

1 Introduced November 29, 2010, by Councilman
2 Hicks, seconded by Councilman Caruso (by
3 request of Administration)

4 **Item No. 10-11-2878**

5 **ORDINANCE NO. 3592**

6
7 An ordinance annexing and zoning Lot 4, Square 25, Pearl Acres Subdivision,
8 St. Tammany Parish, from Parish HC-2 (St. Tammany Zoning District Highway
9 Commercial) to City C-4 Highway Commercial, as petitioned by Martine Investment, LLC
10 (CVS Pharmacy).

11 WHEREAS, the Slidell City Council has received a petition from Martine
12 Investment, LLC (CVS Pharmacy), to annex and zone Lot 4, Square 25, Pearl Acres
13 Subdivision, St. Tammany Parish, from Parish HC-2 (St. Tammany Zoning District
14 Highway Commercial) to City C-4 Highway Commercial; and

15
16 WHEREAS, said property is bounded by Pearl Street; and

17
18 WHEREAS, the Slidell Planning and Zoning Commission has issued a
19 favorable recommendation for said annexation and zoning.
20

21
22 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that the following
23 described parcel of land be annexed into the corporate limits of the City of Slidell into
24 Councilmanic District E and zoned C-4 Highway Commercial, and more fully described as
25 follows:
26
27

28
29 A CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL
30 BUILDINGS AND IMPROVEMENTS THEREON LOCATED IN SQUARE 25,
31 PEARL ACRES SUBDIVISION, SECTION 6, TOWNSHIP 9 SOUTH, RANGE
32 15 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH,
33 LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS
34 FOLLOWS:

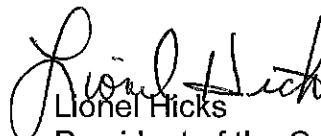
35 COMMENCING AT THE CORNER COMMON TO SECTIONS 1 AND 12,
36 TOWNSHIP 9 SOUTH, RANGE 14 EAST, WITH SECTIONS 6 AND 7,
37 TOWNSHIP 9 SOUTH, RANGE 15 EAST, GREENSBURG LAND DISTRICT
38 AT AN IRON PIPE FOUND; THENCE NORTH 89 DEGREES 04 MINUTES
39

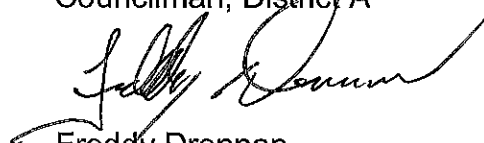
1 **ORDINANCE NO. 3592**
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3 **PAGE 2**

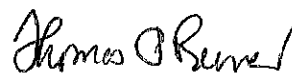
4 25 SECONDS EAST ALONG THE SOUTHERN BOUNDARY OF PEARL
5 ACRES SUBDIVISION A DISTANCE OF 468.00 FEET TO A POINT ON THE
6 EASTERN RIGHT OF WAY LINE OF PEARL STREET; THENCE, ALONG
7 SAID RIGHT OF WAY LINE OF PEARL STREET NORTH 01 DEGREES 15
8 MINUTES 35 SECONDS WEST 437.44 FEET TO A POINT, ALSO KNOWN
9 AS THE POINT OF BEGINNING.

10 THENCE LEAVING SAID RIGHT OF WAY NORTH 88 DEGREES 34
11 MINUTES 16 SECONDS EAST A DISTANCE OF 53.00 FEET TO A POINT;
12 THENCE SOUTH 01 DEGREES 15 MINUTES 35 SECONDS EAST A
13 DISTANCE OF 120.00 FEET TO A POINT ON THE NORTHERLY LINE OF
14 LOT 3; THENCE SOUTH 88 DEGREES 34 MINUTES 16 SECONDS WEST
15 ALONG SAID NORTHERLY LINE A DISTANCE OF 53.00 FEET TO A 1/2"
16 IRON ROD SET ON THE EASTERN RIGHT OF WAY LINE OF PEARL
17 STREET; THENCE NORTH 01 DEGREES 15 MINUTES 35 SECONDS
18 WEST ALONG SAID EASTERN RIGHT OF WAY LINE A DISTANCE OF
19 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF
20 0.15 ACRES (6,360.22 SQ. FT.); ALL AS SHOWN ON A SURVEY BY
21 LINFIELD, HUNTER & JUNIUS, INC., DATED SEPTEMBER 8, 2010.

22 **ADOPTED** this 21st day of December, 2010.

23 
24 Lionel Hicks
25 President of the Council
26 Councilman, District A

27 
28 Freddy Drennan
29 Mayor

30
31 
32 Thomas P. Reeves
33 Council Administrator
34

| | |
|-----------|----------------|
| DELIVERED | 9:00 a.m. |
| 12/23/10 | to the Mayor |
| RECEIVED | 4:00 p.m. |
| 1/4/10 | from the Mayor |

MEMO TO: Mayor's Office
Slidell City Counsel
DATE: November 22, 2010
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MINUTES:

Chairman Champagne requested a motion to approve the minutes from October 18, 2010 as written was made and approved with a vote of 4-0.

CONSENT CALENDAR:

Rededication of an undeveloped portion of Seventh Street intersecting with Schley Street, between Sixth and Eighth Streets for the public purpose of increasing the property area of the Rufus Viner Community Center.


Mr. Pichon made a motion to approve the consent calendar and to set the item for public hearing on December 13, 2010, and was seconded by Mr. Edwards. The motion to approve passed with a unanimous vote (4-0).

RESUBDIVISION:

A request by 433 Exit, LLC to divide a 48.531 acre piece of land into Lot 1 (1.76 acres), Lot 2 (1.44 acres), Lot 3 (5.34 acres), Lot 4 (14.69 acres), Lot 5 (1.57 acres), and Lot 6 (19.22 acres) located along Old Spanish Trail, adjacent to Slidell Factory Outlet, in Sections 23, 24 and 26, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish.

Mr. Sean Burkes of J.V. Burkes & Associates represented petitioner for this resubdivision. Planning Staff offered its recommendation to the Commission to approve this resubdivision. A motion was made by Mr. Pichon and seconded by Ms. Hilts. The vote of 4-0 approved the resubdivision.

PUBLIC HEARING:

- 
- 1) **A10-02:** A request by Martine Investments, LLC to annex the remainder of Lot 4, Square 25, Pearl Acres Subdivision, into the City of Slidell Corporate Limits.

Chairman Champagne recognized Mr. Casey Genovese, engineer of record with Linfield, Hunter & Junius, Inc. as representative for CVS Pharmacy. Discussion was made as to the current condition and use of the subject property and whether the proposed use was to construct on the entire lot. Mr. Genovese confirmed that all the existing buildings, including the three restaurants, would be demolished to construct the CVS.

MEMO TO: Mayor's Office
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DATE: November 22, 2010
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→ Planning Staff offered its recommendation to approve the annexation. Chairman Champagne closed the public hearing and requested a motion from the Commission. A motion by Mr. Edwards to approve the annexation and forward to City Council with a favorable recommendation was seconded by Ms. Hilts. The vote was 4-0 to approve the motion.

OTHER BUSINESS:

Other business to be considered included nominations for 2011 Chairman and Vice Chair, and consideration of meeting dates for 2011. Chairman Champagne requested to consider this "other business" during the Zoning Commission meeting.

With no further business before the Planning Commission, the meeting of November 15, 2010 was adjourned at 7:24 p.m.

The Zoning Commission meeting was called to order by Chairman Champagne at 7:25 p.m.

MINUTES:

Chairman Champagne requested a motion to approve the minutes from October 18, 2010 as written; Ms. Hilts made a motion to approve, seconded by Mr. Pichon. The motion to approve passed with a vote of 4-0.

CONSENT CALENDAR:

Z10-09: A request by 433 Exit, LLC, to rezone Lots 1, 2, and 3, 433 Exit Subdivision to C-4 (Highway Commercial); and Lots 4, 5, and 6, 433 Exit Subdivision to C-2 (Neighborhood Commercial). Lots 1, 2, 4, and 5 are currently zoned A-8 (High Density Urban), and Lots 3 and 6 are currently zoned A-6 (Single-Family Residential).

Chairman Champagne introduced the consent calendar and asked for a motion to approve. Mr. Edwards made a motion to approve as was seconded by Ms. Hilts and was passed with a vote of 4-0.

PUBLIC HEARING:

- 1) **AMENDMENT: Item No. 10-02-2840:** A request by the Administration to amend the Code of Ordinances of the City of Slidell, Appendix A-Zoning, Section



The City of Slidell

PLANNING DEPARTMENT
1330 Bayou Lane, #107 (70460) • P. O. Box 828 • Slidell, LA 70459
Phone (985) 646-4320 • Fax (985) 646-4356 • www.slidell.la.us

FREDDY DRENNAN
Mayor

November 9, 2010

STAFF COMMENTS

CASE: Z10-06

PETITIONER: Martine Investments, LLC (CVS Pharmacy)

LOCATION: Gause Boulevard and Pearl Street

REQUEST: To zone from Parish HC-2 Highway Commercial to City C-4 Highway Commercial

STAFF RECOMMENDATIONS:

This is a parallel zoning from St. Tammany Parish and is consistent with the City zoning district of the adjacent property. Staff recommends approval of this zoning.

**CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION**

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

DATE: 9-13-10

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

(Instructions: Please print all information so that it can be easily read.)

1) Location of Property. The property petitioned for zoning/rezoning is bounded by the following streets: PEARL STREET

And identified by Lot, Square/Block, and Subdivision name as follows:
PORTION OF LOT 4, SQUARE 25, PEARL ACRES SUBDIVISION
SECTION 6, T9S-R1E, ST. TAMMANY PARISH, LOUISIANA
NOTE: If the property does not have Lot, Square/Block, and Subdivision name, attach separate sheet giving description by metes and bounds.

2) Total number of acres or part thereof: 0.15


3) The reasons for requesting the zoning change are as follows:
Rezoning is being requested along with Annexation into the City of Slidell for the development of a CVS pharmacy retail store.

4) A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller than 1" = 100' showing the location, measurements, and ownership of all property proposed for a change in zoning classification, so that the new zoning/rezoning can be defined with certainty and precision.

5) If the petitioner(s) are a corporation, partnership or other entity, the petitioner must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for zoning. If a couple, both husband and wife must sign the petition.

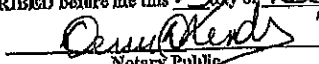
6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the afore described property be changed

FROM HC-2 (ST. TAMMANY PARISH) TO C-4 (CITY OF SLIDELL)
(Existing classification) (Proposed classification)

| Signature | Printed Name | Mailing Address | Phone # | % Land Owned |
|---|------------------------|-----------------|-------------|--------------|
|  | DAVID BIBIK | POB 1791 | 985960 0960 | 100 |
| | FOR MARTINE INVESTMENT | | LLC | |
| | | SLIDELL, LA | | |
| | | 70459 | | |

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, Notary, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, and that they know of their own personal knowledge that the above petitioners are the owners of at least fifty percent of the area hereinabove described for which a zoning change is requested, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this 13 day of Sept, 20 10.


Notary Public

Denise D. Lindsey
Notary Public
Bar Roll No. 8581



The City of Slidell

PLANNING DEPARTMENT
1330 Bayou Lane, #107 (70460) • P. O. Box 828 • Slidell, LA 70459
Phone (985) 646-4320 • Fax (985) 646-4356 • www.slidell.la.us

FREDDY DRENNAN
Mayor

November 9, 2010

STAFF COMMENTS

CASE: A10-02

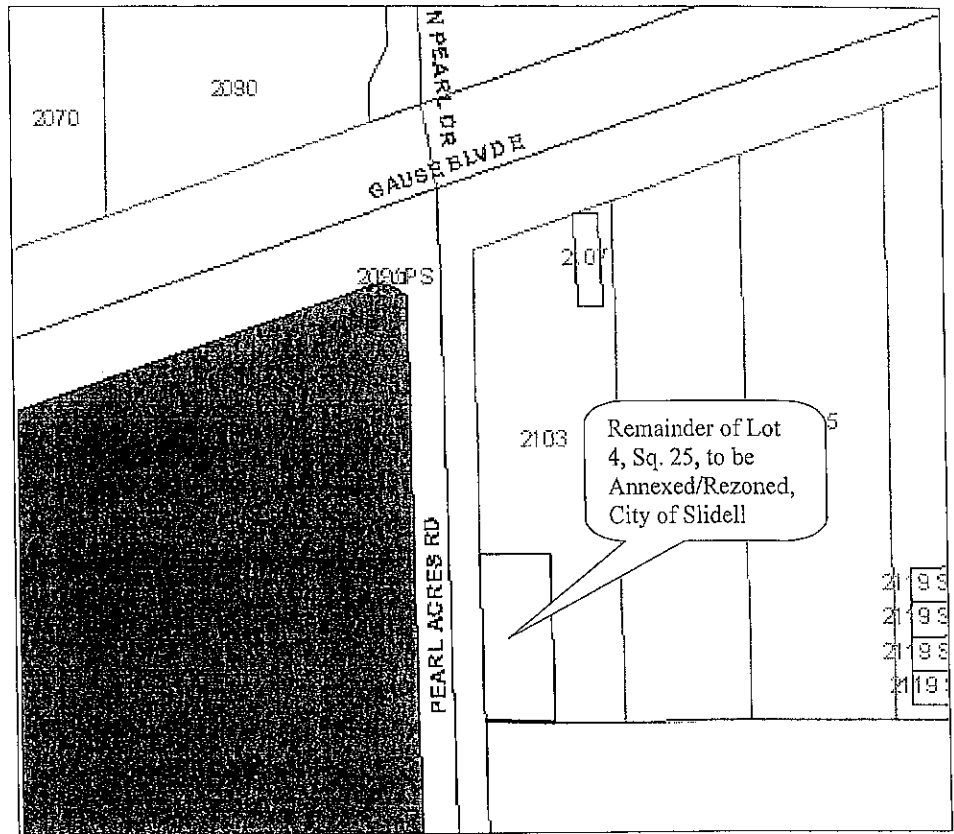
PETITIONER: Martine Investments, LLC (CVS Pharmacy)

LOCATION: Gause Boulevard and Pearl Street

REQUEST: To Annex Remainder of Lot 4, Square 25, Pearl Acres Subdivision, St. Tammany Parish

STAFF RECOMMENDATIONS:

The majority of Lot 4 (three-quarters) is already annexed into City limits. This property is the remaining one-quarter of Lot 4 and is adjacent to other properties currently within City limits. Staff recommends approval of this request.



Remainder of Lot 4, Sq. 25
Annexation / Rezoning
City of Slidell

2103 Gause Boulevard East, Lot 4 (majority) is already in the City of Slidell Corporate Limits. Owner of the property Martine Investments, LLC, wishes to annex the remaining portion of that lot into the City in preparation of development of a CVS Pharmacy.

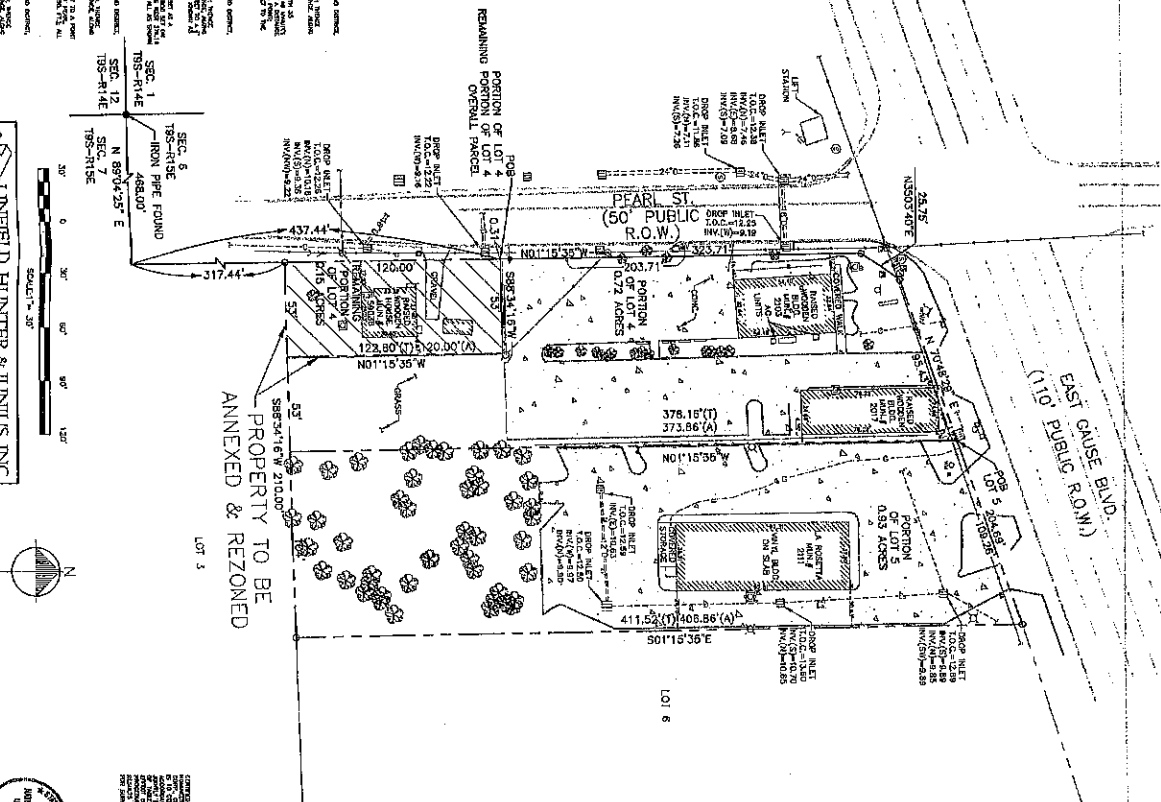
PORTIONS OF LOTS 4 & 5 AND REMAINING PORTION OF LOT 4
SQUARE 25
PEARL ACRES SUBDIVISION
SECTION 6, 795-RISE
GREENSBURG LAND DISTRICT
CITY OF SLIDELL
ST. TAMMANY PARISH, LOUISIANA

| NO. | DESCRIPTION | ACRES | REMARKS |
|-----|----------------------------|-------|-----------------------|
| 1 | PORTION OF LOT 4 | 0.72 | AS SHOWN ON THIS PLAN |
| 2 | PORTION OF LOT 4 | 0.55 | AS SHOWN ON THIS PLAN |
| 3 | PORTION OF LOT 5 | 0.83 | AS SHOWN ON THIS PLAN |
| 4 | REMAINING PORTION OF LOT 4 | 0.15 | AS SHOWN ON THIS PLAN |
| 5 | REMAINING PORTION OF LOT 4 | 0.15 | AS SHOWN ON THIS PLAN |

1. THE PROPERTY SHOWN ON THIS PLAN IS THE REMAINING PORTION OF LOT 4, LOT 5 AND PORTION OF LOT 4, SQUARE 25, SECTION 6, 795-RISE, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA.
2. THE PROPERTY SHOWN ON THIS PLAN IS THE REMAINING PORTION OF LOT 4, LOT 5 AND PORTION OF LOT 4, SQUARE 25, SECTION 6, 795-RISE, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA.
3. THE PROPERTY SHOWN ON THIS PLAN IS THE REMAINING PORTION OF LOT 4, LOT 5 AND PORTION OF LOT 4, SQUARE 25, SECTION 6, 795-RISE, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA.
4. THE PROPERTY SHOWN ON THIS PLAN IS THE REMAINING PORTION OF LOT 4, LOT 5 AND PORTION OF LOT 4, SQUARE 25, SECTION 6, 795-RISE, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA.
5. THE PROPERTY SHOWN ON THIS PLAN IS THE REMAINING PORTION OF LOT 4, LOT 5 AND PORTION OF LOT 4, SQUARE 25, SECTION 6, 795-RISE, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA.

THESE PORTIONS OF LOTS 4 & 5 AND REMAINING PORTION OF LOT 4, SQUARE 25, SECTION 6, 795-RISE, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA, ARE HEREBY ANNEXED TO THE CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA, AND ARE HEREBY REZONED AS RESIDENTIAL SINGLE-FAMILY (RS) ZONING DISTRICT.

THESE PORTIONS OF LOTS 4 & 5 AND REMAINING PORTION OF LOT 4, SQUARE 25, SECTION 6, 795-RISE, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA, ARE HEREBY ANNEXED TO THE CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA, AND ARE HEREBY REZONED AS RESIDENTIAL SINGLE-FAMILY (RS) ZONING DISTRICT.



ANNEXED & REZONED PROPERTY TO BE ANNEXED & REZONED

PROPERTY OWNED BY
MARTINE INVESTMENTS, LLC
 TO BE ANNEXED &
 REZONED

INFELD, HUNTER & JUNIUS, INC.
 CONSULTING ENGINEERS AND ARCHITECTS
 3609 18th Street, Suite 200
 Metairie, Louisiana 70002

A/LM/ASB LAND TITLE SURVEY FOR
 THESE MEASUREMENTS BEARING DATE:
 MARCH 1, 2010
 MASON, A. JAMES P.E., R.S.
 SEPTEMBER 8, 2010
 LMA 008 HA, 08-0888
 (504) 833-0300



VICINITY MAP
 (Map showing the location of the property within the Pearl Acres Subdivision and surrounding streets.)