

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5306 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD SECONDED BY: MR. DEAN

ON THE 2 DAY OF OCTOBER , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF US HIGHWAY 190, SOUTH OF KANE LANE, BEING 7037 HIGHWAY 190, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 1.7 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2A (HIGHWAY COMMERCIAL DISTRICT), (WARD 4, DISTRICT 5). (ZC14-09-079)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-09-079, 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 HC-2 (Highway Commercial District) to an HC-2A (Highway Commercial District) 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 HC-2A (Highway Commercial District).

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 HC-2 (Highway Commercial District) to an HC-2A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF NOVEMBER , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-09-079

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Ozone Heights Subdivision, and being a portion of Lot 7 therein, all in Section 37, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, described in accordance with a survey by Kelly J. McHugh & Associates, Inc., dated May 20, 1987, Job No. 87-201.

From the Northeast corner of Section 37, go South 45 degrees West 1327.0 feet; thence go North 81 degrees 16 minutes West 1075.0 feet to the western edge of a blacktop road; thence South 08 degrees 41 minutes West 400.0 feet along the western edge of said blacktop road; thence North 81 degrees 19 minutes West 330.0 feet; thence South 08 degrees 41 minutes 02 seconds West 300.55 feet to an 1/2 inch iron rod and the point of beginning.

From the point of beginning, continue South 08 degrees 41 minutes 02 seconds West 100.22 feet to a fence post and 1/2 inch iron pipe; thence North 81 degrees 15 minutes 00 seconds West 95.28 feet to an 1/2 inch iron rod located on the eastern edge of Frontage Road "B" (U.S. Highway 190); thence go northeasterly 76.46 feet along a curve having a radius of 2814.79 feet; thence continue along the eastern edge of said highway North 16 degrees 49 minutes 15 seconds East 24.62 feet to a wood post in concrete; thence South 81 degrees 16 minutes 09 seconds East 82.0 feet to an 1/2 inch iron rod and the point of beginning.

Said property contains 8882.900 square feet as per survey.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as OZONE HEIGHTS SUBDIVISION, located in Section 37, Township 7 South, Range 11 East, designated as LOT NO. 22 on the plan of resubdivision made by C.R. Schultz, Surveyor, dated May 2, 1940, redated June 14, 1946, registered in COB 227, folio 323, according to which said lot measures 100 feet on a 50 foot roadway, the same width in the rear, by a depth of 330 feet between equal and parallel lines. And according to a survey dated May 23, 1983, a copy of which is annexed to an act of purchased passed before Frances P. Tharp, Notary, dated June 14, 1983, said survey being by Land Surveying, Inc., said Lot No. 22 has the same width in the front on Industry Lane, all other measurements as recited hereinabove and commences at a distance of 520 feet from the point of Lot No. 27 where Industry Lane forms a right angle.

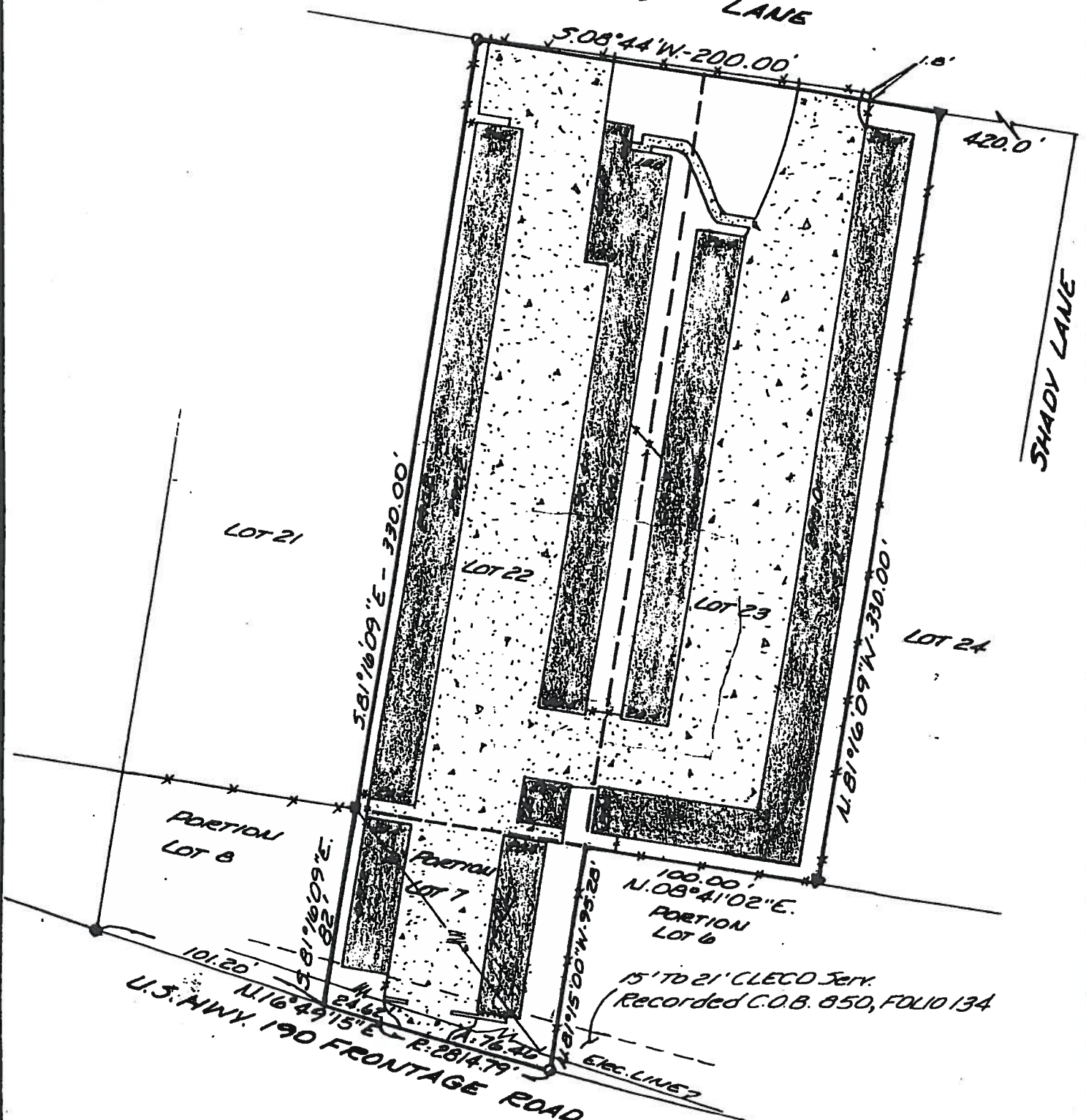
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana, in Section 37, Township 7 South, Range 11 East, in OZONE HEIGHTS SUBDIVISION, designated as LOT NO. 23 on the survey made by Kelly J. McHugh & Associates, Civil Engineers & Land Surveyors, dated March 1, 1984, according to said survey, said Lot No 23 commences at a distance of 420 feet from the corner of 50 Foot Drive-Industry Lane and 50 Foot Drive (Shady Lane) and measures thence 100 feet front on 50 Foot Drive-Industry Lane, the same width in the rear, by a depth of 330 feet, between equal and parallel lines.

CASE NO.: ZC14-09-079
PETITIONER: Matt Bennett
OWNER: B B Mini Storage INC
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to HC-2A (Highway Commercial District)
LOCATION: Parcel located on the east side of US Highway 190, south of Kane Lane, being 7037 Highway 190, Covington; S37,T7S,R11E; Ward 4, District 5
SIZE: 1.7 acres



INDUSTRY LANE

2014-07-079



LEGEND:
 Shaded Areas Are Metal Bldgs.
 ○ 1/2" Iron Rod Found
 ● 5/8" Iron Rod Found
 ▼ 3/4" Iron Pipe Found
 ■ 1" Iron Pipe Found

THIS PROPERTY IS LOCATED IN:
 FLOOD ZONE: "C"; BASE FLOOD ELEV. 11A
 FIRM PANEL NO.: 22520502400; REV. 4-2-91

NOTE: SERVICED UTILITIES ARE NOT NECESSARILY EXCLUSIVE. SERVICED UTILITIES SHOWN ON TITLE OPINION OR TITLE SURVEY ARE TO BE TAKEN UPON REQUEST, AS SHOWN HEREON. FOR ANY TITLE SEARCH OR ABSTRACT.

KELLY McHUGH
 REG. No. 4443
 REGISTERED
 LAND SURVEYOR

[Signature]
 KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCES:
 1) Plot of LOT 7, OZONE HEIGHTS SUBD. by H.C. SANDERS, No. ST-85-179 dated 5-16-85.
 2) Plot of OZONE HEIGHTS SUBDIVISION, by C.E. SCHULTZ, dated 6-14-46.
 NO SETBACKS OR SERVICITUDES ARE SHOWN.

BOUNDARY SURVEY OF: A PORTION OF LOT 7 AND LOTS 22 & 23, OZONE HEIGHTS SUBDIVISION, SECT. 37, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:
B B MINI STORAGE, INC.

KELLY J McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 628-5611

SCALE: 1"=60'	DATED: 12-28-93
DRAWN: k.p.	JOB NO.: 93-711
REVISED:	

