

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5417 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT
INTRODUCED BY: MR. FALCONER SECONDED BY: MR. GOULD
ON THE 4 DAY OF JUNE , 2015

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY 71 ACRES OF LAND MORE OR LESS, LOCATED ON THE SOUTH SIDE OF HIGHWAY 22, WEST OF TREPAGNIER ROAD AND EAST OF HELEN DRIVE TO PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 1, DISTRICT 4). (ZC15-04-035)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-035, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that a PUD (Planned Unit Development Overlay) not be placed upon the referenced area.

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 property to be changed to include a PUD (Planned Unit Development Overlay) in accordance with the plans and restrictions as approved by the Parish Council (see Exhibit "A") for complete boundaries; and

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 to include a PUD (Planned Unit Development 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 9 DAY OF JULY , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 18 , 2015

Published Adoption: _____ , 2015

Delivered to Parish President: _____ , 2015 at _____

Returned to Council Clerk: _____ , 2015 at _____

Exhibit "A"

ZC15-04-035

1.034 ACRE PARCEL

FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 & 21 GO NORTH 00° 15' WEST A DISTANCE OF 673.59 FEET; THENCE GO SOUTH 81° 51' 26" EAST A DISTANCE 818.65 FEET; THENCE GO SOUTH 82° 06' 21" EAST A DISTANCE OF 349.88 FEET; THENCE GO SOUTH 53° 17' 50" EAST A DISTANCE OF 264.36 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 27° 59' 47" EAST A DISTANCE OF 266.49 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF LOUISIANA HWY 22; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18117.80 FEET, AN ARC LENGTH OF 64.86 FEET, HAVING A CHORD BEARING OF SOUTH 62° 00' 13" EAST AND A CHORD DISTANCE OF 64.86 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND GO SOUTH 61° 23' 44" EAST A DISTANCE OF 35.14 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE GO SOUTH 00° 17' 44" EAST A DISTANCE OF 296.06 FEET; THENCE GO NORTH 63° 17' 50" WEST A DISTANCE OF 240.38 FEET BACK TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 1.034 ACRES OF GROUND MORE OR LESS.

69.78 ACRE PARCEL

A CERTAIN PIECE OR PARCEL OF LAND IN SECTION SIXTEEN (16) AND NORTHWEST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP SEVEN (7) SOUTH, RANGE TEN (10) EAST, ST HELENA MERIDIAN; CONTAINING SIXTY-NINE AND 78/1100 (69.78) ACRES AND DESIGNATED AS LOT NO. FIVE (5) ON A PLAT AND SURVEY MADE BY HOWARD BURNS, PARISH SURVEYOR, DATED AUGUST 31, 1915, WHICH SAID PLAT IS RECORDED IN COB 66, FOLIO 59 OF THE RECORDS OF ST. TAMMANY PARISH, LOUISIANA.

ACCORDING TO A SURVEY PREPARED BY EDDIE J. CHAMPAGNE, SURVEYOR, DATED OCTOBER 18, 1973, THE SAID PROPERTY MEASURES AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 21, TOWNSHIP 7 SOUTH, RANGE 10 EAST, WHICH POINT IS MARKED BY AN OLD WOOD AND IRON, MEASURE THENCE ALONG A LINE BEARING NORTH 0°15' WEST, 1312.50 FEET TO A POINT AND CORNER, WHICH POINT IS MARKED BY A WOOD STOB, TURN RIGHT AND MEASURE ALONG A LINE BEARING SOUTH 81°58' EAST, 1168.51 FEET TO A POINT MARKED BY AN IRON; CONTINUE ALONG A LINE BEARING SOUTH 63°17' EAST, 1144.97 FEET TO A POINT MARKED BY AN OLD STOB; CONTINUE ALONG A LINE BEARING NORTH 89°33' EAST, 250.46 FEET TO A POINT AND CORNER; TURN RIGHT AND MEASURE ALONG A LINE BEARING SOUTH 14°07' WEST, 1262.26 FEET TO A POINT AND CORNER MARKED BY AN OLD IRON; TURN RIGHT AND MEASURE ALONG A LINE BEARING NORTH 74°30' WEST, 2200.68 FEET TO THE POINT OF BEGINNING.

CASE NO.: ZC15-04-035
PETITIONER: Brian Intravia
OWNER: Trepagnier, L.L.C. & Wanda & Kevin Wager
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the south side of Highway 22, west of Trepagnier Road and east of Helen Drive; S16 & 21, T7S, R10E; Ward 1, District 4
SIZE: 71 acres

