

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5051 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 1 DAY OF AUGUST , 2013

(ZC13-07-052) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF PACE ST , SOUTH OF US HIGHWAY 190 BUSINESS AND WHICH PROPERTY COMPRISES A TOTAL 2.5565 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY), (WARD 8, DISTRICT 14). (ZC13-07-052)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-07-052, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-3 (Suburban District) to an A-3 (Suburban District) & MHO (Manufactured Housing Overlay) see Exhibit "A" for complete boundaries; and

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law; and

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-3 (Suburban District) & MHO (Manufactured Housing Overlay).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-3 (Suburban District) to an A-3 (Suburban District) & MHO (Manufactured Housing Overlay).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 5 DAY OF SEPTEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 25 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

Exhibit "A"

ZC13-07-052

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 18, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, more fully described as follows:

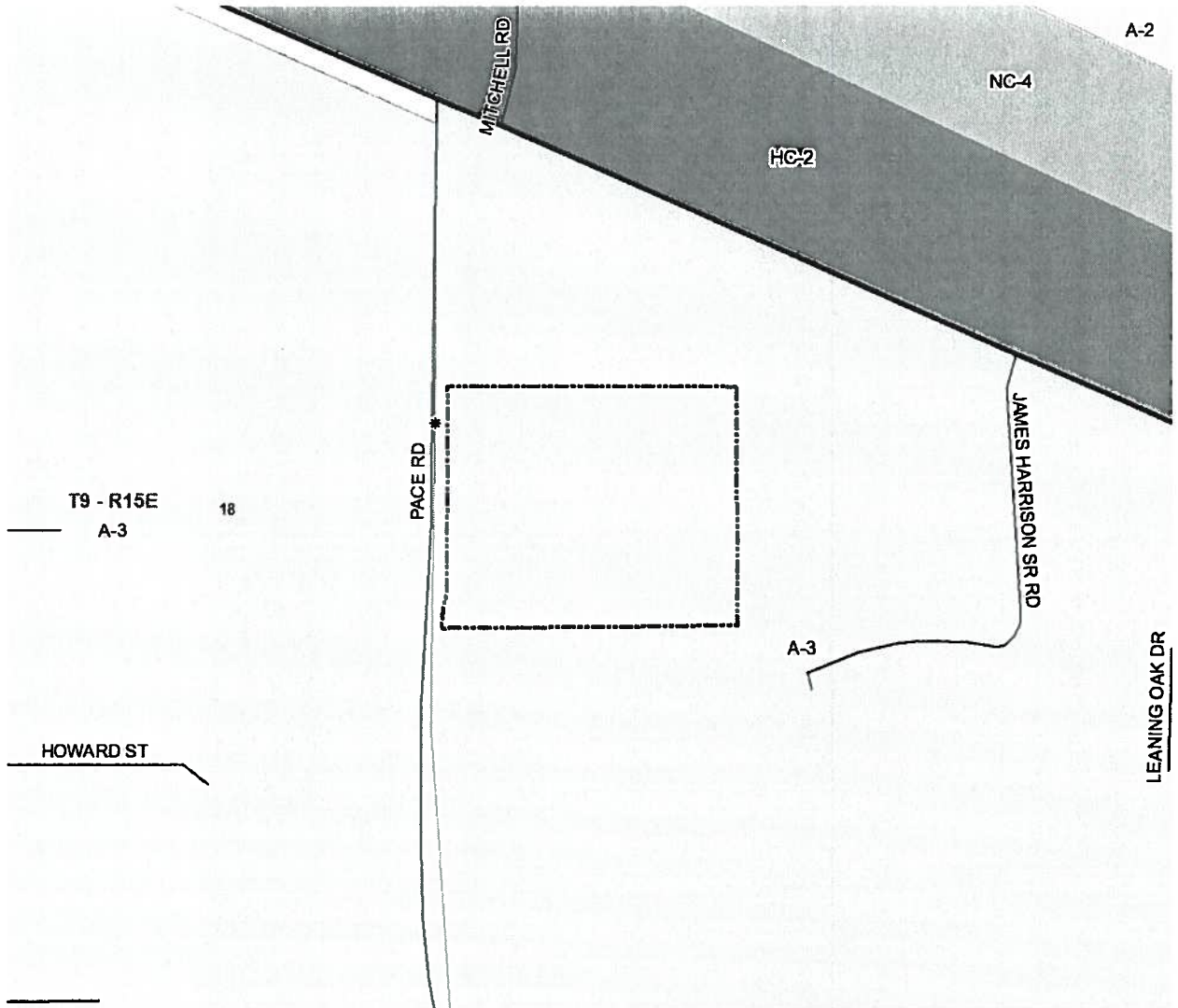
From the northeast corner of the northeast 1/4 of the southwest 1/4 of Section 18, Township 9 South, Range 15 East, also the point of beginning.

Thence South 00 degrees 19 minutes 58 seconds East 300.49 feet to a point; Thence South 89 degrees 31 minutes 52 seconds West 376.21 feet to a point; Thence North 08 degrees 26 minutes 38 seconds East 50.07 feet to a point; Thence North 00 degrees 26 minutes 29 seconds West 95.00 feet to a point; Thence North 00 degrees 18 minutes 42 seconds West 159.72 feet to a point;

Thence South 89 degrees 53 minutes 39 seconds East 367.16 feet to the point of beginning.

Containing in all 2.5565 acres of land more or less.

CASE NO.: ZC13-07-052
PETITIONER: Juan Alison Gouza
OWNER: Juan Alison Gouza
REQUESTED CHANGE: From A-3 (Suburban District) to A-3 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Pace Street, south of US Highway 190 Business; S18, T9S, R15E; Ward 8, District 14
SIZE: 2.5565 acres

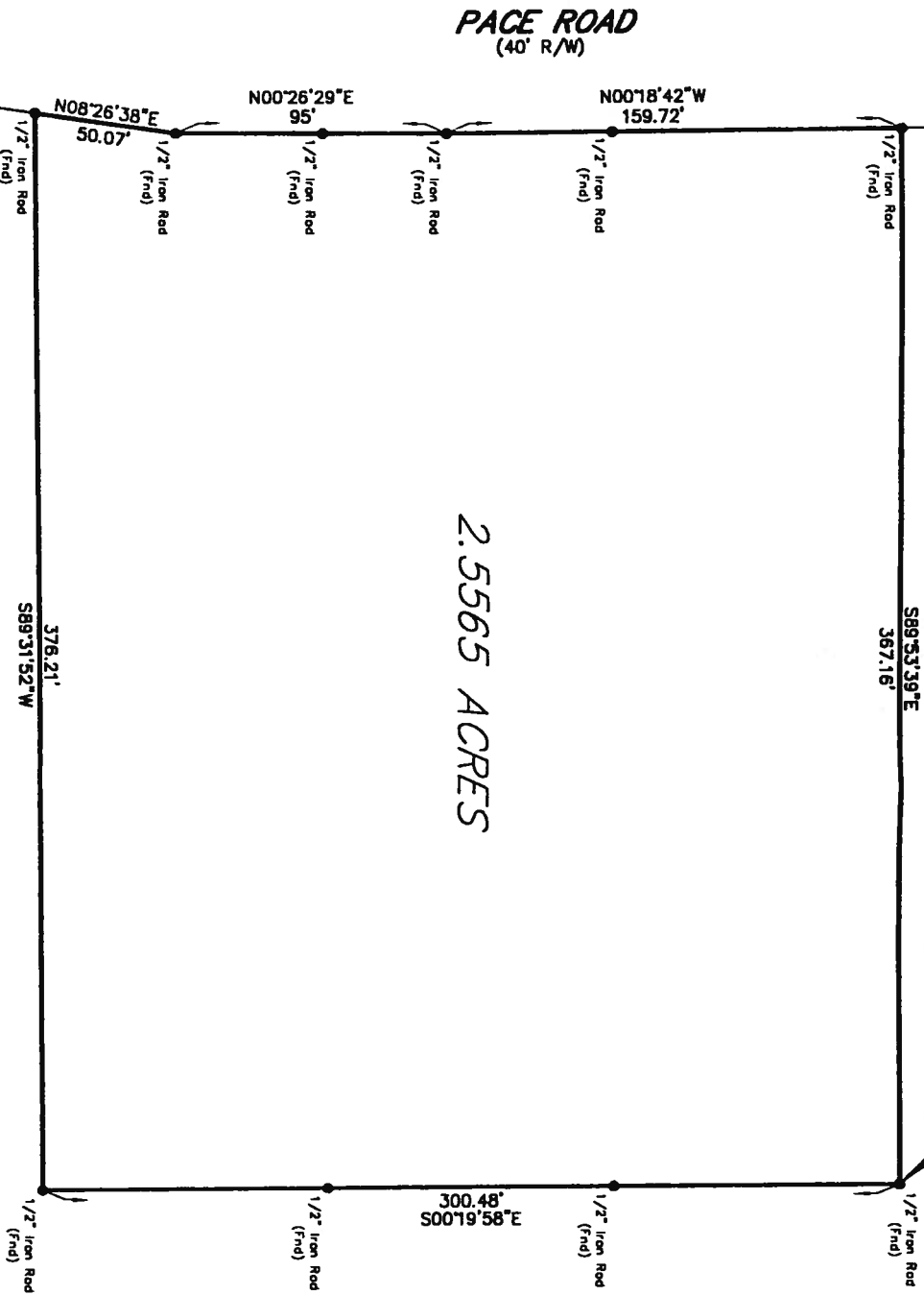


ZC13-07-052

HIGHWAY 190 BUSINESS (THIS SIDE)

THE P.O.B. IS THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, 19S-R15E, ST. TAMMANY PARISH, LA.

P.O.B.



PACE ROAD
(40' R/W)

2.5565 ACRES



SCALE: 1" = 50'
 DATE: 2/5/2010
 DRAWN BY: DLT
 CHECKED BY: JDL
 DWG. NO: 20100059
 SHEET 1 OF 1

REFERENCE
 1.) SURVEY BY: J.V. BURKES & ASSOCIATES, INC.
 DWG. NO. 1061466
 DATED: 4/20/2006

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist other than those shown on the property lines, except as shown. Encroachments shown hereon are not necessarily exclusive. Encroachments of record are shown on title opinion or title policy will be added here to upon request, as surveyor has not performed any title search or abstract.
 I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.
 F.I.R.M.: 225203 0440 D
 DATE: 4/21/1999
 ZONE: A1
 B.F.E.: 9.0'

SURVEY OF A 2.5565 ACRE PARCEL OF LAND SITUATED IN SECTION 18, 19S-R15E ST. TAMMANY PARISH, LOUISIANA.
 Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL

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SEAN M. BURKES
 LA REG. NO. 4785

