

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1335

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

Resolution to concur/ not concur with the City of Slidell annexation and rezoning of 1.001 acres of land more or less from Parish A-6 General Multiple Family District to City of Slidell A-9 Apartment District which property is a portion of Lots 6,7 & 8, Sq. 28, Pearl Acres Subdivision located west of W-15 Canal , north of Cornerstone Drive and east of Amber Street in S6, T9S, R15E, Ward 8, District 13. (SL2005-02)

WHEREAS, the City of Slidell is contemplating Annexation of 1.001 acres of land more or less owned by Cornerstone Investment Group, LLC, being a portion of Lots 6,7 & 8, Sq. 28, Pearl Acres Subdivision located west of W-15 Canal , north of Cornerstone Drive and east of Amber Street, being part of Pearl Acres Subdivision, S6, T9S, R15E, Ward 8, District 13 (see attachments for complete description), and

WHEREAS, the property requires rezoning from Parish A-6 General Multiple Family District District to City of Slidell A-9 Apartment District which is not an intensification of zoning, and

WHEREAS, the property is not developed and the proposed annexation would/would not result in a split of the sales tax revenues as per the Sales Tax Enhancement Plan, Resolution P. J. S. No. 88-3636 As Amended and Adopted by the Police Jury on July 21, 1988 providing for the annexation of property in Sales Tax District # 3.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that it does/does not concur with the City of Slidell to annex and rezone 1.001 acres of land more or less, located in District 13 from Parish A-6 General Multiple Family District to City of Slidell A-9 Apartment District in accordance with Resolution P. J. Series No. 88-3636 As Amended.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council request that the City of Slidell require review of development proposals utilizing the applicable Drainage Model and compliance with Parish Drainage Regulations, AND:

THE ST. TAMMANY PARISH COUNCIL FURTHER request that the City of Slidell require that a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

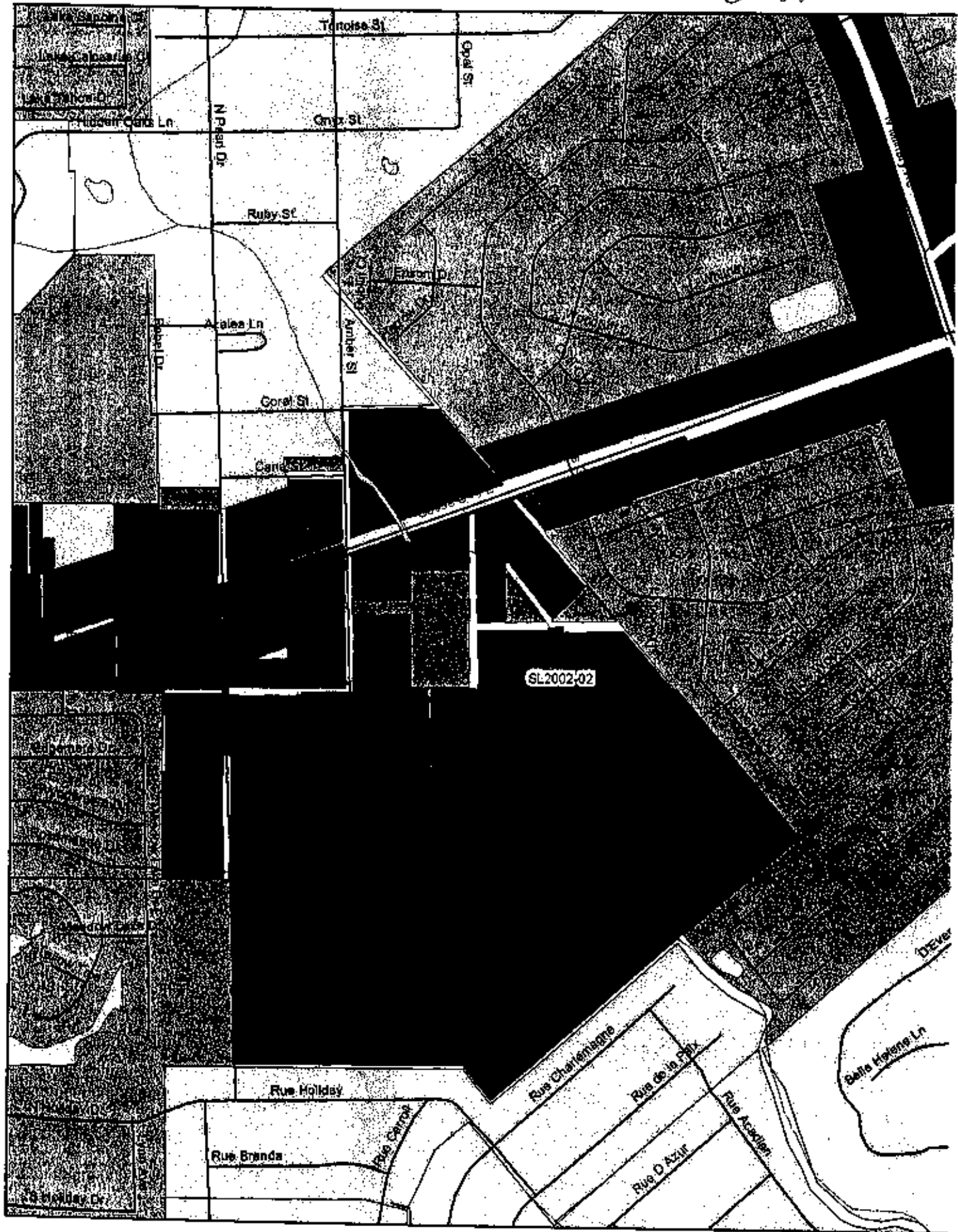
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____, 2005, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL
(Ref. no. SL2005-02)



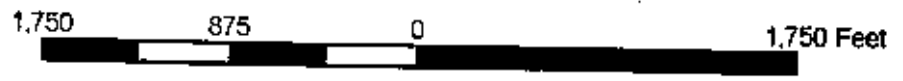
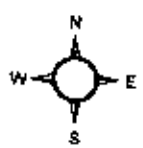
Slidell Annexation

Legend

- | | | |
|-------------------------|---------------------------------|--------------------------------|
| — Roads & Streets | □ Rural | ■ RC Recreation/Conservation |
| ● addresses_sp83 | ■ SA Suburban Agriculture | ■ ID Institutional |
| — stp-roads-e911-092004 | □ A-1 Suburban | ■ PUD Planned Unit Development |
| ■ slidel-121404 | □ A-2 Suburban | ■ LC Light Commercial |
| ■ sp-s12005-01 | □ A-3 Suburban | ■ C-1 Neighborhood Commercial |
| ■ sp-s12006-02 | ■ A-4 Single Family Residential | ■ C-2 Highway Commercial |
| | ■ MH Mobile Home | ■ C-3 Planned Commercial |
| | ■ A-5 Two Family Residential | ■ M-1 Light Industrial |
| | ■ A-6 General Multiple Family | ■ M-2 Intermediate Industrial |
| | ■ SD Special District | ■ M-3 Heavy Industrial |



This map was produced by St. Tammy Parish Information Services. Note: This map is for planning purposes only. It is not a legally recorded plat, official tax map or engineering sheet and it is not intended to be used as such. Map layers were created from different sources at different scales, and the accuracy or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2004, St. Tammy Parish, Louisiana. All rights reserved.



THE CITY OF SLIDELL

Planning and Zoning Commission
January 4, 2005



CERTIFIED MAIL 7003 3110 0004 6993 2525

Coach "Joe" Thomas
Councilman, District 13
St. Tammany Parish
P.O. Box 628
Covington, LA 70434

Re: 1) A05-01/Z05-01: A request by Cornerstone Investment Group, LLC to annex a portion of Lots 6, 7 & 8, Sq. 28, Pearl Acres Subdivision and rezone from Parish A-6 General Multiple Family District to City A-9 Apartment District

Dear Councilman Thomas:

This is to advise you that the Slidell Planning and Zoning Commission will introduce a request to consider the annexation and zoning of the above referenced. The introduction will be held on Monday, January 24, 2005, at 7:00 p.m. in the City Council Chambers, 2nd floor of City Hall, 2055 Second Street, Slidell, LA. The public hearing will be held the following month on Monday, February 21, 2005. Final action will not take place by the City Council until after the February 21, 2005, meeting of the Planning and Zoning Commission.

We request your concurrence on the zoning change from Parish A-6 General Multiple Family District to City A-9 Apartment District.

Sincerely,

Sherry Tomes, Secretary
Slidell Planning & Zoning
Commission

Enclosures- Applications (Annexation & Zoning)
Survey

cc: Martin Bruno, Jr., FAICP, Director of Planning
Mr. Bill Oiler, CAO, St. Tammany Parish
Rusty Waldrup, St. Tammany Parish Department of Development/w
enclosures
Michael Savante, Parish Council Administrator

CITY OF SLIDELL
PETITION FOR ANNEXATION

0-1335

RECEIVED

City of Slidell
Parish of St. Tammany
State of Louisiana

Date: JAN 4 2005
PLANNING DEPT.

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	PHONE NUMBER
<u>Cornerstone Investment Corp, LLC</u>	<u>P.O. Box 3127</u>	<u>(985) 645-9646</u>
	<u>Slidell, La 70459</u>	

There are: _____ Resident property owners
 1 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) 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 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) 892-6150 if you have any questions.

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

Cornerstone Investment Corp, LLC
by [Signature]

SWORN TO AND SUBSCRIBED before me this 28 day of December, 2004.

[Signature]
Notary Public

SL2005-02

CITY OF SLIDELL
 PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

0-1335

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

Date: _____

Petition is hereby made to the City of Slidell, Louisiana to change the zoning classification of 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.
*Cornerstone Drive to the south
 Amber Street to the west*

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

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: 1

3) The reasons for requesting the zoning change are as follows:
To achieve the same zoning classification as the balance of the newly subdivided lot 2A

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" equals 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, husband and wife must sign the petition.

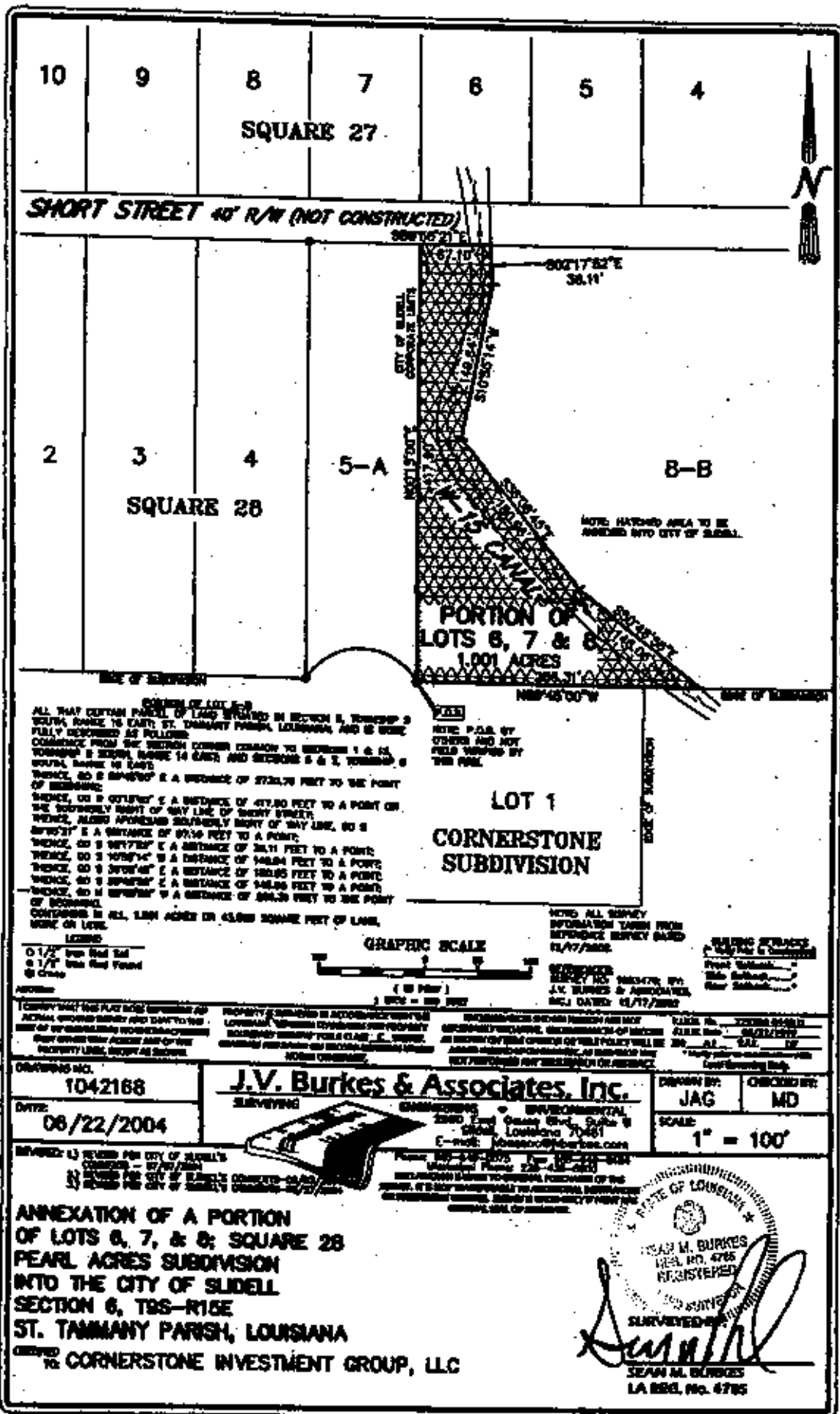
6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of zoning classification is requested hereby petition the zoning classification of the abovescribed property be changed

FROM <u>Parish A6</u> <small>(existing classification)</small>	TO <u>City A-9</u> <small>(proposed classification)</small>		
<i>Cornerstone Investment Group, LLC</i> <small>Signature</small>	<i>1004 3127</i> <small>Mailing Address</small>	<i>(504) 445-9696</i> <small>Phone #</small>	<i>100%</i> <small>% Land Owned</small>
<i>[Signature]</i>	<i>Slidell, LA 70459</i>		

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 28 day of December, 2005.
[Signature]
 Notary Public

C-1335



ALL THAT CERTAIN PARCEL OF LAND LOCATED IN SECTION 6, TOWNSHIP 9 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA, AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE NORTH CORNER CORNER TO SECTIONS 1 & 2, TOWNSHIP 9 SOUTH, RANGE 15 EAST AND SECTIONS 5 & 2, TOWNSHIP 9 SOUTH, RANGE 15 EAST

THENCE, SO S 89°45'00" E A BEARING OF 273.76 FEET TO THE POINT OF BEGINNING;

THENCE, SO S 01°05'00" E A BEARING OF 417.80 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 1;

THENCE, ALONG SAID BOUNDARY SOUTHERLY BOUNDARY OF SAID LOT 1, SO S 89°07'21" E A BEARING OF 87.16 FEET TO A POINT;

THENCE, SO S 89°07'21" E A BEARING OF 36.11 FEET TO A POINT;

THENCE, SO S 108°14'00" W A BEARING OF 148.84 FEET TO A POINT;

THENCE, SO S 30°00'00" E A BEARING OF 182.85 FEET TO A POINT;

THENCE, SO S 89°07'21" E A BEARING OF 148.85 FEET TO A POINT;

THENCE, SO S 89°07'21" W A BEARING OF 36.11 FEET TO THE POINT OF BEGINNING.

CONTAINS IN ALL, 1.001 ACRES OR 43,560 SQUARE FEET OF LAND, MORE OR LESS.

NOTE: P.O.B. OF OTHERS AND NOT FIELD SURVEYED BY THIS FIRM.

NOTE: ALL SURVEY INFORMATION TAKEN FROM REFERENCE SURVEY DATED 01/17/2000.

OWNER: J.V. BURKES & ASSOCIATES, INC. DATED 01/17/2000

LOT 1
CORNERSTONE
SUBDIVISION

LEGEND
 0 1/8" = 100' Feet
 0 1/4" = 200' Feet
 0 1/2" = 400' Feet

GRAPHIC SCALE
 (100 Feet)

FIELD SURVEY
 J.V. BURKES & ASSOCIATES, INC.
 2000 East Grand Street, Suite 5
 Slidell, Louisiana 70461
 Phone: 504-885-2070 Fax: 504-885-2071
 E-mail: jvb@jvburkes.com

PROPERTY & SURVEYING IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT OF LOUISIANA, I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF LOUISIANA AND THAT I AM THE AUTHOR OF THIS SURVEY AND THAT I AM NOT PROVIDING ANY SERVICES FOR WHICH I AM NOT LICENSED.

DATE: 06/22/2004

DRAWN BY: JAG
 CHECKED BY: MD

SCALE: 1" = 100'

ANNEXATION OF A PORTION OF LOTS 6, 7, & 8; SQUARE 28 PEARL ACRES SUBDIVISION INTO THE CITY OF SLIDELL SECTION 6, T9S-R15E ST. TAMMANY PARISH, LOUISIANA OWNED BY CORNERSTONE INVESTMENT GROUP, LLC

J.V. Burkes & Associates, Inc.
 SURVEYING
 2000 East Grand Street, Suite 5
 Slidell, Louisiana 70461
 Phone: 504-885-2070 Fax: 504-885-2071
 E-mail: jvb@jvburkes.com

SEAN M. BURKES
 LA REG. No. 4785

SL2005-02