

Introduced November 28th, 1978
by Councilman Caruso; seconded
by Councilman Barthelemy

Item number 78-11-43

ORDINANCE

NO. 1103

An ordinance of the City of Slidell, Louisiana, enlarging the boundaries of the said City.

WHEREAS, the City Council of the City of Slidell, Louisiana, the governing body of said municipality, did receive a petition from Dr. Hoyte Nelson, Pastor, First Baptist Church of Slidell, requesting the enlargement of the City's boundaries, and

WHEREAS, the said governing Body did investigate and did find that the First Baptist Church of Slidell is the sole owner of said property and did give notice of its intention to extend the corporate limits, as requested in said petition, by publication in the Slidell Daily Sentry News, December 7th, 14th, and 21st, and Public Hearing was held on said petition December 26th, 1978.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Slidell, Louisiana, in legal session convened:

SECTION 1. The boundaries of the City of Slidell, Louisiana, be enlarged to include the following described property, to-wit:

All that certain lot or parcel of land situated in Section 44, Township 9 South, Range 14 East, St. Tammany Parish, State of Louisiana, being more fully described as follows:

Commencing at the Section corner common to Sections 16, 15, 21 and 22 in said Township and Range, go South 89 degrees, 37 minutes West 401.00 feet to a point; thence go South 26 degrees, 37 minutes West 3008.66 feet to the Southeast corner of Yester Oaks Subdivision and the point of beginning.

Thence from the point of beginning go South 26 degrees, 37 minutes West along the Westerly right-of-way line of U.S. Highway No. 11 a distance of 508.08 feet to a point; thence go North 63 degrees, 23 minutes West 1714.70 feet to a point; thence go North 26 degrees, 37 minutes East along the Easterly right-of-way line of Front Street a distance of 508.08 feet to a point; thence go South 63 degrees, 23 minutes East 1714.70 feet back to the point of beginning. Containing in all 20.00 acres of land, more or less.

As per plan of Ivan M. Borgen, dated November 26, 1975, last revised January 28, 1977, a copy of which is annexed hereto.

Acquired by the First Baptist Church of Slidell, Louisiana, from Raymond F. Salmen, by act of donation dated December 23, 1976 and recorded in COB 773, folio 759; act of correction

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NO.

(-page 2-

dated April 21, 1976 and recorded in COB 784, folio 302;
act of correction dated March 8, 1977 and recorded in COB 822,
folio 193.

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from William H. Sullivan, Jr., by act of donation dated
December 23, 1975 and recorded in COB 773, folio 762; act
of correction dated March 8, 1977 and recorded in COB 822,
folio 191.

Acquired by the First Baptist Church of Slidell, Louisiana
from Ellarose Sullivan Carden, by act of donation, dated
December 23, 1975 and recorded in COB 733, folio 768; act of
correction dated March 8, 1977 and recorded in COB 822, folio
189.

Acquired by the First Baptist Church of Slidell, Louisiana
from Salmen Family Foundation, by act of donation dated
December 23, 1975 and recorded in COB 773, folio 773; act of
correction dated March 8, 1977 and recorded in COB 822,
folio 195.

SECTION 2. All of the property described above shall be
included in, and become part of, the City of Slidell, Louisiana,
and be zoned A-6.

SECTION 3. All of the property described above shall
be included in, and become part of Council District "C."

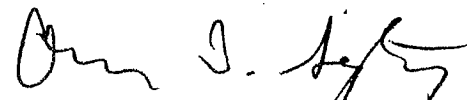
ADOPTED this 26th day of December, 1978.

DELIVERED December 27th 1978

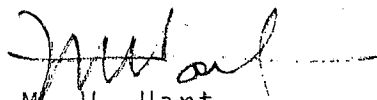
2:30 PM to the Mayor

RECEIVED December 28th 1978

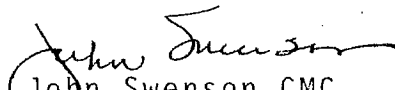
10:00 AM from the Mayor



Alvin D. Singletary
Councilman-at-Large
President of the Council



M. W. Hart
Mayor



John Swenson CMC
Clerk of Council



THE CITY OF SLIDELL

M.W. WEBB HART

Mayor

December 28, 1978

Ms. Suzette Buehrle
Director of Planning
City of Slidell

City Council

ALVIN D. SINGLETARY
AT LARGE

JOE MARTINEZ
AT LARGE

LIONEL J. WASHINGTON
DISTRICT A

GERRY E. HINTON, D.C.
DISTRICT B

LINWOOD BARTHELEMY
DISTRICT C

S.A. "SAM" CARUSO, BCSW
DISTRICT D

JUDITH P. WOOD
DISTRICT E

RITCHIE MARTIN
DISTRICT F

JACK E. THROOP
DISTRICT G

TELEPHONE 504/643-3434

SLIDELL, LOUISIANA 70459

POST OFFICE BOX 828

2055 SECOND STREET

Dear Suzette:

Attached you will find a copy of Ordinance 1103, which extends the City's limits to include the property petitioned by the First Baptist Church and as recommended on November 22, 1978 by the Planning Commission. State law requires that within ten (10) days after the adoption of an annexation ordinance, a new map must be filed with the Clerk of Court in Covington, incorporating the property annexed. Please have this provided for filing.

Very truly yours,

John Swenson CMC
Clerk of Council

JS/jo

Attachment



Date: November 28, 1978

TO: City Council Members
City of Slidell

RE: Yester Oaks Subdivision

P. O. Box 825

Slidell, Louisiana 70459

(504) 643-4447 643-4452

During the Council meeting on this date the question of annexation of property adjoining Yester Oaks Subdivision will be discussed. It is important that the question of the annexation of the property be considered --- not the fact that the annexation is being requested by a church.

As a taxpayer and also as a real estate broker I ask that the following issues be carefully considered in view of the effect on the value of adjacent property and also on the taxpayers of Slidell.

Had the annexation been requested prior to the beginning of construction on the property the improvements would have had to conform with city ordinances, codes, inspections and permits. None of the existing problems would have come up. Annexation of this property at this time, with improvements underway, adjacent property owners are concerned about the following matters and would like complete clarification regarding them.

What control will the City permit office, or officials, have regarding:

A. Paved parking lots. It is the understanding that we have that parking lots must be asphalt or concrete, a hard surface. At this time a portion of the parking area on this property has been shelled, creating a dust and noise problem to adjacent property owners. Will the entire parking area be hard surface or will the fact that the shell is there upon annexation preclude this requirement?

B. Under the zoning code a fence is required between commercial and residential property to protect homeowners. Will this requirement be fulfilled in the case of this annexation?

C. Open ditches are not allowed with new construction in the city limits. Will the open ditch which runs the length of the proposed area for annexation be permitted? This ditch runs directly behind the homes the full length of Greencrest Drive. If it becomes necessary at a later date to close and culvert this ditch to assure free flow of drainage water who will bear the cost of said culverts and the installation thereof?

D. It has been recommended by the city engineer that a water line be run to the front of said property (off Pontchartrain Drive) to assure the adjoining subdivisions the same water pressure they now enjoy. Will this recommendation be implemented?

E. When citizens construct a swimming pool on their property in the city limits they must construct a fence around this "attractive nuisance". What protection will adjacent property owners children have against the lake created to obtain fill dirt for the property (reported by those digging the fill to range in depth from twelve (12) feet to much deeper).

F. I was informed by residents present at the Planning Commission meeting held on January 20th that the recommendation was made to permanently close Greencrest Court at the edge of Yester Oaks. The majority of interested parties sincerely want this Court to dead end permanently and not be opened, for any reason, into the adjacent property.

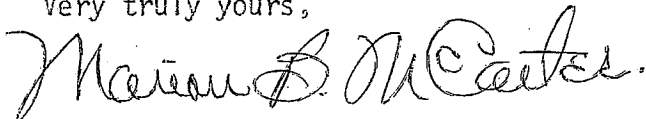
In summary, if the petitioners are not going to have to conform with the codes and ordinances set up to protect property values of adjacent owners, and/or, as in the case of this petitioner, not contribute to the tax base of our community, it is of extreme importance that the tax payers of Slidell know who is going to pay for corrective measures in the future.

I must point out, the undersigned, as Rev. Nelson knows, has never objected to the church being built on this property. I felt at the time the land was donated and still feel today that the location of this church was indeed an asset to the community. At the time of the donation both my husband and I urged Rev. Nelson to come into the city --- and not open Greencrest Court onto the property. These matters were discussed several times with him. At that time we were still working in the subdivision which we finished developing and were voicing the opinion of the people living there at that time.

As a real estate broker in the City of Slidell I cannot, in all conscience overlook matters that are, or could be, a detriment to adjacent property values in any part of Slidell, at any time. It was decided years ago that shell parking lots and open ditches, for instance, were a definite detriment to our community and would not be allowed. As we all know, only too well, at this time the city and federal governments are spending our tax dollars to correct mistakes of this nature in all parts of Slidell.

We request that these questions be answered completely --- and with considerable thought to the best interests of our entire community.

Very truly yours,



Marion B. McCarter

Marion B

P.O. Box 825

Slidell, Louisiana 70459

(504) 643-4447 643-4452

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City of Slidell

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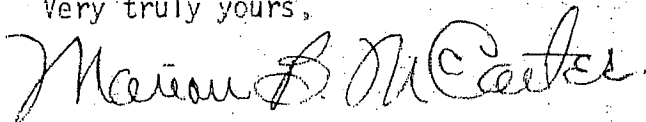
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We request that these questions be answered completely --- and with considerable thought to the best interests of our entire community.

Very truly yours,

A handwritten signature in cursive script, reading "Marion B. McCarter". The signature is written in dark ink and is positioned above the printed name.

Marion B. McCarter

waived fee

City of Slidell
Petition for Amendment of Zoning Ordinance

Slidell, Louisiana, November 13 1978

Planning and Zoning Commission
Slidell, Louisiana

Petition is hereby made to the Council of the City of Slidell, Louisiana

- () To change the zoning classification of hereinafter described property.
() To change the text of the zoning ordinance.
(X) Annexation

Text Change

The petition requests that Article____, Section____ of the zoning ordinance which reads as follows:

be changed to read as follows:

Change of Zoning Classification of Property annexation

1—Location of property. The property petitioned for rezoning is bounded by the following streets:

and identified by lot and block numbers as follows:

Note: (If the property does not have lot and block numbers give description by metes and bounds.)

annexation
2—The reasons for requesting the zoning change are as follows:

(Use additional sheet if necessary)

3—The following list of owners or authorized agents of 50 per cent or more of the area of the land in which a change of classification is requested hereby petition

That the zoning classification of the aforescribed property be changed
from Parish Zoning to A-6 City of Slidell
(existing classification) (proposed classification)

Signature	Address	Land owned
<u><i>Hayden Nelson</i></u>	<u>2331 Carey Street</u> <u>Slidell, Louisiana</u>	<u>The First Baptist Church</u> <u>Of Slidell, Louisiana</u>
_____	_____	_____
_____	_____	_____

Attached hereto are three maps, drawn to a scale of no smaller than 1" equals 100', showing the location, measurements, and ownership of all property proposed for a change in zoning classification.

State of Louisiana
Parish of St. Tammany

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 per cent 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 13th day of November 1978

Ronald W. Guth
Notary Public

Ronald W. Guth

~~ALL~~ that certain lot or parcel of land situated in Section 44, Township 9 South, Range 14 East, St. Tammany Parish, State of Louisiana, being more fully described as follows:

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THE CITY OF SLIDELL

November 22, 1978

M.W. WEBB HART

Mayor

Honorable Mayor and City Council
City of Slidell
P.O. Box 828
Slidell, Louisiana 70458

City Council

ALVIN D. SINGLETARY
AT LARGE

JOE MARTINEZ
AT LARGE

LIONEL J. WASHINGTON
DISTRICT A

GERRY E. HINTON, D.C.
DISTRICT B

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DISTRICT F

JACK E. THROOP
DISTRICT G

TELEPHONE 504/643-3434

SLIDELL, LOUISIANA 70459

POST OFFICE BOX 828

2085 SECOND STREET

RE: Recommendation and Action by the Slidell Planning Commission

Gentlemen:

At the regular meeting of the Slidell Planning Commission held on November 20, 1978, the following action was taken:

- a. An amendment to the Subdivision Regulations-Part 5 Procedure for Plat Approval was adopted (see attachment).
- b. A petition for annexation by the First Baptist Church for their property located on Pontchartrain Drive in south Slidell was recommended for annexation and "A-6" zoning, and that the Council work with the Church to try to resolve satisfactory water provisions with the City providing sewage.
- c. In the interest of best government and to aid communication between the Planning Commission and City Council, the Commission has directed the Planning Department to forward copies of the Commission's agendas and minutes to the City Council and Clerk of the Council.
- d. A resolution was adopted regarding the annexation of parcels of land which are totally bordered by the City of Slidell (see attached).

Please notify this office of any action taken by the Council regarding the above items.

Sincerely,

Suzette M. Buehrle,
Director of Planning

SB/dgs