

1 Introduced August 23, 2011, by Councilman
2 Cusimano, seconded by Councilman Caruso
3 (by request of Administration)

4 **Item No. 11-08-2919**

5
6 **ORDINANCE NO. 3629**

7 An ordinance annexing and zoning Lots 4A and 6A, Square 3, Robbert Park
8 Subdivision, comprised of 1.509 acres in Section 12, Township 9 South, Range 14 East,
9 with municipal address of 1725 Gause Blvd. East from HC-2 Parish Highway Commercial
10 to C-4 City Highway Commercial, as petitioned by Brandon Dale, Sole Member of
11 Northshore Investments, LLC.

12 WHEREAS, the Slidell City Council has received a petition from Brandon
13 Dale, Sole Member of Northshore Investments, LLC, to annex and zone Lots 4A and 6A,
14 Square 3, Robbert Park Subdivision, comprised of 1.509 acres in Section 12, Township 9
15 South, Range 14 East, from HC-2 Parish Highway Commercial to C-4 City Highway
16 Commercial; and
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20 WHEREAS, said property is bounded by Gause Blvd., Manzella Dr., and
21 Malbrough Drive; and
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23 WHEREAS, the Slidell Planning and Zoning Commission has issued a
24 favorable recommendation for said annexation and zoning.
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26 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that the
27 following described parcel of land be annexed into the corporate limits of the City of Slidell
28 into Councilmanic District E and zoned C-4 City Highway Commercial, and more fully
29 described as follows:
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33 All that certain piece or parcel of ground, together with all the buildings and
34 improvements thereon and all the rights, way, privileges, servitudes,
35 appurtenances and advantages thereunto belonging or in anywise
36 appertaining, situated in the Parish of St. Tammany, State of Louisiana, and
37 being more fully described as Lots 4A and 6A, Square 3, Robbert Park
38 Subdivision, all as more particularly set forth on that certain resubdivision of
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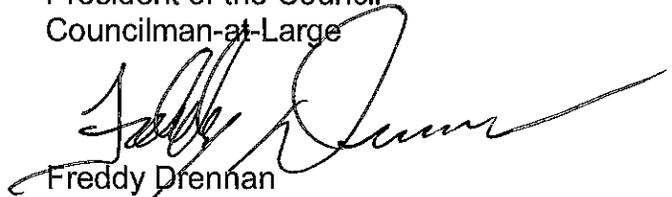
1 **ORDINANCE NO. 3629**
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3 **PAGE 2**

4 Lots 2, 4 and 6, Square 3, into Lots 4A and 6A, Square 3, Robbert Park
5 Subdivision, prepared by J.V. Burkes & Associates, Inc. and filed as Map File
6 No. 4733A with the Clerk of Court for the Parish St. Tammany, State of
7 Louisiana. Bearing Municipal Address: 1725 East Gause Blvd., Slidell, LA
8 70461.

9 **ADOPTED** this 27th day of September, 2011.

10 

11 Landon Cusimano
12 President of the Council
13 Councilman-at-Large

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15 Freddy Drennan
16 Mayor

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18 Thomas P. Reeves
19 Council Administrator

DELIVERED	2:45 p.m.
9/29/11	to the Mayor
RECEIVED	2:40 p.m.
10/5/11	from the Mayor

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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

Phone (985) 646-4320 • Fax (985) 646-4356 • www.slidell.la.us

TARA INGRAM-HUNTER

Director

FREDDY DRENNAN

Mayor

August 3, 2011

CASE: A11-04

PETITIONER: Northshore Investments, LLC

LOCATION: 1725 Gause Blvd., East and 39271 Manzella Drive

REQUEST: Annexation of Lots 4A and 6A, Square 3, Robbert Park Subdivision (1.509 Acres), Section 12, Township 9 South, Range 14 East, into the City of Slidell Corporate Limits.

STAFF RECOMMENDATIONS:

Petitioner wishes to annex these properties to benefit from City utilities and services and understands that connection to City utilities is at the property owner's expense. As the proposed property use is consistent with the adjacent property uses, the Planning Department recommends forwarding this request to City Council with a favorable recommendation.



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TARA INGRAM-HUNTER

Director

FREDDY DRENNAN

Mayor

August 3, 2011

CASE: Z11-07

PETITIONER: Northshore Investments, LLC

LOCATION: 1725 Gause Blvd., East and 39271 Manzella Drive

REQUEST: For parallel rezoning of Lots 4A and 6A, Square 3, Robbert Park Subdivision (1.509 Acres), Section 12, Township 9 South, Range 14 East, from St. Tammany Parish Zoning District HC-2 (Highway Commercial) to City of Slidell Zoning District C-4 (Highway Commercial).

STAFF RECOMMENDATIONS:

Parallel rezoning is necessary in connection with the annexation of these properties. With the requested zoning classification being consistent with the surrounding area, the Planning Department recommends forwarding this request to City Council with a favorable recommendation.

**CITY OF SLIDELL
PETITION FOR ANNEXATION**

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

DATE: 6/28/11

- 1) According to the attached certificate of the Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to our information and belief, there are _____ registered voters residing in the area to be annexed. To obtain this information call the Registrar of Voters office in Covington at (985) 809-5500.

2) The property owners of this area are: (please print clearly):

NAME	MAILING ADDRESS	TELEPHONE NO.
<u>Northshore Investments, LLC</u>	<u>109 Rue D'Azur Slidell LA 70461</u>	<u>504-236-5770</u>

There are: Resident property owners
 Non-Resident property owners

- ✓ 3) I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed for annexation.
- ✓ 4) The legal description of the property to be annexed must be attached so that the new City boundaries can be defined with certainty and precision.
- 5) If the petitioner(s) is/are a corporation, partnership or other entity, the petitioner(s) must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for annexation. If a couple, both husband and wife must sign the petition.
- 6) Petitioner(s) desire to have the property as described in paragraph 4 annexed to the City of Slidell, St. Tammany Parish, Louisiana.
- ✓ 7) A copy of the last paid tax statement must be submitted with this petition for annexation.
- ✓ 8) Original Certificate of Assessor certifying ownership and assessed valuation of property must be completed by the Assessor's office. A copy of last tax statement and survey of property should be attached when submitting form to the Assessor's office for completion. Assessor's telephone number is (985) 809-8180 if you have any questions.

*Petitioner, by signature below, acknowledges that they have been informed as to the estimated cost of connection to City utilities.

The undersigned petitioner(s), after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

Northshore Investments, L.L.C.
PETITIONER(S) / OWNER(S) OF RECORD:

By: Brandon Ball 6/28/11
Signature Brandon Ball, sole member Date

Signature Date

Signature Date

Signature Date

SWORN TO AND SUBSCRIBED before me this 28th day of June, 2011.

[Signature]
NOTARY PUBLIC
25788

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

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

DATE: 6/28/11

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

(INSTRUCTIONS: Please print all information clearly.)

1) LOCATION OF PROPERTY: The property petitioned for zoning/rezoning is bounded by the following streets:

Gause Blvd - N, Manzeilla Dr S, & Malbrough Dr. E

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

Lots 4A + 6A Square 3, Robert Park Subdivision
(See attached)

NOTE: If the property does not have Lot, Square/Block, and Subdivision Name, attach a separate sheet giving description by Metes and Bounds.

2) TOTAL NUMBER OF ACRES or part thereof: 1.509

3) The reasons for requesting the zoning change are as follows:

To receive city services and benefits

✓ 4) A copy of the ACT OF SALE/DEED must be attached. Attach a PLAT SURVEY or a MAP DRAWN TO SCALE 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) is/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 -

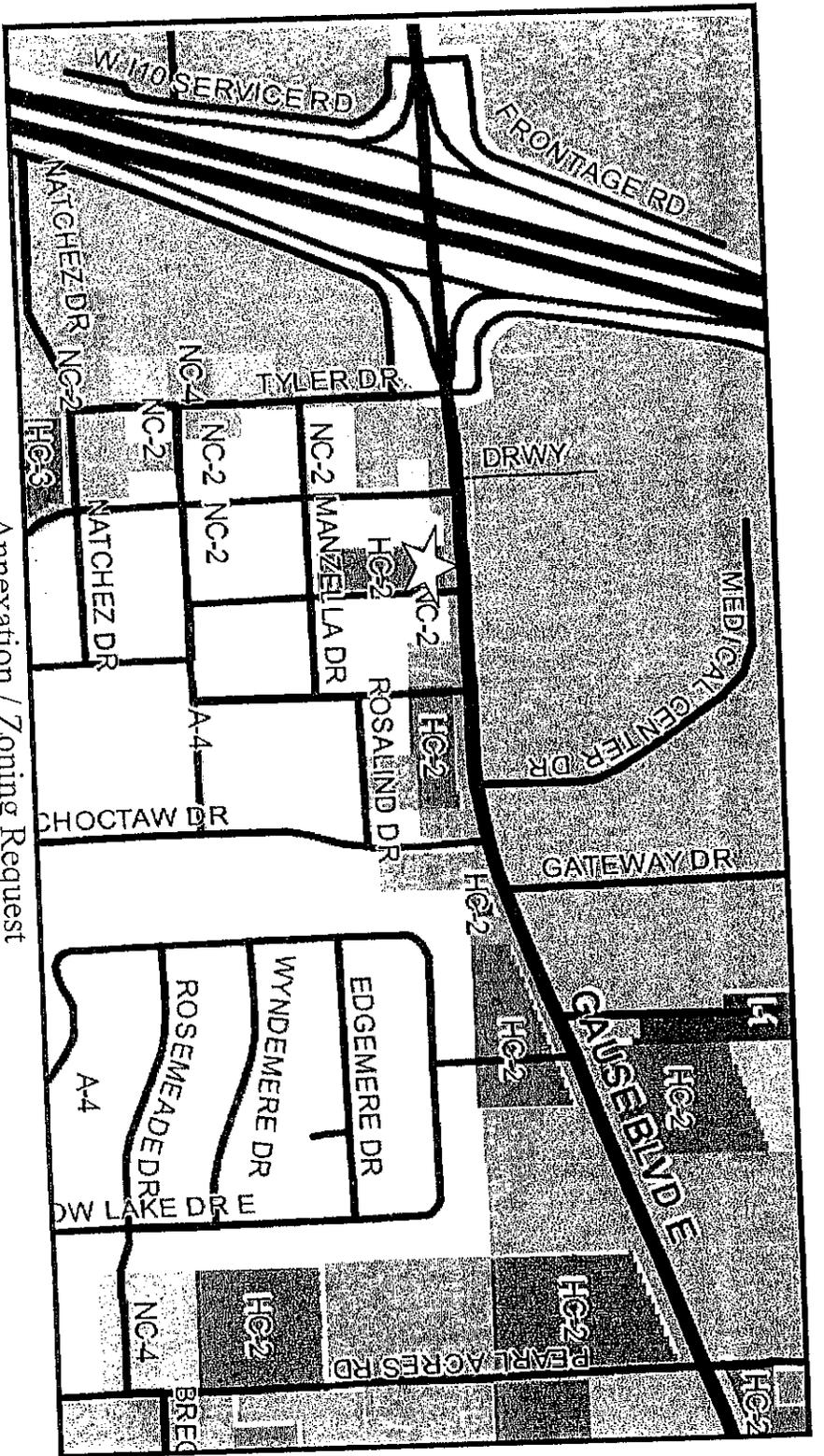
FROM: HC2 TO: C4
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
<u>[Signature]</u>	<u>Brandon Dale, Sole</u>	<u>109 Rue D'Azur</u>	<u>504-226-5770</u>	<u>100%</u>
	<u>Member of Northshore</u>	<u>Slidell 70446</u>		
	<u>Investments, LLC</u>			

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 28th day of June, 2011.

[Signature]
NOTARY PUBLIC
#25788



Annexation / Zoning Request
 A11-04 / Z11-07
 St. Tammany Parish Zoning District HC-2
 1.509 acres

SCALE: 1" = 40'

DATE: 6/20/2008

DRAWN BY: DLT

CHECKED BY: SMB

DWG NO: 20080878

SHEET 1 OF 1

I certify that the plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist, either by or across any of the property lines, except as shown. Encroachments shown are for record and attention on this option or this policy will be added hereto upon request, or surveyor has not performed any title search or abstract.

I have completed the Flood Insurance Rate Maps and found the property is not in a Special Flood Hazard Area.

FIRM: 225265 6440 B

DATE: 4/21/2008

TYPE: C

BY: J/L

Verify prior to construction with local government books.

LOTS 4A & 6A
 SQUARE 3, ROBERT PARK SUBDIVISION
 SECTION 12, T9S-R14E
 ST. TAMMANY PARISH, LOUISIANA

Contractor to mark in relation to the survey. It is not to be construed to establish foundations or boundaries. Survey is valid only if joint has original seal of surveyor. Property to be surveyed in accordance with the Louisiana Minimum Standards for Land Surveyors' Law in Order C. Surveyor's Exchange are based on record books unless noted otherwise.

JEFF LAPORTE

J.V. Burkes & Associates, Inc.
 SUPERVISING ENGINEERING & ENVIRONMENTAL

1805 Sheraton Way
 Slidell, Louisiana 70458
 Email: jvb@jvbassoc.com

Phone: 985-649-0075 Fax: 985-849-0154
 Mississippi Phone: 228-435-5800

