

1 Introduced September 26, 2006, by Councilman
2 Cromer, seconded by Councilman Hicks (by
3 request of Administration)

4 **Item No. 06-09-2600**

5 **ORDINANCE NO. 3354**

6 An ordinance annexing and zoning 48.528 acres of land situated North of
7 Hwy. 433 and East of Marilyn Drive, from Parish C-1 Neighborhood Commercial and C-2
8 Highway Commercial to City A-8 High Density Urban and City A-6 Single Family
9 Residential, as petitioned by 433 Exit, L.L.C.
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11 WHEREAS, the Slidell City Council has received a petition from 433 Exit,
12 L.L.C., to annex and zone 48.528 acres of land situated North of Hwy. 433 and East of
13 Marilyn Drive, from Parish C-1 Neighborhood Commercial and C-2 Highway Commercial
14 to City C-4 Highway Commercial; and
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17 WHEREAS, said property is adjacent to the City limits and bounded by LA
18 Hwy 433 to the South and Marilyn Drive to the West; and
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21 WHEREAS, the Slidell Planning and Zoning Commission has issued a
22 favorable recommendation for said annexation and zoning with the following conditions:
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- 24 1. That Herman and Kittle Properties exercise their option to purchase the property
25 by March 1, 2007; and
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- 27 2. That the property West of Pinehurst Blvd. be zoned from Parish C-2 Highway
28 Commercial to City A-8 High Density Urban; and
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- 30 3. That the property East of Pinehurst Blvd. be zoned from Parish C-1
31 Neighborhood Commercial and C-2 Highway Commercial to City A-6 Single
32 Family Residential.
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36 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that the following
37 described parcel of land be annexed into the corporate limits of the City of Slidell into
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4 Councilmanic District A and the property West of Pinehurst Blvd. be zoned City A-8 High
5 Density Urban and the property East of Pinehurst Blvd. be zoned City A-6 Single Family
6 Residential, and more fully described as follows:
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9 **Legal Description Parcel 7B (West Tract)**

10 Commence at the northeast corner of Section 23, T9S-R14E, GLD, St.
11 Tammany Parish, Louisiana, thence S89°42'W a distance of 1320.00 feet to
12 a point and turn; thence South a distance of 2250.84 feet to a point and turn;
13 thence S00°11'20"E a distance of 385.36 feet to a point and turn; thence
14 N89°58'18"E a distance of 792.69 feet to the Point of Beginning;

15 Thence from the Point of Beginning N89°58'18"E a distance of 101.40 feet to
16 a point and turn on the centerline of Pinehurst Blvd. right-of-way; thence
17 along the centerline of Pinehurst Blvd. right-of-way around a curve to the left
18 through a central angle of 03°01'38" an arc distance of 19.61 feet a chord
19 bearing of S10°50'08"E a distance of 19.61 feet to a point and turn; thence
20 continue along said right-of-way center line S12°20'57"E a distance of
21 620.05 feet to a point and turn; thence continue along said right-of-way
22 center line S29°08'12"E a distance of 68.92 feet to a point and turn; thence
23 continue along said right-of-way center line around a curve to the right
24 through a central angle of 62°00'02" an arc distance of 414.21 feet a chord
25 bearing of S01°51'48"W a distance of 394.30 feet to a point and turn; thence
26 continue along said right-of-way center line S32° 51'49"W a distance of
27 1005.16 feet to a point and turn on the northerly right-of-way line of LA
28 Highway 433; thence along said northerly right-of-way line N57°27'56"W a
29 distance of 499.67 feet to a point and turn; thence leaving said northerly
30 right-of-way line N32°52'15" a distance of 1161.11 feet to a point and turn;
31 thence N70°06'19"W a distance of 225.98 feet to a point and turn; thence
32 N00°04'46"W a distance of 1126.74 feet to the Point of Beginning containing
33 within said bounds 953,093 square feet or 21.880 acres more or less.

34 **Legal Description parcel 7A (East Tract)**

35 Commence at the northeast corner of section 23, T9S-R14E, GLD, St.
36 Tammany Parish, Louisiana, thence S89°42'W a distance of 1320.00 feet to
37 a point and turn; thence South a distance of 2250.84 feet to a point and turn;
38 thence S00°11'20"E a distance of 385.36 feet to a point and turn; thence
39 N89°58'18"E a distance of 894.09 feet to the centerline of Pinehurst Blvd.
right-of-way and Point of Beginning:


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4 Thence from the Point of Beginning N89°58'18"E a distance of 99.95 feet to
5 a point and turn; thence S29°10'00"E a distance of 1610.51 feet to point and
6 turn; thence S05°03'21"E a distance of 1047.50 feet to a point and turn;
7 thence S13°58'21"W a distance of 78.31 feet to a point and turn; thence
8 N57°34'54"W a distance of 431.11 feet to a point and turn; thence S32°34'
9 50"W a distance of 500.45 feet to a point and turn on the northerly right-of-
10 way line of La Hwy. 433; thence along said northerly right-of-way line N57°
11 27'56"W a distance of 499.49 feet to a point and turn on the centerline of
12 Pinehurst Blvd. right-of-way;

13 Thence along said right-of-way center line N32°51'49"E a distance of
14 1005.16 feet to a point and turn; thence continue along said right-of-way
15 center line around a curve to the left through a central angle of 62°00'02" an
16 arc distance of 414.21 feet a chord bearing of N01°51'48"E a distance of
17 394.30 feet to a point and turn; thence continue along said right-of-way
18 center line N29°08'12"W a distance of 668.92 feet to a point and turn; thence
19 continue along said right-of-way center line N12°20'57"W a distance of
20 620.05 feet to a point and turn; thence continue along said right-of-way
21 center line around a curve to the right through a central angle of 03°01'38"
22 an arc distance of 19.61 feet a chord bearing of N10°50'08"W a distance of
23 19.61 feet to the Point of Beginning containing within said bounds 1,160,793
24 square feet or 26.648 acres more or less.

25 **BE IT FURTHER ORDAINED** that Parish Council approval is not required
26 regarding this annexation and zoning.

27 **ADOPTED** this 24th day of October, 2006.

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29 Greg Cromer
30 President of the Council
31 Councilman, District G

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33 Ben O. Morris
34 Mayor

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36 Thomas P. Reeves
37 Council Administrator

DELIVERED	10 AM
10/26/06	to the Mayor
RECEIVED	12:50 PM
11/3/06	from the Mayor