

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5276 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. ARTIGUE SECONDED BY: MR. STEFANCIK

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 EAST SIDE OF APPLE PIE RIDGE ROAD, SOUTH OF US HIGHWAY 190 EAST, BEING 54262 APPLE PIE RIDGE ROAD, SLIDELL & BEING A PORTION OF SQUARE 17 & 20 & A PORTION OF THE REVOKED LOUIS STREET, BLUE HAVEN SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 4.83 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO A CB-1 COMMUNITY BASED FACILITIES DISTRICT), (WARD 8, DISTRICT 13). (ZC14-08-068)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-08-068, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-1 (Suburban 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 CB-1 Community Based Facilities 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 A-1 (Suburban District) to a CB-1 Community Based Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC14-08-068

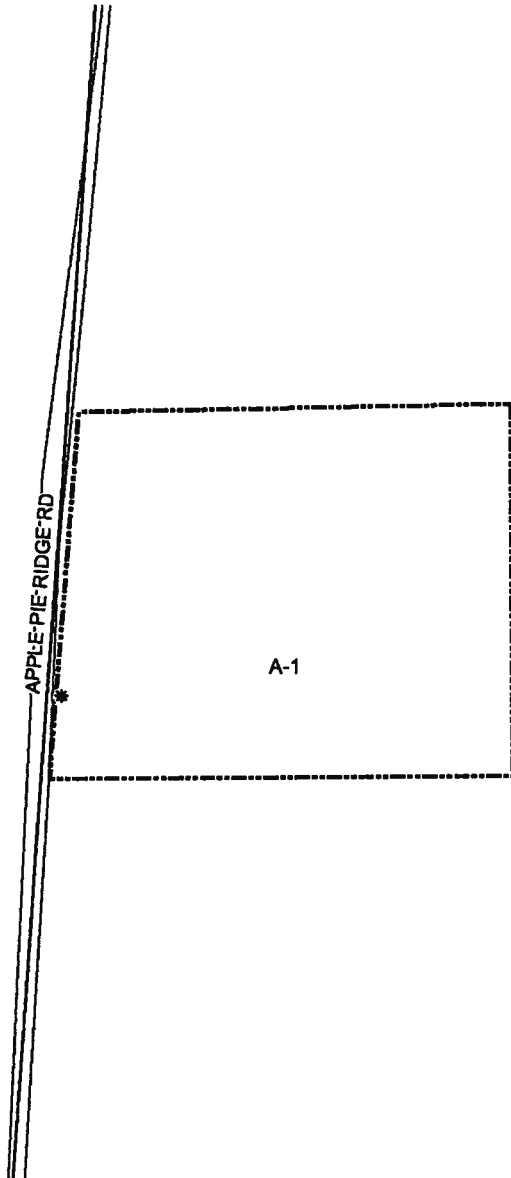
A certain parcel of land, lying and situated in Section 33, Township 9 South, Range 15 East, Saint Tammany Parish, Louisiana and being more fully described as follows.

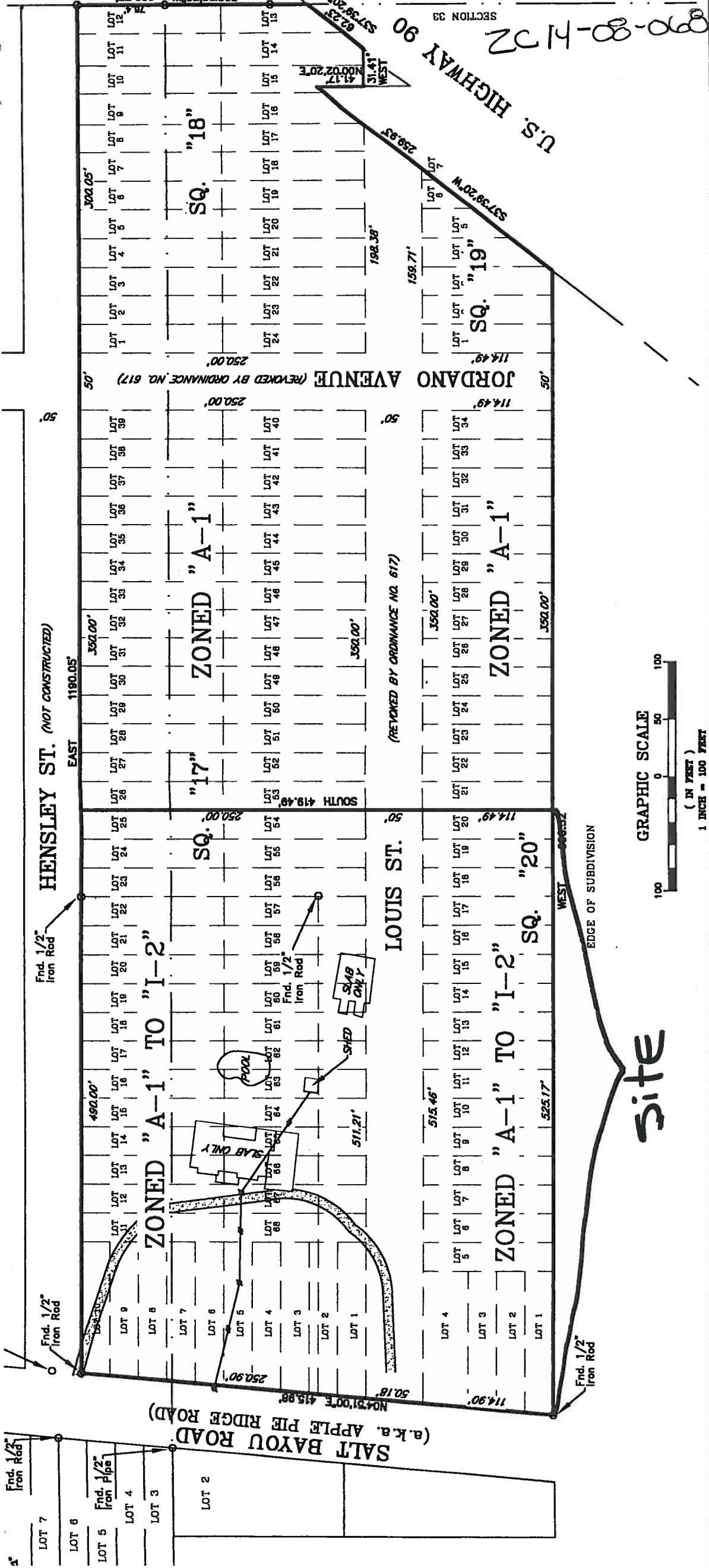
*From the Quarter Section corner common to Sections 33 and 34, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana run North 00 Degrees 08 Minutes 30 Seconds East a distance of 76.4 feet to a point on the southerly right of way line of Hensley Street; Thence run along said southerly right of way line of Hensley Street West a distance of 700.05 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** and leaving said southerly right of way line of Hensley Street run South a distance of 419.49 feet to a point; Thence run West a distance of 525.17 feet to a point on the easterly right of way line of Salt Bayou Road (a.k.a. Apple Pie Ridge Road); Thence run along said easterly right of way line of Salt Bayou Road (a.k.a. Apple Pie Ridge Road) North 04 Degrees 51 Minutes 00 Seconds East a distance of 415.98 feet to a point; Thence leaving said easterly right of way line of Salt Bayou Road (a.k.a. Apple Pie Ridge Road) run along the southerly right of way line of Hensley Street East a distance of 490.00 feet to a point and back to the **Point of Beginning**.*

CASE NO.: ZC14-08-068
PETITIONER: Claude Sanders, Jr
OWNER: Old Captains LLC/Claude S. Sander, Jr. & Nolan J. Trosclair
REQUESTED CHANGE: From A-1 (Suburban District) to I-2 (Industrial District)
LOCATION: Parcel located on the east side of Apple Pie Ridge Road, south of US Highway 190 East, being 54262 Apple Pie Ridge Road, Slidell & being a portion of Square 17 & 20 & a portion of the revoked Louis Street, Blue Haven Subdivision ; S33,T9S,R15E; Ward 8, District 13
SIZE: 4.83 acres

A-1
T9 - R15E 33





I certify that this plat 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 hereon are not necessarily exclusive. Encumbrances of record as shown on title 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 and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0575 D
DATE: 4/2/91
ZONE: A10
B.F.E. = 11'

• Verify prior to construction with local governing authority.

A ZONING MAP OF A PORTION OF SQUARE 17 & SQUARE 20, BLUE HAVEN SUBD. & A PORTION OF THE REVOKED LOUIS STREET FROM "A-1" TO "I-2" IN SECTION 33, T-9-S, R-15-E, ST. TAMMANY PARISH, LOUISIANA

CLAUDE SANDER, JR.

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

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi one: 228-435-5800

STATE OF LOUISIANA

SEAN M. BURKES
REG. NO. 4785
REGISTERED

SEAN M. BURKI
I.A. REG. NO. 47