammany Parish, Louisiana; into the City of Slidell
 - b. **T20-04:** A request to amend the City of Slidell's Bicycle Master Plan, adopted June 24, 2014; to add a new route
 - c. **V20-11:** A request for a variance from subdivision regulations (Section 4.5 of Appendix B of the City's Code of Ordinances) for a proposed subdivision (S20-18) located south of Canulette Rd approx. 900 feet south of Bayou Liberty Rd; identified as 6.907 acres in Sec. 44, T-9-S, R-14-E, City of Slidell, St. Tammany Parish, Louisiana
 - d. **S20-18:** A request for final approval to subdivide 6.907 acres in Sec. 44, T-9-S, R-14-E, City of Slidell, St. Tammany Parish, Louisiana; located south of Canulette Rd approx. 900 feet south of Bayou Liberty Rd; into 15 lots, with a greater front yard setback for some of the lots, and dedication of new public right-of-way and infrastructure

6. Other Business

a. Adopt 2021 Regular Meeting Calendar

Meetings held at 7:00pm in the City Council Chambers at 2045 Second Street, Third Floor

January 25	April 19	July 19	October 18
February 22	May 17	August 16	November 15
March 15	June 14	September 20	December 13

7. General and Public Comments

a. Update on Comprehensive Plan

8. Adjournment

The next Planning Commission meeting will be December 21, 2020.



Petition for ANNEXATION

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

This application is for annexation into the City of Slidell.

Petitioned Property

Street Address: 2170 Gause Blvd. East
Bounded by (streets): Gause Blvd East
Amber Street
Acres Proposed to be Annexed: 2.25
Current Use: Commercial - Bank
Proposed Use: Commercial - Carwash
Current Parish Zoning District: HC-2
Proposed City Zoning District*: C-4
**Separate Petition for Zoning Map Amendment*

Property Owner(s)

If necessary, attach a list of all owners with the name, mailing address, and phone number of each.

Number of Resident Property Owners: _____
Number of Non-Resident Property Owners: 1
Revive Holdings Gause, LLC
Name: _____
Name: _____

Authorized Agent, if applicable:

Jordan Williams
19384 Country Club Ln
Mailing Address: _____
Hammond, LA 70401
City, State, Zip: _____
(985) 215-1449
Phone # _____
jordan@carwashrevive.com
Email: _____

Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this annexation
- Map (drawn to scale no smaller than 1" = 100') showing the location, measurements, and ownership of the petitioned property
- Legal description of petitioned property
- A certificate from of the St. Tammany Parish Registrar of Voters listing the registered voters residing in the area to be annexed
- A copy of the last paid tax statement
- Original Certificate of Assessor certifying ownership and assessed valuation of property

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be annexed; acknowledge that I/we have been informed of the estimated cost of connection to City utilities; and desire to have the property described in this petition annexed into the City of Slidell. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

[Signature] 9/22/2020
Signature of Property Owner or Agent Date

Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 22 day of September, 2020.

[Signature]
Notary Public William P. Bice



W. R. BICE
NOTARY ID # 043512
1445 S. Morrison Blvd
Hammond, LA 70403
My Commission Expires at Death

Received By:	Fee \$	Case # A
Related Case(s):		



Petition for
ANNEXATION

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

This application is for annexation into the City of Slidell.

Petitioned Property

Street Address: 2170 Gause Blvd. East

Bounded by (streets): Gause Blvd East
Amber Street

Acres Proposed to be Annexed: 2.25

Current Use: Commercial - Bank

Proposed Use: Commercial - Carwash

Current Parish Zoning District: HC-2

Proposed City Zoning District*: C-4

**Separate Petition for Zoning Map Amendment*

Property Owner(s)

If necessary, attach a list of all owners with the name, mailing address, and phone number of each.

Number of Resident Property Owners: _____

Number of Non-Resident Property Owners: 1

Name: Regions Bank

Name: _____

Authorized Agent, if applicable:

Korey J. Cox

Mailing Address: 250 Riverchase Pkwy E

City, State, Zip: Birmingham, AL 35244

Phone # (205) 820-3136

Email: korey.cox@regions.com

Received By:	Fee \$	Case # A
Related Case(s):		

Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this annexation
- Map (drawn to scale no smaller than 1" = 100') showing the location, measurements, and ownership of the petitioned property
- Legal description of petitioned property
- A certificate from of the St. Tammany Parish Registrar of Voters listing the registered voters residing in the area to be annexed
- A copy of the last paid tax statement
- Original Certificate of Assessor certifying ownership and assessed valuation of property

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

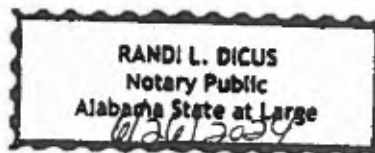
I/we do hereby certify that the undersigned are the sole owners of the property to be annexed; acknowledge that I/we have been informed of the estimated cost of connection to City utilities; and desire to have the property described in this petition annexed into the City of Slidell. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

Korey J. Cox 9/15/2020
Signature of Property Owner or Agent Date

Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 9/15/2020
day of September, 2020.

Randi L. Dicus
Notary Public





Planning Department

Petition for ZONING MAP AMENDMENT

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

This application is for proposed rezoning, and establishment of zoning for annexed property.

Petitioned Property

Current Zoning District: AC-2

Current Use: Commercial - Bank

Street Address: 2170 GAUSE BLVD EAST

Lot, Square/Block, Subdivision (or attach metes and bounds):

LOT 6A PEARL ACRES

Bounded by (streets): GAUSE BLVD. EAST
AMBER ST

Property Owner(s)

Name(s): REVINE HOLDINGS GAUSE, LLC

Name(s): _____

Authorized Agent, If applicable:

JORDAN WILLIAMS

Mailing Address: 19384 Country Club Lane

City, State, Zip: Hammock, LA 70401

Phone # 985 - 215 - 1449

Email: JORDAN@REVINEHOLDINGS.COM

Received By:	Fee \$	Case # Z
Related Case(s):		

Proposed Zoning Map Amendment

Proposed Zoning District: C-4

Proposed Use: Commercial - Casino/Hotel

Acres Proposed to be (Re)zoned: 2.25

Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this zoning map amendment
- Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property
- Fees; please speak with a Planner to confirm

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

[Signature] 9/23/2020
Signature of Property Owner or Agent Date

Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 23 day of SEPTEMBER, 2020.

[Signature]
Notary Public William R. Bice



W. R. BICE
NOTARY ID # 043512
1445 S. Morrison Blvd
Hammock, LA 70403
My Commission Expires at Death



Planning Department

Petition for ZONING MAP AMENDMENT

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985 646.4356
p anningdept@cityofslidell.org
myslidell.com

This application is for proposed rezoning, and establishment of zoning for annexed property.

Petitioned Property

Current Zoning District: HC-2

Current Use: COMMERCIAL - BANK

Street Address: 2170 GAUSE BLVD. EAST

Lot, Square/Block, Subdivision (or attach metes and bounds):

LOT 6A PEARL ACRES

Bounded by (streets): GAUSE BLVD. EAST

AMISER ST

Property Owner(s)

Name(s): REGGUS BANK

Name(s): _____

Authorized Agent, if applicable:

KOREY J. COX

Mailing Address: 250 RIVERCHASE PARKWAY E

City, State, Zip: BIRMINGHAM, AL 35244

Phone # 205 - 820 - 3136

Email: KOREY.COX@REGGUS.COM

Received By:	Fee \$	Case # Z
Related Case(s):		

Proposed Zoning Map Amendment

Proposed Zoning District: C-4

Proposed Use: COMMERCIAL - CARWASH

Acres Proposed to be (Re)zoned: _____

Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, a corporate resolution or other power of attorney authorizing the individual to petition for this zoning map amendment
- Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property
- Fees; please speak with a Planner to confirm

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public

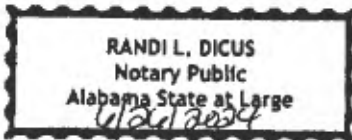
I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

Korey J. Cox 9/24/2020
Signature of Property Owner or Agent Date

Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 24 day of September, 2020.

Randi L. Dicus
Notary Public



STATE OF LOUISIANA

PARISH OF CADDO

ACT OF CASH SALE

BEFORE the undersigned authority, personally came and appeared:

MANHATTAN SQUARE LIMITED PARTNERSHIP, (TIN: 72-1238803), a Louisiana partnership in commendam, having a mailing address of 701 South Peters St., Suite 100, New Orleans, LA 70130, being represented herein by the undersigned, duly authorized to act herein, and

DONALD E. THERIOT (SSN: [REDACTED]-8266) and **KATHLEEN SHARP THERIOT** (SSN: [REDACTED]-0651), husband and wife, with a mailing address of 710 South Peters Street, Suite 100, New Orleans, LA 70130,

ALFRED R. BLOSSMAN, JR. (SSN: [REDACTED]-5040), and **ROYANNE HURD** (SSN: [REDACTED]-9065), husband and wife, having acquired title as **ALFRED R. BLOSSMAN, JR.** and **ROYANNE HURD BLOSSMAN**, husband and wife, with a mailing address of 701 South Peters St., Suite 100, New Orleans, LA 70130, the said Royanne Hurd appearing herein by and through her Agent and Attorney-In-Fact, Alfred R. Blossman, Jr., by virtue of that certain Power of Attorney attached hereto and made a part hereof,

(Hereinafter collectively referred to as "Vendor"),

who declared that Vendor does by these presents, GRANT, BARGAIN, SELL, CONVEY AND DELIVER, with full guarantee of title, and with complete transfer and subrogation of all rights and actions of warranty against all former proprietors of the property herein conveyed, together with all rights of prescription, whether acquisitive or liberative, to which Vendor may be entitled, unto:

AMSOUTH BANK, an Alabama banking corporation, having a mailing address of 3000 Galleria Tower, Suite 1600, Birmingham, AL 35244, ("Vendee"),

the following described property, to-wit:

LOT 6A, being a resubdivision of Lots 4, 5, 6, 7, 8 and Part of 9, Square 17, Pearl Acres Subdivision, Section 6, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, as per map filed of record on September 10, 2002 as Map File No. 2469A of the Records of St. Tammany Parish, Louisiana, and being more fully described as follows:

Beginning at the Southwest corner of said Lot 5 at the intersection of the northerly right-of-way line of Gause Boulevard and the east right-of-way line of Amber Street; Thence along said east line North 00 degrees 08 minutes 21 seconds East 574.76 feet to a point; Thence South 89 degrees 57 minutes 28 seconds East 2.34 feet to the center of drainage canal; Thence along said centerline in three courses:

South 26 degrees 56 minutes 57 seconds East 147.65 feet;
South 50 degrees 32 minutes 18 seconds East 156.85 feet;
South 32 degrees 06 minutes 19 seconds East 276.56 feet to a point on the northerly right-of-way line of Gause Boulevard;

Thence along said line South 72 degrees 08 minutes 00 seconds West 355.89 feet to the POINT OF BEGINNING. (the "Property")

TO HAVE AND TO HOLD unto Vendee and Vendee's heirs, successors and assigns forever.

This sale is made for the consideration of the sum of **SIX HUNDRED EIGHTY EIGHT THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (\$688,750.00)** Dollars cash in hand paid, the receipt and sufficiency of which are hereby acknowledged.

DONE AND SIGNED in the presence of the undersigned competent witnesses and me, Notary, on this _____ day of January, 2003.

WITNESSES:

[Handwritten Signature]
[Handwritten Signature]

Manhattan Square Limited Partnership

BY: [Handwritten Signature]
Name: Donald E. Theriot
Title: General Partner

[Handwritten Signature]
Donald E. Theriot

[Handwritten Signature]
Kathleen Sharp Theriot

[Handwritten Signature]
Alfred R. Flossman, Jr., Individually
and as Agent and Attorney-In-Fact
for Royanne Hurd

[Handwritten Signature]
Notary Public

RAYMOND BRINSON
Notary Public
State of Louisiana
My Commission Is Issued For Life

Nancy L. Worley
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

I, Nancy L. Worley, Secretary of State of the State of Alabama, having custody of the Great and Principal Seal of said State, do hereby certify that

that the domestic corporate records on file in this office disclose that AmSouth Bank, incorporated in Walker County, Alabama on September 29, 1986; that said entity merged on November 3, 2006 into Regions Bank, an Alabama Corporation, with an effective date of November 4, 2006. I further certify that the records do not disclose that said Regions Bank has been dissolved.



In Testimony Whereof, I have hereunto set my hand and affixed the Great Seal of the State, at the Capitol, in the City of Montgomery, on this day.

11/15/06

Date

A handwritten signature in cursive script, reading "Nancy L. Worley".

Nancy L. Worley

Secretary of State



SECRETARY CERTIFICATE

I, Pamela R. Welch, a duly elected and qualified Assistant Corporate Secretary of Regions Bank, an Alabama state banking corporation, hereby certify as follows:

- 1. Following is a true and correct copy of Article V, Section 12 of the By-laws of Regions Bank, as amended by the Board of Directors at a duly convened meeting held on July 24, 2019, at which a quorum was present, and the same are in full force and effect on the date hereof.

***Section 12. Execution of Instruments and Documents.**

The Chief Executive Officer; the President; any Senior Executive Vice President, Executive Vice President, Senior Vice President, or Vice President; or any officer holding the title of Executive Managing Director, Managing Director, or Director is authorized, in his or her discretion, to do and perform any and all corporate and official acts in carrying on the business of the Bank, including, but not limited to, the authority to make, execute, acknowledge, accept and deliver any and all deeds, mortgages, releases, bills of sale, assignments, transfers, leases (as lessor or lessee), powers of attorney or of substitution, servicing or sub-servicing agreements, vendor agreements, contracts, proxies to vote stock or any other instrument in writing that may be necessary in the purchase, sale, lease, assignment, transfer, discount, management or handling in any way of any property of any description held, controlled or used by Bank or to be held, controlled or used by Bank, either in its own or in its fiduciary capacity and including the authority from time to time to open bank accounts with the Bank or any other institution; to borrow money in such amounts for such lengths of time, at such rates of interest and upon such terms and conditions as any said officer may deem proper and to evidence the indebtedness thereby created by executing and delivering in the name of the Bank promissory notes or other appropriate evidences of indebtedness; and to guarantee the obligations of any subsidiary or affiliate of the Bank. The enumeration herein of particular powers shall not restrict in any way the general powers and authority of said officers.

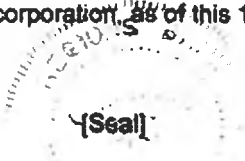
By way of example and not limitation such officers of the Bank are authorized to execute, accept, deliver and issue, on behalf of the Bank and as binding obligations of the Bank, such agreements and instruments as may be within the officer's area of responsibility, including, as applicable, agreements and related documents (such as schedules, confirmations, transfers, assignments, acknowledgments, and other documents) relating to derivative transactions, loan or letter of credit transactions, syndications, participations, trades, purchase and sale or discount transactions, transfers and assignments, servicing and sub-servicing agreements, vendor agreements, contracts, securitizations, and transactions of whatever kind or description arising in the conduct of the Bank's business.

The authority to execute and deliver documents, instruments and agreements may be limited by resolution of the Board of Directors or a committee of the Board of Directors, by the Chief Executive Officer, or by the President by reference to subject matter, category, amount, geographical location, or any other criteria and may be made subject to such policies, procedures and levels of approval as may be adopted or amended from time to time.*

- 2. I further certify that the following individuals are qualified to act as an officer of Regions Bank, with officer title as specified below:

<u>Name</u>	<u>Title</u>	<u>Name</u>	<u>Title</u>
Scott Riley	Senior Vice President	Korey Cox	Vice President
Keith Pressley	Senior Vice President	Jon Tucker	Vice President
Joseph Holcombe	Senior Vice President	Maxwell Taylor	Vice President
Emilio M. Cerice	Senior Vice President	Phillip Satyers	Vice President
Paul Stivender	Senior Vice President	Elisha Buckley	Vice President
John Earley	Vice President	Deborah L. Foster	Vice President
Prince McDougal	Vice President	Susan Schmidt	Vice President

IN WITNESS WHEREOF, I have set my hand and affixed the seal of Regions Bank, an Alabama banking corporation, on this 18th day of February 2020.



Pamela R. Welch
Pamela R. Welch, Assistant Corporate Secretary



**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 110-017-1468

OWNERS: AMSOUTH BANK
REGIONS BANK
250 RIVERCHASE PKWY
BIRMINGHAM, AL 35244

PROPERTY DESCRIPTION: 2019 TAX ROLL

Lot 6A Sq 17 Pearl Acres Sub CB 919 333 CB 1361 258 INST NO 898399 INST NO 1318081
INST NO 1344179

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

2019 VALUATION:	Land	-	68,738
	Improvements	-	<u>82,985</u>
TOTAL ASSESSED VALUATION			151,723

***Commercial Property is assessed at 10% land value; 15% improvement value**

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

Covington, Louisiana this the 22nd day of September, 2020.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



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

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

Louis Fitzmorris
Assessor

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 Slidell** as owner for the tax year **2019** and whose address is **AMSOUTH BANK**, and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell**:

PROPERTY DESCRIPTION

2019 Tax Roll Assessment: Assessment Number: 110-017-1468

Lot 6A Sq 17 Pearl Acres Sub CB 919 333 CB 1361 258 INST NO 898399
INST NO 1318081 INST NO 1344179

- I. The total assessed value of all property within the above described area is **\$ 151,723**.
- 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 **\$ 151,723**.
- III. I do further certify that the assessed valuation of the above described tract is as follows:
Commercial property is assessed at 10% land value; 15% improvement value

2019 ASSESSED VALUATION : **\$ 151,723**

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 22nd day of September, 2020.


LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

Assessor Louis Fitzmorris
St. Tammany Parish
Property Owner's Parcel Report

NOTE: This HISTORICAL Data is For TAX YEAR: 2019

Parcel #	110-017-1468	City Mills	0.00
Name	AMSOUTH BANK	Parish Mills	146.17
		Ward	08LR
		Subdivision	CGAUSE
C/O	REGIONS BANK	COMMERCIAL GAUSE BLVD EAST	
Addr	250 RIVERCHASE PKWY	--COMMERCIAL--1	
City	BIRMINGHAM, AL 35244	Total Assessed Value	
			151,723

Prior Owner	THERIOT, DONALD E ETUX	Land	68,738
		Improvements	82,985
		Est. City	\$0.00
		Est. Parish	\$22,248.35
Phys Address	2170 GAUSE BLVD E	Estimated Tax	
			\$22,248.35

Code	Qty	Value	Description
Assmnt 1	03	1.0	68,738 SUBURBAN

Value	Description
Spcl 96	32.00 Lighting Dist. 9
Spcl 106	39.00 Fire Dist. 1 Parcel Fee

----- p r o p e r t y d e s c r i p t i o n -----

LOT 6A SQ 17 PEARL ACRES SUB BEING A RESUB OF LOTS 5 6
7 8 PT LOT 9 SQ 17 PEARL ACRES SUB CB 919 333 CB 1361
258 INST NO 898399 INST NO 1318081 INST NO 1344179



St. Tammany Parish Tax Collector
State of Louisiana

2019 Tax Statement

Real Estate

Retain this portion for your records.

Due Date
12/31/2019

Bill Number	Bill Date	Account Number	Parcel Number	Property Location
100711	11/01/2019	100171468	1100171468	2170 GAUSE BLVD

AMSOUTH BANK
REGIONS BANK
250 RIVERCHASE PKWY
BIRMINGHAM, AL 35244

This is your Tax Notice. If a mortgage company is responsible or if you have sold the property, please forward to the responsible party.

LOT 6A SQ 17 PEARL ACRES SUB BEING A RESUB OF LOTS 5 6 7 8 PT LOT 9 SQ 17 PEARL Book / Page: 10 Deed Date: Jurisdiction Code: RE Description: 8 LR (LEVEE ROAD DIST) Classification Code: RE Description: REAL ESTATE			City Rate: School Rate: County Rate: Utility Rate:	Homestead Exempt: Land Assessment: 68,738 Bldg Assessment: 82,985 Net Assessment: 151,723 Total Assessment: 151,723	
Description	Rate	Base Tax	Description	Rate	Base Tax
LAW ENFORC	11.690000	1773.64	ANIMAL SHE	0.820000	124.41
SCHOOL DIS	13.900000	2108.95	COUNCIL ON	1.920000	291.31
SCHOOL CON	3.650000	553.79	CORONER'S	3.260000	494.62
SCHOOL ADD	4.640000	703.99	MOSQUITO D	3.900000	591.72
SCHOOL BLD	3.300000	500.69	ALIMONY 1	2.890000	438.48
OPERATION	34.030000	5163.13	FIRE DIST	0.035000	5310.30
SCH SAF/SE	2.890000	438.48	SLIDELL HO	0.007000	1062.06
SCHOOL SEC	2.000000	303.45	NORTHSHORE	0.000330	50.07
FLORIDA PA	2.750000	417.24	LGT DST 9	32.000000	32.00
DRAINAGE M	1.770000	268.55	FIRE DIST	39.000000	39.00
LIBRARY	6.070000	920.96			
ASSESS DIS	2.590000	392.96			
PUBLIC HEA	1.770000	268.55			
Sub Total					22248.35
Penalty	Interest	Payments	Current Charge	Total	
\$0.00	\$0.00	\$22,248.35	\$22,248.35	\$0.00	

1% interest per month when delinquent.

DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.

Change of Address Notification: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433

Name: _____ Bill Number: 100711
Address: _____ Parcel Number: 1100171468
City: _____ State: _____ Signature: _____ Date: _____
Zip: _____ Phone: _____ Signature: _____ Date: _____

Changes require signature of all owners

Detach and mail this portion with your payment

Bill Number	Bill Date	Due Date	2019 Tax Statement	
100711	11/01/2019	12/31/2019		
Parcel Number	Property Location			
1100171468	2170 GAUSE BLVD			

100171468
AMSOUTH BANK
REGIONS BANK
250 RIVERCHASE PKWY
BIRMINGHAM, AL 35244

Make Check or Money order
payable to:
St. Tammany Parish Tax Collector
P.O. Box 608
Covington, LA 70434-0608

LOT 6A SQ 17 PEARL ACRES SUB BEING A RESUB OF
LOTS 5 6 7 8 PT LOT 9 SQ 17 PEARL

Real Estate

Penalty	\$0.00
Interest	\$0.00
Payments	\$22,248.35
Current Charge	\$22,248.35
Total	\$0.00

09/22/2020 11:00 | St Tammany Parish Sheriff's Office
 knguyen20 | RECEIPTS

P 1
 arrecinq

Year/Bill	2019 100711	PAYMENT	Effective Date	12/31/19
Category	20	REAL ESTATE	Entry Date/Time	12/31/19 12:47:38
Receipt	2917184		Clerk	jteal066
Amount	22,248.35		Department	10 Property T
Batch	209647		Source	Lockbox Processing
External Batch	6238		Paid By CID	853157
Reference			Paid By Ref	CBRE CORP FACILI
Deposit #	BLB 1231		Check #	00433261
Customer	415246	AMSOUTH BANK	Payment Method	4 BANK XFER
Parcel ID	1100171468		Web Transaction?	Released? Y
Post Date	01/03/2020		Posted?	Y Reversed? N
Yr/Per/Jnl	2020 06 62011		Reason	
Cash Account	CASHPOOL 101045			

Line	Chg Cd	Desc	Interest	Principal	Adjusted
1	1	LAW ENFORCEMEN	.00	1,773.64	.00
2	2	SCHOOL DIST NO	.00	2,108.95	.00
3	3	SCHOOL CONST T	.00	553.79	.00
4	4	SCHOOL ADDITIO	.00	703.99	.00
5	5	SCHOOL BLDG RE	.00	500.69	.00
6	6	OPERATION AND	.00	5,163.13	.00
7	118	SCHOOL SAFETY/	.00	438.48	.00
8	128	SCHOOL SECURIT	.00	303.45	.00
9	7	FLORIDA PARISH	.00	417.24	.00
10	8	DRAINAGE MAINT	.00	268.55	.00
11	9	LIBRARY	.00	920.96	.00
12	11	ASSESSMENT DIS	.00	392.96	.00
13	12	PUBLIC HEALTH	.00	268.55	.00
14	100	ANIMAL SHELTER	.00	124.41	.00
15	101	COUNCIL ON AGI	.00	291.31	.00
16	104	CORONER'S MILL	.00	494.62	.00
17	28	MOSQUITO DIST	.00	591.72	.00
18	13	ALIMONY 1	.00	438.48	.00
19	15	FIRE DIST 01	.00	5,310.30	.00
20	63	SLIDELL HOSPIT	.00	1,062.06	.00
21	47	NORTHSHORE HAR	.00	50.07	.00
22	96	LIGHTING DISTR	.00	32.00	.00
23	106	FIRE DIST 1 PA	.00	39.00	.00
Installment		Interest	Principal	Adjusted	
1		.00	22,248.35	.00	

**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 J.V. Burkes & Assoc. Inc. Survey No. 1021894 dated July 10, 2002 and further identified as a certain piece or portion of ground containing 2.25 acres more or less being Lot 6A, Square 17, Pearl Acres Subdivision situated in Section 7, Township 9 South, Range 15 East, in 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 18th day of August 2020.

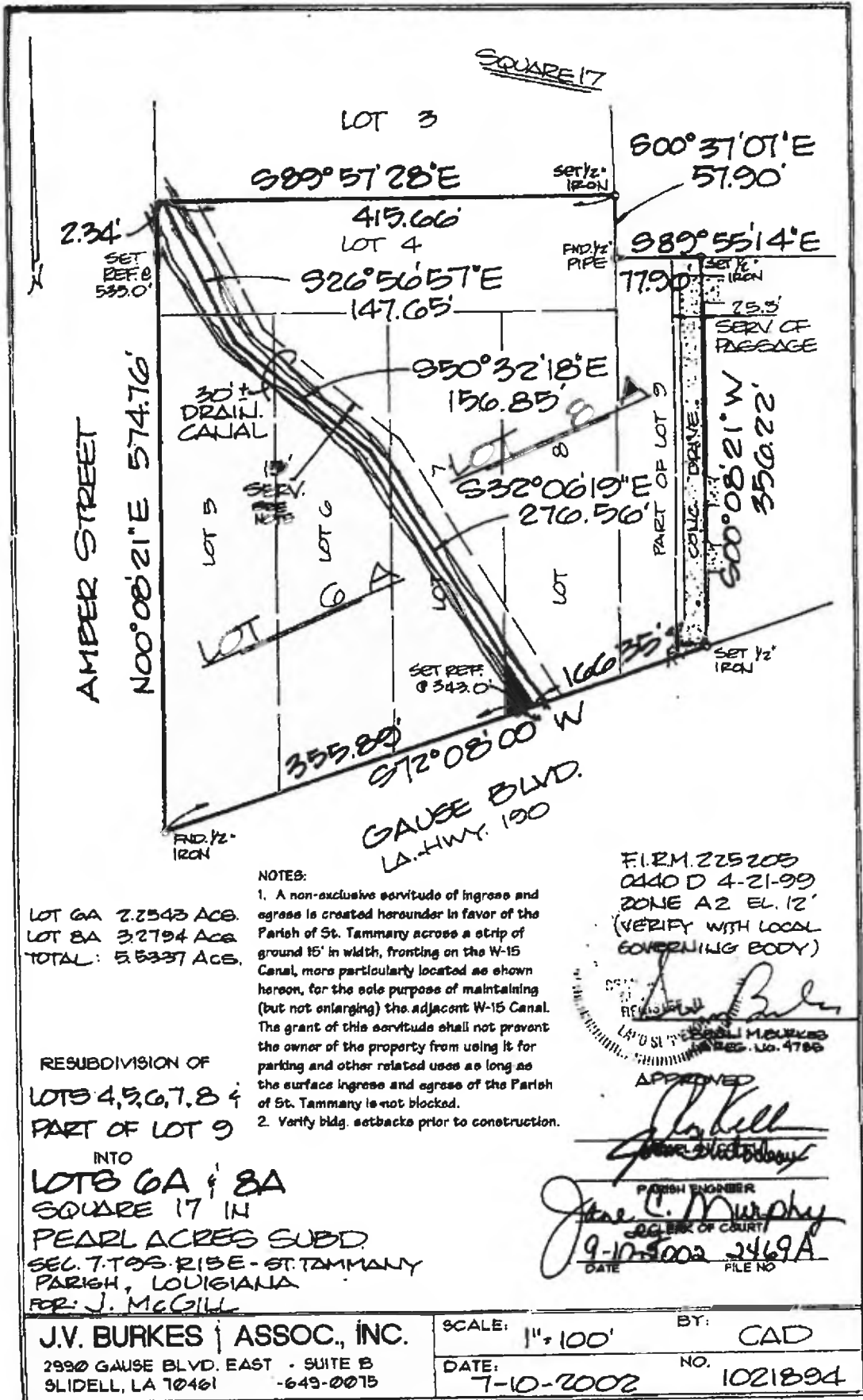
A handwritten signature in black ink, appearing to read "M. Dwayne Wall", is written over a faint circular seal impression.

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



LOT 6A 2.2543 ACS.
 LOT 8A 3.2794 ACS.
 TOTAL: 5.5337 ACS.

RESUBDIVISION OF
 LOTS 4, 5, 6, 7, 8 &
 PART OF LOT 9
 INTO
 LOTS 6A & 8A
 SQUARE 17 IN
 PEARL ACRES SUBD.
 SEC. 7, T.05, R.15E - ST. TAMMANY
 PARISH, LOUISIANA
 FOR: J. MCGILL

- NOTES:
1. A non-exclusive servitude of ingress and egress is created hereunder in favor of the Parish of St. Tammany across a strip of ground 15' in width, fronting on the W-15 Canal, more particularly located as shown hereon, for the sole purpose of maintaining (but not enlarging) the adjacent W-15 Canal. The grant of this servitude shall not prevent the owner of the property from using it for parking and other related uses as long as the surface ingress and egress of the Parish of St. Tammany is not blocked.
 2. Verify bldg. setbacks prior to construction.

F.I.R.M. 225205
 0440 D 4-21-99
 ZONE A2 EL. 12'
 (VERIFY WITH LOCAL GOVERNING BODY)

APPROVED
J. C. Murphy
 PARISH ENGINEER
 2008-09-10
 2469A
 DATE FILE NO.

J.V. BURKES | ASSOC., INC.
 2990 GAUSE BLVD. EAST • SUITE B
 SLIDELL, LA 70461 -649-0075

SCALE: 1" = 100'
 BY: CAD
 DATE: 7-10-2002
 NO. 1021894

St. Tammany Parish

GIS Portal

2020





Property Description

A CERTAIN PIECE OR PORTION OF GROUND situated in Section 7, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana and being Lot 6A, Square 17, Pearl Acres Subdivision and more fully described as follows:

From the intersection of the northerly right of line of La. Hwy. 190 (aka Gause Blvd.) and the easterly right of way line of Amber Street being the point of beginning, Thence N 00° 08' 21" E a distance of 574.76 feet to a point, Thence leaving said right of way, run S 89° 57' 28" E a distance of 2.34 feet to a point, Thence S 26° 56' 57" E a distance of 147.65 feet to a point, Thence S 50° 32' 18" E a distance of 156.85 feet to a point, Thence S 32° 06' 19" E a distance of 276.56 feet to a point located on the northerly right of way line of La. Hwy. 190 (aka Gause Blvd.), Thence S 72° 08' 00" W a distance of 355.89 feet and back to the POINT OF BEGINNING.

Said property contains 2.25 acres more or less.

Louisiana Secretary of State
Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City <ALL> AND Street <ALL> GAUSE BLVD E FROM 2170 TO 2170 ALL

City	Zip	Street	Apt	Ward	Prct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
------	-----	--------	-----	------	------	----	----	----	----	--------	---	------	-------	------

Report Count: 0



**LEGAL DESCRIPTION
EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, AND IS DESCRIBED AS FOLLOWS:

LOT 6A, Square 17, Pearl Acres Subdivision, Section 6, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, as per map filed of record on September 10, 2002 as Map File No. 2469A of the Records of St. Tammany Parish, Louisiana, and being more fully described as follows:

Beginning at the Southwest corner of said Lot 5 at the intersection of the northerly right-of-way line of Gause Boulevard and the east right-of-way line of Amber Street;

Thence along said east line North 00 degrees 08 minutes 21 seconds East 574.76 feet to a point;

Thence South 89 degrees 57 minutes 28 seconds East 2.34 feet to the center of drainage canal; Thence along said centerline in three courses:

South 26 degrees 56 minutes 57 seconds East 147.65 feet;

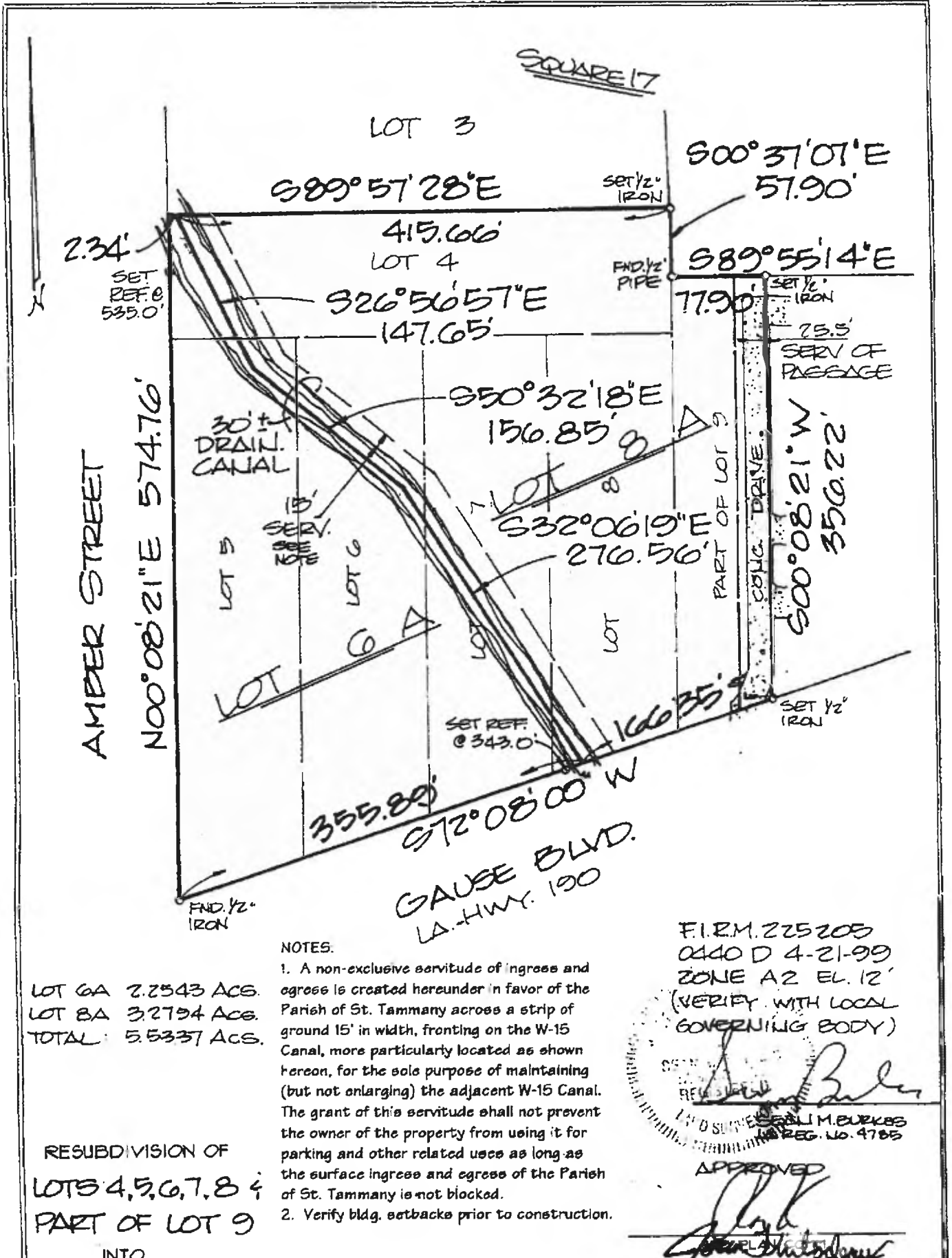
South 50 degrees 32 minutes 18 seconds East 156.85 feet;

South 32 degrees 06 minutes 19 seconds East 276.56 feet to a point on the northerly right-of-way line of Gause Boulevard;

Thence along said line South 72 degrees 08 minutes 00 seconds West 355.89 feet to the POINT OF BEGINNING.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A; Schedule B, Part I—Requirements and Schedule B, Part II—Exceptions.





LOT 6A 2.2543 ACS.
 LOT 8A 3.2794 ACS.
 TOTAL 5.5337 ACS.

RESUBDIVISION OF
 LOTS 4, 5, 6, 7, 8 &
 PART OF LOT 9
 INTO

NOTES:

1. A non-exclusive servitude of ingress and egress is created hereunder in favor of the Parish of St. Tammany across a strip of ground 15' in width, fronting on the W-15 Canal, more particularly located as shown hereon, for the sole purpose of maintaining (but not enlarging) the adjacent W-15 Canal. The grant of this servitude shall not prevent the owner of the property from using it for parking and other related uses as long as the surface ingress and egress of the Parish of St. Tammany is not blocked.
2. Verify bldg. setbacks prior to construction.

F.I.R.M. 225205
 0440 D 4-21-99
 ZONE A2 EL. 12'
 (VERIFY WITH LOCAL GOVERNING BODY)

APPROVED
 [Signature]
 [Signature]
 [Signature]



Chicago Title Insurance Company

Commitment for Title Insurance-Modified LA
Adopted 08-01-2016

COMMITMENT FOR TITLE INSURANCE

ISSUED BY



Chicago Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

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- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
 - (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. ARBITRATION - NOT AVAILABLE IN LOUISIANA**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <<http://www.alta.org/arbitration>>

CHICAGO TITLE INSURANCE COMPANY

By:


 ATTEST  Secretary

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SCHEDULE A

File No.: **PIT200330-51593.15301**

Property Address: **2170 Gause Boulevard East, Slidell, LA 70461**

1. Commitment Date: **February 27, 2020**
2. Policy to be issued:
 - (a) 2006 ALTA Owner's Policy
Proposed Insured: **TBD**
Proposed Policy Amount: **\$ TBD**
 - (b) 2006 ALTA Loan Policy
Proposed Insured: **TBD**
Proposed Policy Amount: **\$ TBD**
 - (c) Other _____ ALTA _____ Policy
Proposed Insured:
Proposed Policy Amount: **\$ N/A**
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee
4. Title to the fee estate or interest in the Land is at the Commitment Date vested in:
Regions Bank, a state bank of Alabama
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Authorized Signatory

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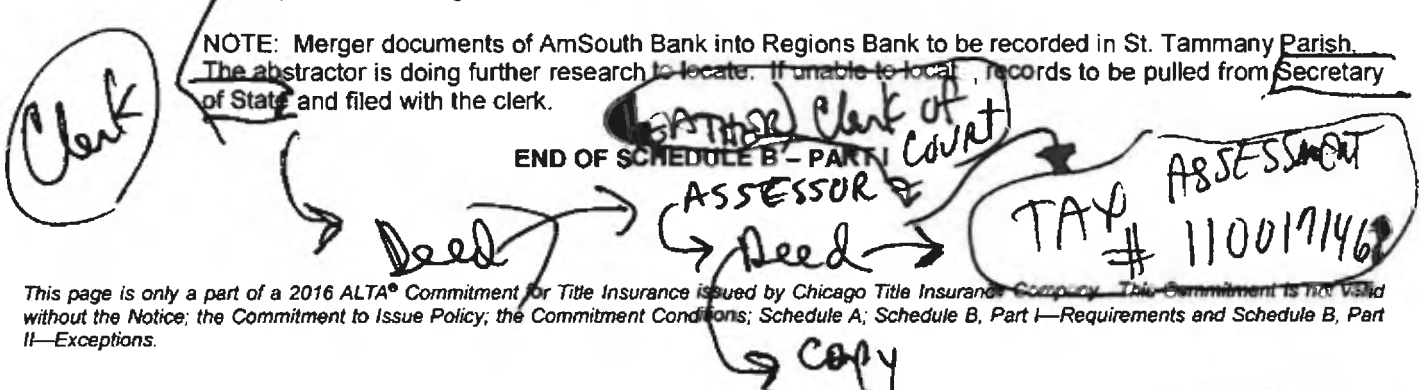


**SCHEDULE B – PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Sale or other transfer by present owner to the proposed insured
 - b. Mortgage securing the loan
5. Execution at the time of the closing of the **Seller/Owner's Affidavit**. Subject to approval by the Company, exceptions dealing with mechanics' and materialmen's liens and with rights of parties in possession of the property may be deleted if the affidavit indicates no work has been done on the property that might give rise to mechanics' and materialmen's liens and that the present owner is in possession of the property.
6. Furnish a current, accurate **survey** of the property. Upon satisfaction of this requirement, the Company will delete the Standard Exceptions dealing with survey matters, but the Company reserves the right to make additional requirements and to take appropriate exceptions upon review of the survey.
7. Execution of the instrument(s) creating the estate or interest to be insured by the authorized person or entity for the parties thereto, with evidence of said authority attached to the instrument.
8. Regarding the **status of the parties**, the Company makes the following statements and/or requirements: Submission of the following information, as applicable:
 - a. Articles of Incorporation, Organization, or Partnership, as applicable
 - b. Operating Agreement
 - c. By-Laws
 - d. Secretary of State Good Standing Certificate
 The Company must be advised of any change in status and reserves the right to make additional requirements in regard thereto.

NOTE: Merger documents of AmSouth Bank into Regions Bank to be recorded in St. Tammany Parish. The abstractor is doing further research to locate. If unable to locate, records to be pulled from Secretary of State and filed with the clerk.



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**SCHEDULE B – PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. General and special taxes or assessments for 2020 and subsequent years not yet due and payable.
Note: Taxes for the year 2019 in the amount of \$22,248.30 have been paid.
3. Rights or claims of parties in possession not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any mineral or mineral rights leased, granted or retained by current or prior owners and all appurtenant surface rights, including servitudes, for the exploration, development, production and removal of said oil, gas, water and other minerals.
8. Taxes and special assessments not shown as existing liens by the public records and supplemental real estate taxes not previously assessed against the land by a taxing authority for any period before the Date of Policy.
9. Right of Way Grant Deed for construction and maintenance of the Amber Street Bridge to the Parish of St. Tammany, dated July 26, 1995, filed September 8, 1995 as Entry No. 964917.
10. Right of Way in favor of Parish of St. Tammany for drainage, dated August 10, 1957, filed April 4, 1961, in COB 304, folio 603.

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11. Servitude of drain, ingress and egress in favor of the Parish of St Tammany and other matters as indicated on plat of resubdivision filed on September 10, 2002 as Map No. 2469A of Records of St. Tammany Parish.

END OF SCHEDULE B – PART II

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The City of Slidell

PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203, Slidell, LA 70458
P. O. Box 828, Slidell, LA 70459
(985) 646-4320 • F (985) 646-4356
planningdept@cityofslidell.org • myslidell.com

G.G. Cromer
Mayor

Melissa Guilbeau, AICP
Director

October 7, 2020

Mr. Ross Liner, Director
St. Tammany Parish Development
21454 Koop Drive, Suite 1B
Mandeville, Louisiana 70471

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 7019 0700 0000 5527 2681

RE: ANNEXATION (A20-02) and ZONING (Z20-06): A request to annex and rezone property located at 2170 Gause Blvd. East in Slidell, Louisiana, more particularly identified as Lot 6A, Square 17, in Pearl Acres Subdivision, in Section 7, Township 9 South, Range 15 East, rezoning from St. Tammany Parish Zoning District HC-2 (Highway Commercial District) to City of Slidell Zoning District C-4 (Highway Commercial District) in connection with its annexation into City of Slidell jurisdictional limits.

Dear Mr. Liner:

This is to advise you that the Slidell Planning and Zoning Commissions will consider a Petition for Annexation of property located at 2170 Gause Blvd. East. The public hearing for this request will be held on Monday, November 16, 2020 at 7:00 p.m. in the Slidell City Council Chambers located at 2045 Second Street, Third Floor. Final action on the Petition for Annexation and Zoning will not take place by the Slidell City Council until after the public hearing of the Slidell Planning and Zoning Commissions.

If you have any comments or questions regarding this annexation, please do not hesitate to contact the City Planning Department at (985) 646-4320.

Sincerely,

Theresa B. Alexander, Secretary
Slidell Planning and Zoning Commissions

Enclosures

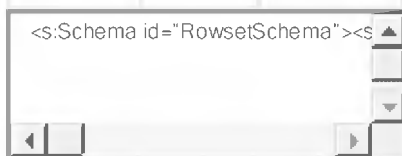
Cc: Owner(s). (w/o encl)
Greg Cromer, Mayor (w/o encl)
City of Slidell City Council (w/o encl)
STP Councilman, District 9 (w/o encl)
Melissa Guilbeau, AICP, Planning Director (w/o encl)

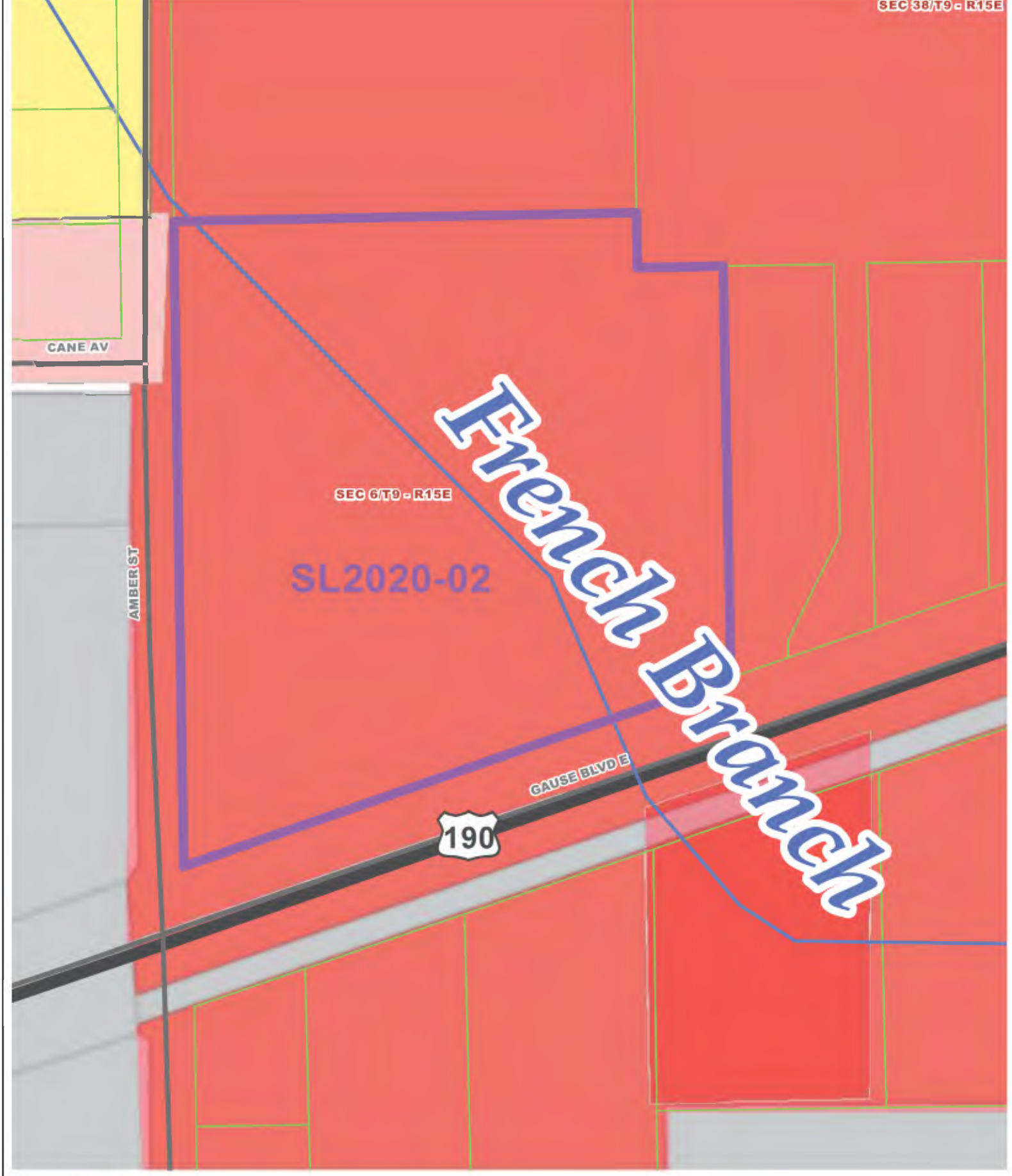
/tba

Staff Impact Notes for Slidell Annexation – SL2020-02

11/16/2020 10:34 AM	Create Resolution	hothomas	BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council request that the City of Slidell be aware that the property is traversed by the French Branch Stream and is a flood zone AE and is located in a critical drainage area and requires review of development proposals utilizing the applicable Drainage Model and be in compliance with the Parish Drainage Regulations and fill requirements.
12/1/2020 10:59 AM	Create Resolution	jlobrano	Property abuts Amber St (R08L007) for a distance of 575 feet and has the W-15 Canal (D08LW01007) on the property for a distance 640 feet, both in the parish maintenance system. The Parish will need to consult with the Civil Division to see how to proceed
12/1/2020 5:32 PM	Create Resolution	amhontiveros	DES has NO objection to the proposed annexation of the subject property, but DES request additional clarification regarding who will provide sewer and water services to the subject property. The subject property is west adjacent to the Cross Gates community water and sewer system. A developer has approached TU for water and sewer services.
12/2/2020 4:12 PM	Create Resolution	dhenton	<p>Under Article 1(B) of the Sales Tax Enhancement Plan by and Between the Parish, Sales Tax District No. 3 and the City of Slidell (the "Agreement"), this property is "undeveloped." Under Article 1(B)(2) of the Agreement, in all cases where undeveloped properties are annexed in accordance with state law, Sales Tax District No. 3 proceeds shall be divided fifty percent (50%) to the City and fifty percent (50%) to Sales Tax District No. 3/St. Tammany Parish Government.</p> <p>According to Article 1(B)(2)(a) of the Agreement, ". . . either the Parish's drainage and traffic impact regulations shall apply to the development of the proposed property to be annexed or the City's drainage and traffic impact regulations shall apply, whichever is the most restrictive. If, in the opinion of the Parish and City Engineers, a different application of regulations should apply to the property, modifications to the applicable regulations may be made upon the written concurrence of the Engineering Departments. In this regard, the Parties agree to cooperate in the review and approval of any drainage plans and traffic impact analysis, in order to ensure the least amount of adverse drainage impacts and traffic on surrounding areas and on existing and future drainage and traffic infrastructure."</p> <p>Per La. Rev. Stat. 33:224, where a "road is adjacent to, but not within the annexed territory, the municipality and the parish shall equally share the maintenance of the road. Any annexation contrary to the provisions of this</p>

			<p>Section shall be invalid." Therefore, the City shall share in cost of maintenance of the Amber Street.</p> <p>Per Article 2 of the Agreement, "The City shall be responsible for the maintenance and improvement of all roads, bridges, streets, and drainage infrastructure brought within the corporate limits of the City through annexation, except as provided for in the Joint Project Section hereof. When the City annexes property on both sides of a road, street, drainage feature or other infrastructure feature, said infrastructure must also be annexed." Therefore, the City is wholly responsible for the maintenance of the W-15 Canal, also known as French Branch Stream, to the extent that it is located on the property proposed to be annexed. The W-15 Canal was originally dug by the State Department of Public Works in the 1950's (Project No. 728). The W-15 is an integral part of the Parish-wide drainage system, and a non-exclusive servitude of ingress and egress is created in the survey in favor of the Parish across a strip of ground 15' in width, fronting on the W-15 Canal, more particularly located as shown on the survey for the purpose of maintenance of the W-15.</p>
12/14/2020 1:59 PM	Create Resolution	fmsheldon	<p>No sales tax revenue has been generated by this property.</p> <p>Should this property generate Sales Tax District No. 3 proceeds in the future, they shall be divided fifty percent (50%) to the City of Slidell and fifty percent (50%) to Sales Tax District No. 3/St. Tammany Parish Government.</p>
12/14/2020	Create Resolution	rliner	<p>The proposal is consistent with the Louisiana Revised Statutes relative to annexation</p> <p>The proposal is consistent with the sales tax agreements with the City of Slidell.</p> <p>The proposal is not an intensification of zoning.</p>





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

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



Slidell Annexation SL2020-02

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

Map ID: 2020-gkn-17 Date: 10/14/2020

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