

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5345 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. BELLISARIO

ON THE 5 DAY OF FEBRUARY , 2015

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF US HIGHWAY 190 AND WHICH PROPERTY COMPRISES A TOTAL OF 0.997 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 9, DISTRICT 1) (ZC15-01-004)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-01-004, has recommended Denied to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains NC-4 (Neighborhood Institutional District); 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 HC-2 (Highway Commercial District) see Exhibit "A" for complete boundaries.

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 NC-4 (Neighborhood Institutional District) to an HC-2 (Highway Commercial District).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MARCH, 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: FEBRUARY 19, 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

**Exhibit "A"**

**ZC15-01-004**

A certain piece or portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 34, Township 8 South, Range 13 East, Greensburg District, in the Parish of St Tammany, State of Louisiana, more fully described as follows:

From the quarter section corner common to Sections 27 and 34 of the above Township and Range, run South 89 degrees 45 minutes West 1047.9 feet to a point on the west right-of-way line of Tranquility Road; thence, run South 01 degrees 47 minutes West along said right-of-way line 2034.4 feet to a point; thence, South 89 degrees 48 minutes West 202.61 feet to an iron stake; thence, run South 01 degrees 57 minutes 30 seconds West 199.42 feet to an iron stake and the point of beginning.

From said point of beginning, run South 02 degrees 30 minutes 00 seconds West 208.7 feet to an iron stake on the north right-of-way line of U.S. highway 190; thence, run North 83 degrees 12 minutes 58 seconds West along the north side of U.S. Highway 190 208.7 feet to an iron stake; thence, run North 02 degrees 30 minutes 00 seconds East 208.7 feet to an iron stake; thence, run South 83 degrees 12 minutes 58 seconds East 208.7 feet to an iron stake at the point of beginning; all as more particularly shown as a 0.997 acre tract on Plat of Survey by Albert A. Lovell, La. Reg. Land Surveyor, Job No. 93036A, a copy of which is attached to Act recorded at Instrument No. 810932.

**CASE NO.:** ZC15-01-004  
**PETITIONER:** Tommy Trapp  
**OWNER:** Tommy & Noris Trapp  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the north side of US Highway 190; S34, T8S, R13E; Ward 9, District 11  
**SIZE:** 0.997 acre



2015-01-004



SCALE: 1" = 60'

DATE: 9/19/14

DRAWN BY: JDL

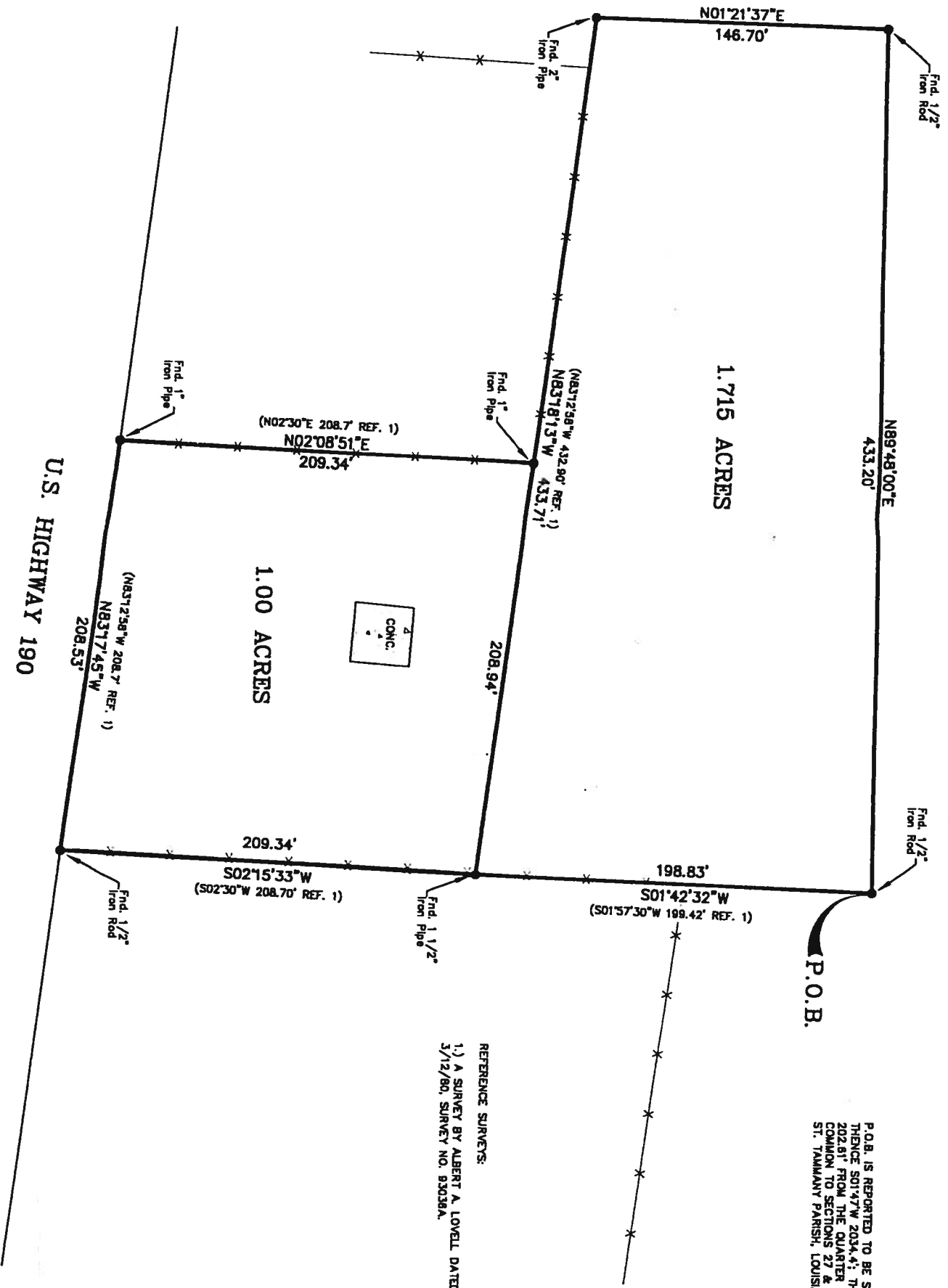
CHECKED BY: RMIK

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown herein are not necessarily exclusive. Encumbrances of record as shown on the opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps

**A SURVEY MAP OF A 1.00 AC. & A 1.715 AC. PARCEL OF LAND IN SECTION 34, T-8-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA**

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



P.O.B. IS REPORTED TO BE S88°45'W 1047.9'; THENCE S01°47'W 2034.4'; THENCE S88°48'W 202.51' FROM THE QUARTER SECTION CORNER COMMON TO SECTIONS 27 & 34, T-8-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA.

REFERENCE SURVEYS:  
1.) A SURVEY BY ALBERT A. LOVELL DATED 3/12/80, SURVEY NO. 89038A.