

1 Introduced January 9, 2018, by Councilman
2 Cusimano, seconded by Councilman Vanney
3 (by request of Administration)

4 **Item No. 18-01-3207**

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6 **ORDINANCE NO. 3879**

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8 An ordinance annexing and zoning 3.84 acres of land located along U.S.
9 Highway 190 (Gause Blvd. West), from Parish HC-2, Highway Commercial to City C-4
10 Highway Commercial, as petitioned by Dr. and Mrs. Ronald C. Francis.

11 WHEREAS, the Slidell City Council has received a petition from Dr. and Mrs.
12 Ronald C. Francis, to annex and zone 3.84 acres of land located along U.S. Highway 190
13 (Gause Blvd. West), from Parish HC-2, Highway Commercial to City C-4 Highway
14 Commercial ; and

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17 WHEREAS, said property is located along U.S. Highway 190 (Gause Blvd.
18 West); and

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

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24 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that the
25 following described parcel of land be annexed into the corporate limits of the City of Slidell
26 into Councilmanic District D and zoned City C-4 Highway Commercial, and more fully
27 described as follows:
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30 3.84 acres of land located along U.S. Hwy. 190 (Gause Blvd. West) and
31 situated in Sections 37 and 38 of Township 8 South Range 14 East, St.
32 Tammany Parish, Louisiana.
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ORDINANCE NO. 3879
ITEM NO. 18-01-3207
PAGE 2

ADOPTED this 6th day of February, 2018.

Landon Cusimano
President of the Council
Councilman-at-Large

Freddy Drennan
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED	2/7/18
	12:30 pm to the Mayor
RECEIVED	2/8/18
	9:05am from the Mayor

**CITY OF SLIDELL
PETITION FOR ANNEXATION**

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

DATE: November 7, 2017

- 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 0 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.
Dr. Ronald C. Francis	114 N. Randall Dr., Slidell, LA 70458	228.731.2111
Mrs. Joyce Francis	114 N. Randall Dr., Slidell, LA 70458	228.731.2111

There are: 0 Resident property owners
2 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.

PETITIONER(S) / OWNER(S) OF RECORD:

✓ Ronald C. Francis 11-7-2017
Signature Date

✓ Joyce Francis 11-7-2017
Signature Date

Signature Date

Signature Date

SWORN TO AND SUBSCRIBED before me this 07 day of Nov, 2017.

Judy H. Aleman
NOTARY PUBLIC

JUDY H. ALEMAN #46656
NOTARY ST. TAMMANY PARISH
LOUISIANA

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

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

DATE: November 7, 2017

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:
To the Northeast by Gause Blvd N / Hwy 190

And identified by Lot, Square/Block, and Subdivision Name as follows:
SEC 37 38 8 14 CB 365

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: 3.84 Acres

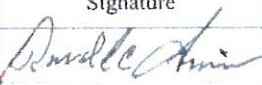

3) The reasons for requesting the zoning change are as follows:
To convey comprable City of Slidell zoning classification (C-4), due to annexation petition, as was previously allowed by St. Tammany Parish (HC-2).

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.

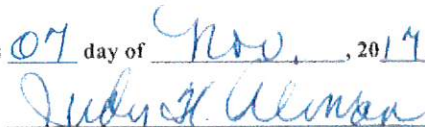
6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the afore described property be changed -

FROM: St. Tammany Parish HC-2 TO: City of Slidell C-4
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	Dr. Ronald C. Francis	114 N Randal Dr Slidell LA 70458	228.731.2111	100%
	Mrs. Joyce Francis	114 N Randal Dr Slidell LA 70458	228.731.2111	100%

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 07 day of Nov., 2017.


NOTARY PUBLIC
JUDY H. ALEMAN #46656
NOTARY ST. TAMMANY PARISH
LOUISIANA

LEGAL DESCRIPTION

A certain piece or portion of land, together with all rights, ways, servitudes and advantages thereunto belonging or in anywise appertaining, together with all the buildings and improvements situated thereon and more fully described as follows:

3.84 acres of land situated in Sections 37 and 38 of Township 8 South Range 14 East, St. Tammany Parish, Louisiana, to-wit:

Beginning at a point on the line dividing Sections 37 and 38 of T 8 S., R. 14 E., which said point is the northwest corner of the Troullier land and is also the corner of Tract "H" of the Cousin lands, thence go South 62 deg. 45 min. East along said dividing line 58.0 feet; thence go South 344.5 feet; thence go East 341.0 feet; thence go North 164.0 feet; thence go South 62 deg. 45 min. East 124.0 feet; thence go North 28 deg. 20 min. East 96.5 feet to the south edge of U.S. Highway No. 190; thence go along the south edge of said U.S. Highway No. 190 in two courses:

North 50 deg. West 250.0 feet; and
North 51 deg. 15 min. West 185.0 feet to the
south edge of the right of way of the G.M. & O.R.R.

Thence along the south edge of said right of way of said railroad West 195.7 feet; thence go South 102.3 feet to the beginning

All in accordance with survey and proces verbal by Lamar Harrison, C.E., dated June 4, 1964 copies of which are attached hereto and made part hereof.

Being the same property acquired by vendor by purchase from Lamar Harrison, et als, on November 13, 1948 all of which is recorded in COB 186 folio 124 and from Laurena Troullier, widow of Raymond Pichon, on September 28, 1955 all of which is recorded in COB 312 folio 324 of the records of St. Tammany Parish, Louisiana

REQUEST FOR ANNEXATION

November 8, 2017

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

Dear Commissioners:

This letter confirms our desire to have our property located at Gause Blvd N/Hwy 190 W, Slidell, Louisiana, parcel (SEC 37 38 8 14 CB 365), annexed into the City of Slidell and re-zoned to the City's zoning classification of C-4.

It is our intent to sell this parcel to HSC Slidell, LLC, for future commercial retail development and the developer requires access to City of Slidell water and sewer.

We asked for your consideration and favor in approving this request.

Sincerely,


Dr. Ronald C. Francis

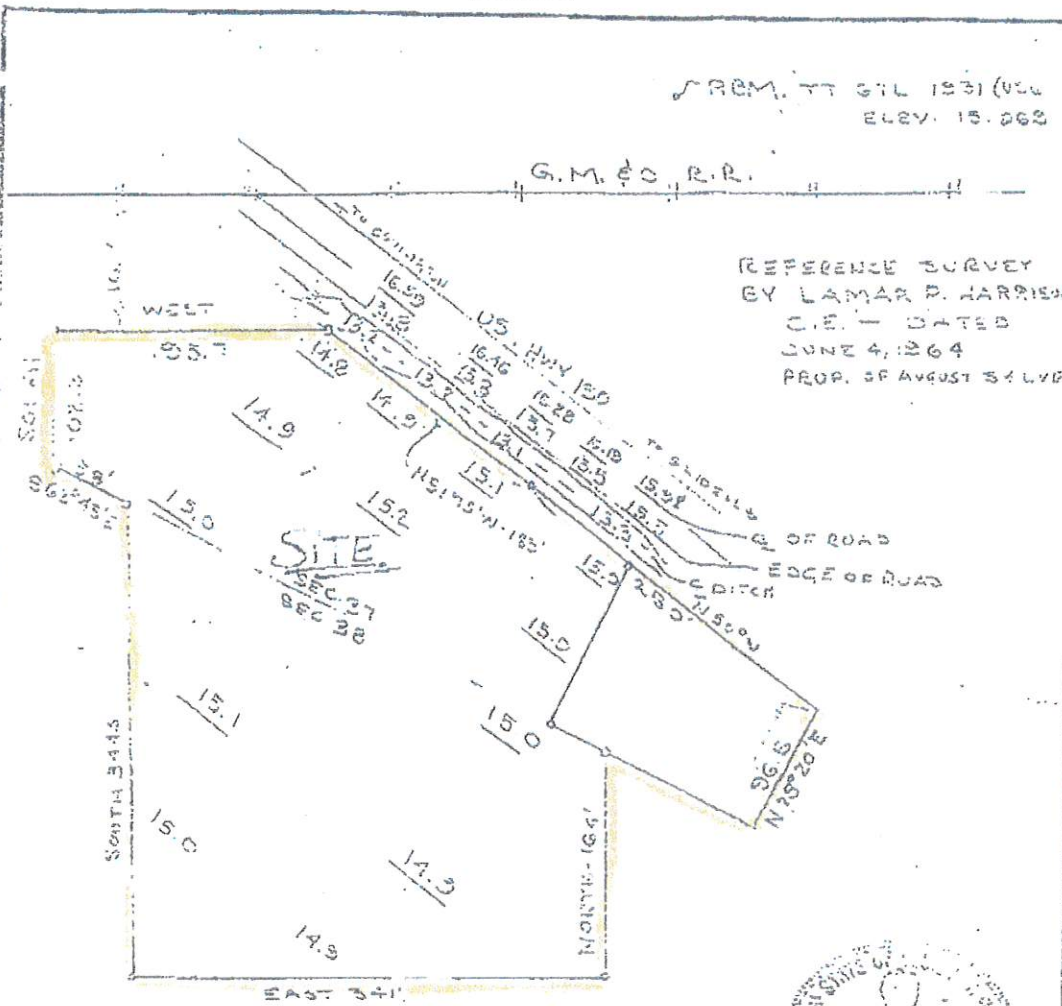

Mrs. Joyce Francis

SURVEY

✓ REM. TT STL 1931 (VLL)
ELEV. 15.262

G.M. & O. R.R.

REFERENCE SURVEY
BY LAMAR P. HARRISON
C.E. - DATED
JUNE 4, 1964
PROP. OF AUGUST 31, 1964



PLAT OF A TOPOGRAPHIC SURVEY
OF A PARCEL OF LAND IN
SECTIONS 37 AND 38 - T.6S. - R.14E.
ST. TAMMANY PARISH, LOUISIANA
FOR: DR. RONALD C. FRANCIS

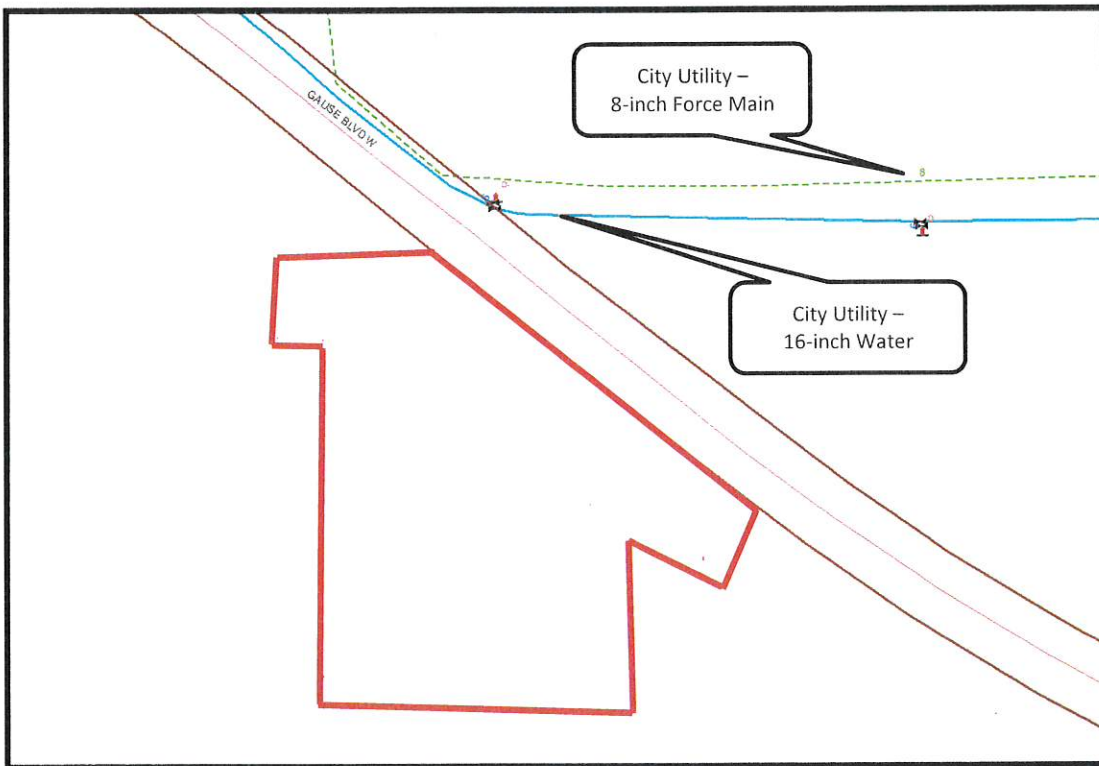


J. V. BURKES & ASSOC.

SURVEYED BY
J. V. BURKES CE.
LA. REG. NO. 6997
SLIDELL LA.

SCALE: 1" = 100'
DATE: OCT. 30, 1970
SURVEY NO. 6788

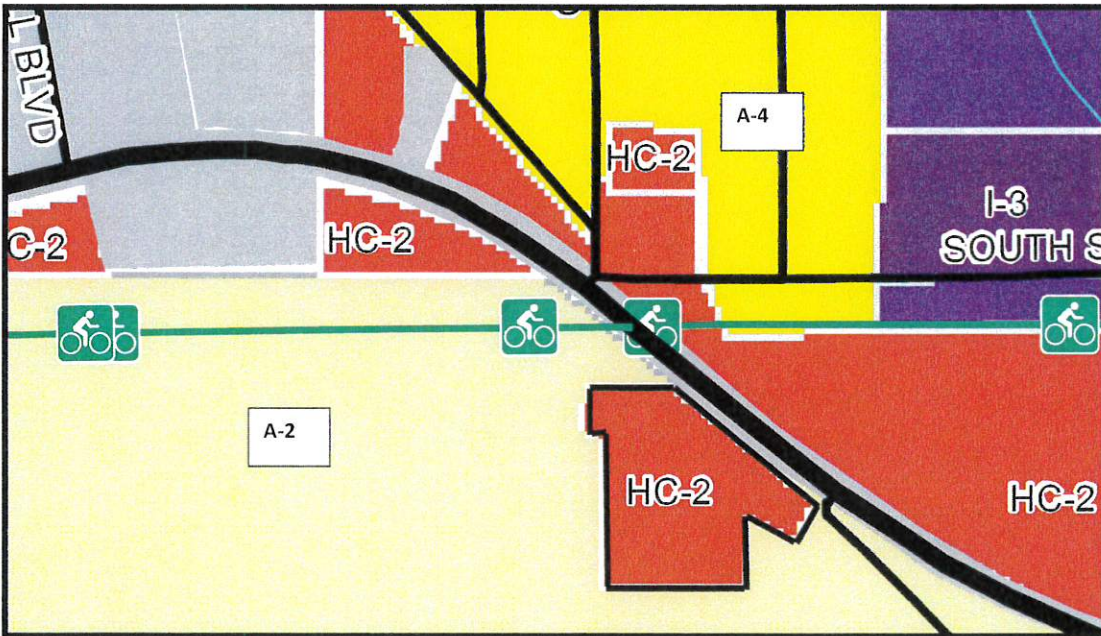
SITE AERIAL



CITY ZONING



PARISH ZONING



ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4933

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 3.84 ACRES OF LAND, MORE OR LESS, FROM ST TAMMANY PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT, WHICH PROPERTY IS LOCATED ON U.S. HIGHWAY 190 (GAUSE BLVD WEST) IN SECTIONS 37 AND 38, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST TAMMANY PARISH, LA., WARD 9, DISTRICT 14.

WHEREAS, the City of Slidell is contemplating the annexation of 3.84 acres of land, more or less, owned by Dr. and Mrs. Ronald C. Francis, and located on U.S. Highway 190 (Gause Blvd West) in Sections 37 and 38, Township 8 South, Range 14 East, St Tammany Parish, La., Ward 9, District 14 (see attachments for complete description); and

WHEREAS, the property requires rezoning from St Tammany Parish HC-2 Highway Commercial District to City of Slidell C-4 Highway Commercial District which is not an intensification of zoning; and

WHEREAS, the property is not commercially developed and if, in the future, this property is developed, any generated sales tax revenue would be split by the Parish and the City as per the Sales Tax Enhancement Plan, 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.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur with the City of Slidell annexation and rezoning of 3.84 acres of land, more or less, located on U.S. Highway 190 (Gause Blvd West) in Sections 37 and 38, Township 8 South, Range 14 East, St Tammany Parish, La. from Parish HC-2 Highway Commercial District to City of Slidell C-4 Highway Commercial District in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Engineering Department will cooperate with the City of Slidell in the review of development proposals utilizing the applicable Parish or City Drainage Regulations, whichever is more restrictive, and in compliance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, The St. Tammany Parish Engineering Department 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 Sales Tax Enhancement Plan.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: MR. SMITH SECONDED BY: MR. BINDER

YEAS: DEAN, FITZGERALD, THOMPSON, LORINO, TOLEDANO, TANNER, GROBY, BELLISARIO, O'BRIEN, STEFANCIK, BINDER, BLANCHARD, SMITH (13)

NAYS: (0)

ABSTAIN: (0)

ABSENT: CANULETTE (1)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 4 DAY OF JANUARY, 2018, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.



S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:



THERESA L. FORD, COUNCIL CLERK