

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4992

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 2 DAY OF MAY , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHEAST CORNER OF SHARP CHAPEL ROAD & LA HIGHWAY 40 AND WHICH PROPERTY COMPRISES A TOTAL 3.285 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) AND MHO (MANUFACTURED HOUSING OVERLAY), (WARD 2, DISTRICT 6). (ZC13-04-017)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-04-017, 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-1 (Suburban District) to an A-2 (Suburban District) and 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-2 (Suburban District) and 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-1 (Suburban District) to an A-2 (Suburban District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JUNE, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 25, 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

EXHIBIT "A"

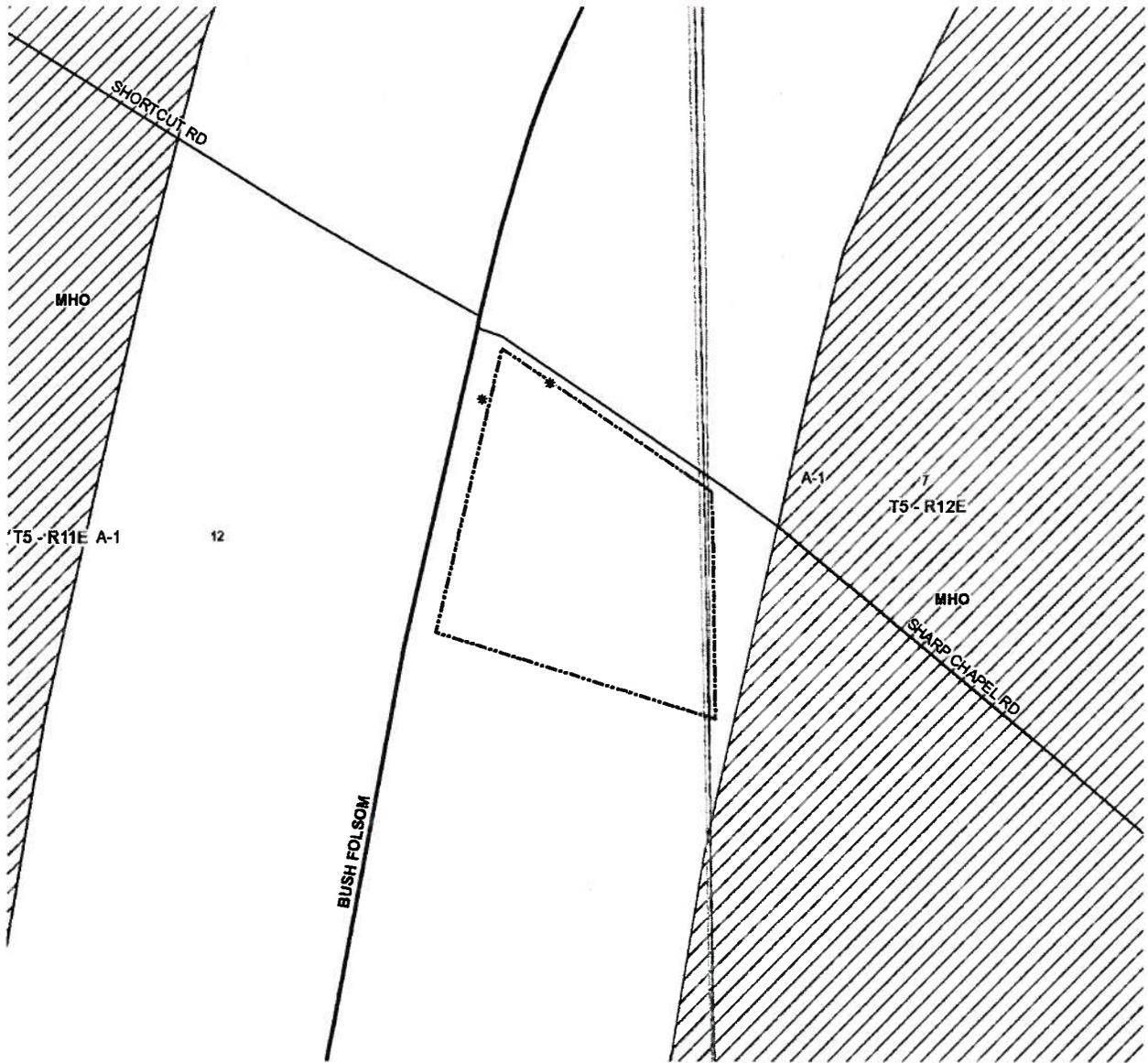
ZC13-04-017

A particular parcel of land located in Section 12 Township 05 South-Range 11 East, St. Helena Mendiana; St. Tammany Parish, Louisiana and more particularly described as follows to-wit:

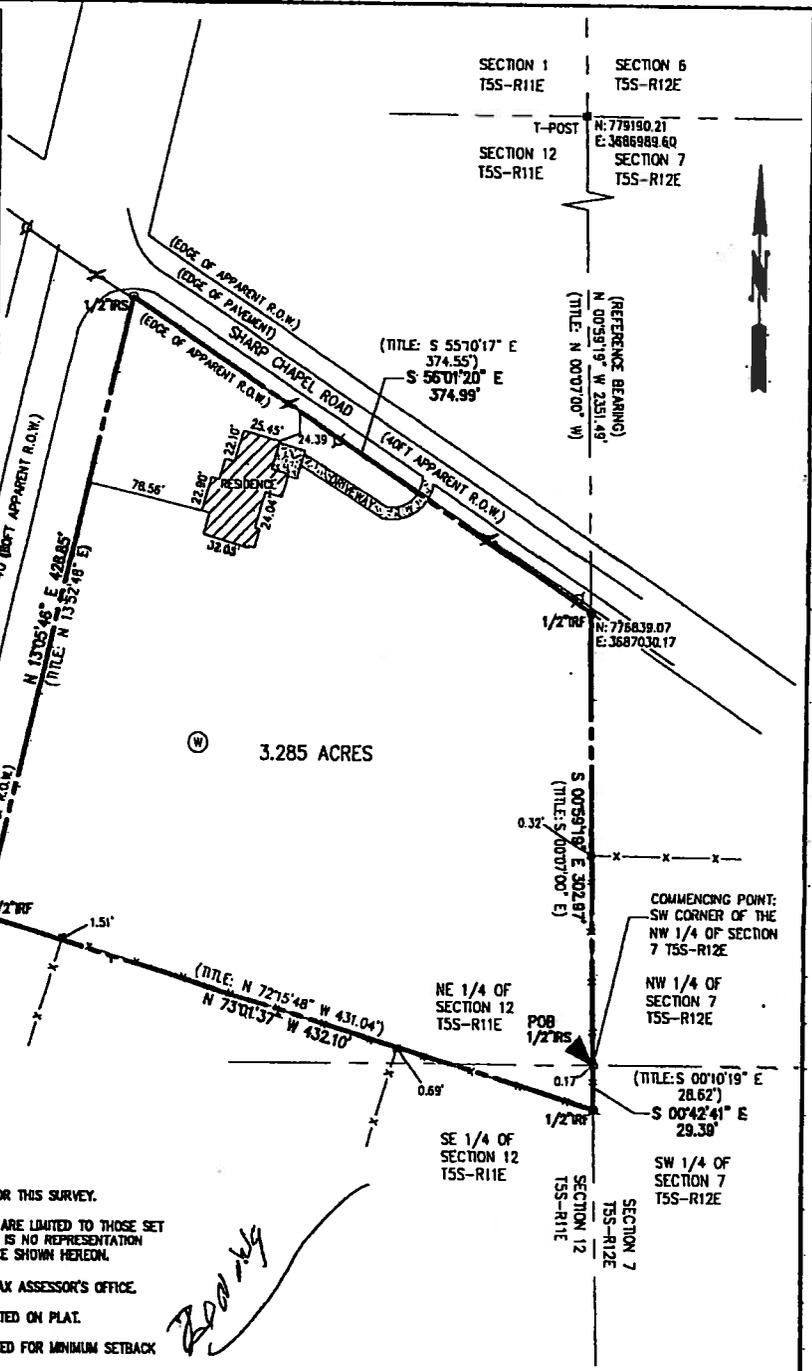
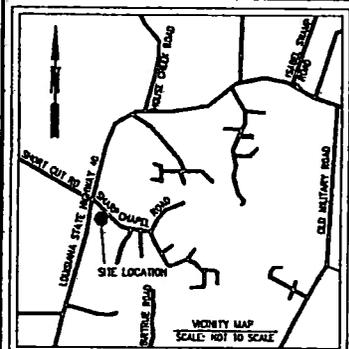
Commence at the Southwest corner of the Northwest quarter of Section 7 Township 5 South Range 12 East being a 1/2" iron rod set and THE POINT OF BEGINNING; thence run along the line between Section 7 Township 5 South Range 12 East and Section 12 Township 5 South Range 11 East South 00 degrees 42 minutes 41 seconds East 29.39 feet (Title: South 00 degrees 10 minutes 19 seconds East 28.62 feet) to a 1/2" iron rod found; thence leave said Section line North 73 degrees 01 minutes 37 seconds West 432.10 feet (Title: North 72 degrees 15 minutes 48 seconds West 431.04 feet) to a 1/2" iron rod found on the East right of way of Louisiana State Highway 40; thence run along said right of way North 13 degrees 05 minutes 46 seconds East 426.85 feet (Title: North 13 degrees 52 minutes 48 seconds East) to a 1/2" iron rod set on the East right of way of Louisiana State Highway 40 and the South right of way of Sharp Chapel Road; thence leave said highway right of way and run along said South right of way of Sharp Chapel Road South 56 degrees 01 minutes 20 seconds East 374.99 feet (Title: South 55 degrees 10 minutes 17 seconds East 374.55 feet) to a 1/2" iron rod found on the line between Section 7 Township 5 South Range 12 East and Section 12 Township 5 South Range 11 East; thence leave said road right of way and run along said Section line South 00 degrees 59 minutes 19 seconds East 302.97 feet (Title: South 00 degrees 07 minutes 00 seconds East) to a 1/2" iron rod set on the Southwest corner of the Northwest quarter of Section 7 Township 5 South Range 12 East and THE POINT OF BEGINNING.

Said parcel containing 3.285 Acres of land

CASE NO.: ZC13-04-017
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the southeast corner of Sharp Chapel Road & LA Highway 40; S12,T5S,R11E; Ward 2, District 6
SIZE: 3.285 acres



2013-04-017



NOTES:

1. I HAVE MADE NO TITLE SEARCH IN COMPILING DATA FOR THIS SURVEY.
2. SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTIONS FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.
3. ADJOINING PROPERTY OWNERS PROVIDED BY PARISH TAX ASSESSOR'S OFFICE.
4. UNDERGROUND LINES OR CONDUITS ARE NOT ILLUSTRATED ON PLAT.
5. APPROPRIATE PARISH AUTHORITY SHOULD BE CONSULTED FOR MINIMUM SETBACK LINES AND SERVITUDES.
6. FLOOD ZONE LOCATION ILLUSTRATED ON PLAT OBTAINED FROM SCALING FEMA FIRM MAP AND IS AN APPROXIMATE LOCATION ONLY.
7. BEARINGS ARE BASED ON GRID NORTH UTILIZING LOUISIANA (SOUTH) STATE PLANE COORDINATES (SPC LA S). NATIONAL GEODETIC SURVEY MONUMENTS LISTED BELOW USED TO ESTABLISH SPC LA S SURVEY CONTROL:

MONUMENT: H 393 - PID 048357
 MONUMENT: POOLS RESET PID 842952
 HORIZ. ORDER --- A
 HORIZ. ORDER --- A
 VERT. ORDER --- FOURTH CLASS I
 VERT. ORDER --- THIRD CLASS I
 SPC LA S NORTHING --- 800,328.04 FT
 SPC LA S NORTHING --- 805,211.75 FT
 SPC LA S EASTING --- 3,758,473.35 FT
 SPC LA S EASTING --- 3,747,783.69 FT
 CONVERGENCE --- (+00° 45' 42.9")
 CONVERGENCE --- (+00° 44' 34.3")
 SCALE FACTOR --- 1.00006785
 SCALE FACTOR --- 1.00000124
 ELEVATION FACTOR --- 0.99999758
 ELEVATION FACTOR --- 1.00000110

REFERENCE:
 --- ANTONIO ROSA, JR DIST 1533217
 --- SURVEY FOR GRACE PIGRENET AS PER JOHN CUMMING AND ASSOC DATED 03/14/97 JOB#8727

- LEGEND:**
- P.O.B. POINT OF BEGINNING
 - IRON ROD FOUND
 - 1/2" IRON ROD SET
 - IRON PIPE FOUND
 - FENCE CORNER POST
 - ⊙ POWER POLE
 - ⊙ WATER WELL
 - FENCE LINE
 - OVER HEAD UTILITY LINES
 - TITLE CALLS
 - SECTION LINES
 - UTILITY R.O.W. LINES
 - BREAK LINE

Nobles & Associates L.L.C.
 Professional Engineers, Land Surveyors & Designers
 562 Columbia St. Bogalusa, LA. 70427 Phone: 985-732-0380 Fax: 985-732-0322
 800 Mariner's Plaza Suite 808 Mandeville, LA. 70448 Phone: 985-727-7221 Fax: 985-727-7231

STATE OF LOUISIANA
 GEORGE B. NOBLES
 REG. No. 4896
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT PREPARED FOR: ANTONIO ROSA, JR AND BRIDGETT MOORE ROSA
 SHOWING A SURVEY OF: 3.285 ACRES OF LAND LOCATED IN SECTION 12 TOWNSHIP 05 SOUTH RANGE 11 EAST, ST. HELENA MERIDIAN, ST. TAMMANY PARISH, LOUISIANA.

DATE:	09/27/2012	REVISED:	---	CPN:	2252050050C	BASE FLOOD:	---
DRAWN BY:	SLG	JOB NO.:	1563	FIRM DATE:	10/17/89	SCALE:	1" = 100'
CHECKED BY:	GBN	FILE NAME:	1563	FIRM ZONE:	C	DATE OF FIELD SURVEY:	09/21/2012

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THESE LINED BY OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REVISED UNIFORM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY

