

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5275 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. TANNER SECONDED BY: MR. THOMPSON

ON THE 4 DAY OF SEPTEMBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST CORNER OF LA HIGHWAY 40 & LA HIGHWAY 41, BEING 81718 HIGHWAY 41, BUSH AND WHICH PROPERTY COMPRISES A TOTAL OF 0.43 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-1 (HIGHWAY COMMERCIAL DISTRICT), (WARD 5, DISTRICT 6). (ZC14-08-067)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-08-067, has recommended Denial 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-1 (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-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF OCTOBER , 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"

ZC14-08-067

All that certain lot or parcel of land together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions appurtenances and advantages thereunto belonging or in anywise appertaining thereto situated in Section 42, Township 5 South Range 13 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows:

From the corner to Sections 16, 21 and 43 of the above Township and Range, run North 0 degrees, 35 minutes West 1089 feet; thence West 827 feet; thence North 186.8 feet, and West 264.3 feet to point and, the Northeast corner of the property herein described and the point of beginning:

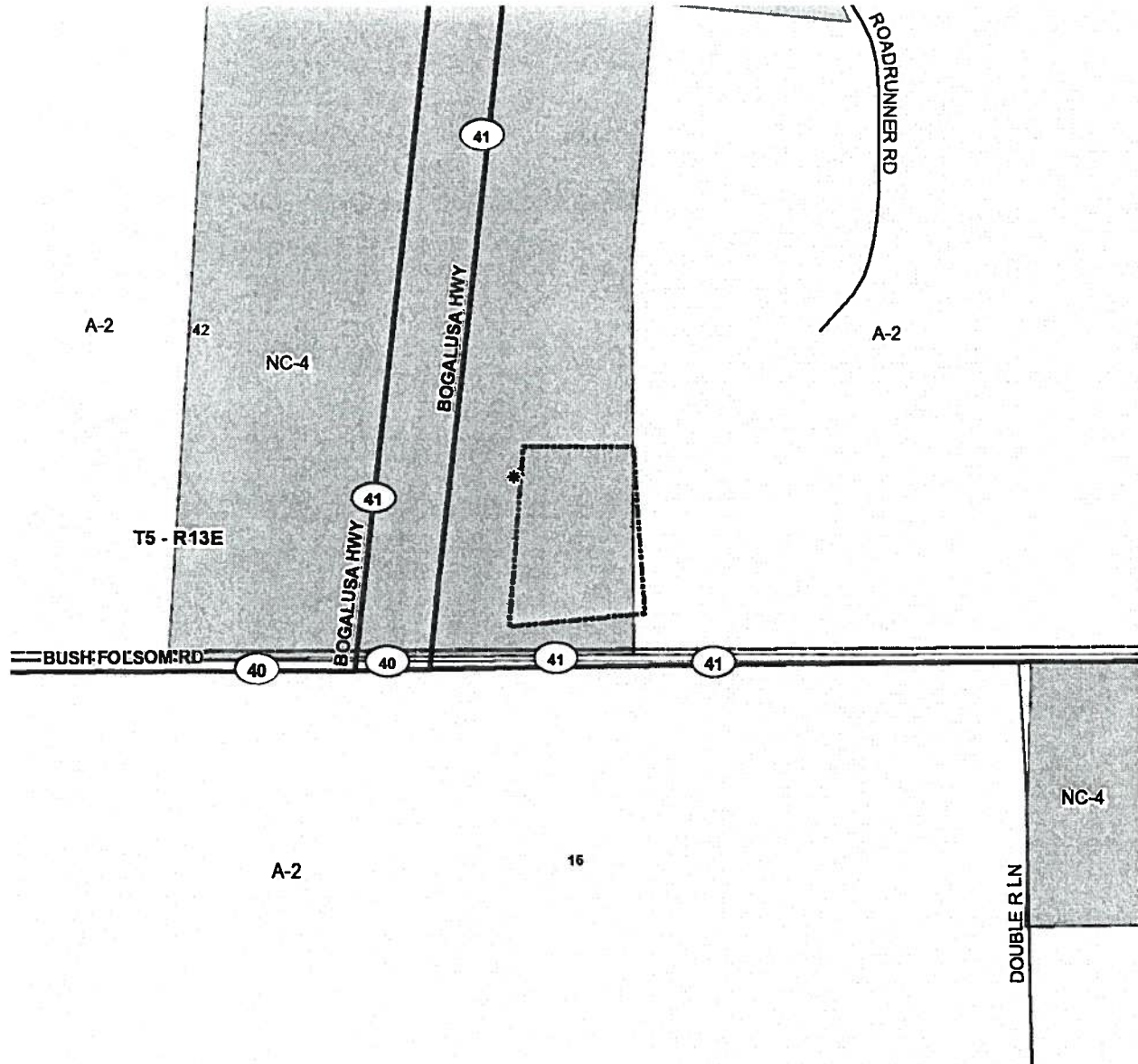
From the above point of beginning, run, West 121 feet; thence South 13 degrees West 80 feet; thence South 7 degrees West 50 feet; thence South 35 degrees, East 50.5 feet; thence North 84 degrees 05 minutes East 128.4 feet; thence North 4 degrees West 157 feet to the point of beginning. All as per a survey and plat of C.R. Schultz, Surveyor, dated August 5, 1968.

Less and except that part of said tract sold to State of Louisiana Department of Transportation and Development in CIN #892666.

One (1) certain tract or parcel of land, together with all the improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Section 42, Township 5 South, Range 13, East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:

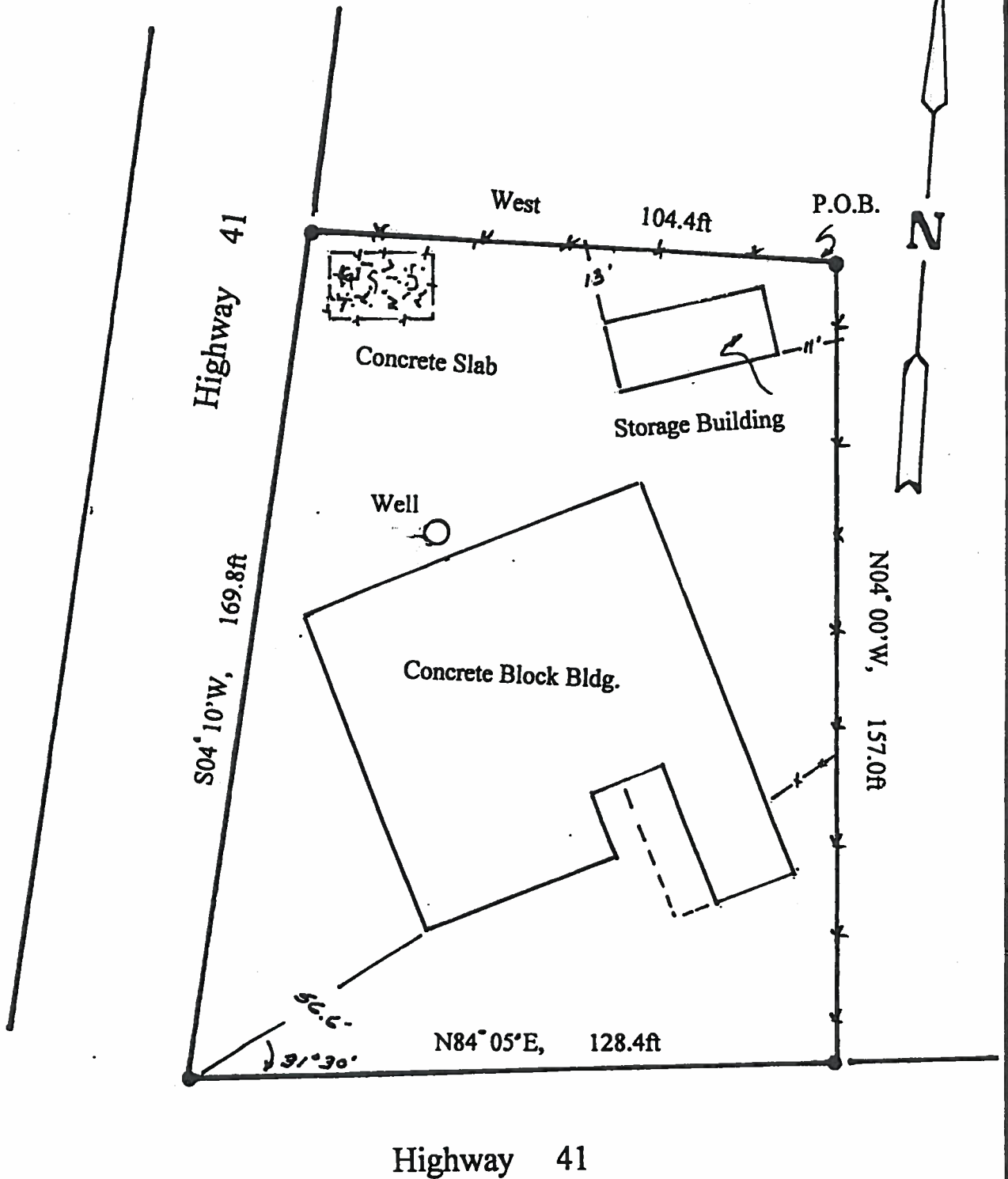
Beginning at a point along Vendor's southerly property line and the easterly existing right of way of LA 3241 and the northerly existing right of way LA 41 which point measure 40.00 feet right of centerline of LA 41 and if point were extended would intersect LA 41 at Highway Survey Station 48+89.13; thence, proceed North 29° 32' 43" West a distance of 50.50 feet to a point which point measures 75.55 feet right of project centerline of La 3241 and if point were extended would intersect project centerline at Highway Survey Station 1071+66.94; thence, proceed North 06° 18' 39" East a distance of 50.00 feet to a point which point measures 75.55 feet right of project centerline and if point were extended would intersect project centerline at Highway Survey Station 1072+16.94; thence, proceed North 12° 01' 17" East a distance of 80.00 to a point and corner which point measures 84.04 feet right of project centerline and if point were extended would interest project centerline at Highway Survey Station 1072+87.11, which point is also located along Vendor's northerly property line; thence, proceed North 89° 51' 59" East a distance of 16.59 feet to a point and corner, thence, proceed South 06° 18' 39" West a distance of 98.41 feet to a point which if point were extended would intersect project centerline at Highway Survey Station 1072+00 and which point measures 100.0 feet right of project centerline; thence, proceed South 02° 20' 44" West a distance of 74.16 feet to the point of beginning and containing a net required acres of 0.079 an acre.

CASE NO.: ZC14-08-067
PETITIONER: Robert Traina
OWNER: RA Traina Construction LLC/Robert & Pamela Traina
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to HC-1 (Highway Commercial District)
LOCATION: Parcel located on the northeast corner of LA Highway 40 & LA Highway 41, being 81718 Highway 41, Bush; S42, T5S, R13E; Ward 5, District 6
SIZE: 0.43 acres



Municipal Address: 81718 Highway 41, Bush, Louisiana 70431

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The P.O.B., N00°35'W, 1089ft., thence West, 827.0ft, thence North, 186.8ft, and West 264.3ft From the Section Corner Common to Section 16, 21 & 43E, T5S, and R13E St. Tammany Parish, LA

EDWARD J. MURPHY, P.E.

306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493

SURVEY PREPARED FOR: <i>Mr. Robert Trina</i>	
PROPERTY SURVEYED: <i>A parcel of land located in S42, T15S, R13E</i>	
<i>St. Tammany Parish, Louisiana</i>	
FLOOD ZONE: <i>DFRIM Zone "C". Panel No. 22103 CO210F</i>	
DATE: <i>1 February 2013</i>	SCALE: <i>1 inch = 30 feet</i>

