

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2897 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BRISTER/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2004

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located at the southeast corner of US Highway 190 (Business) and Nellie Drive and which property comprises a total of 2.4186 acres of land more or less, from its present LC (Light Commercial) District to a C-2 (Highway Commercial) District, Ward 8, District 14. (ZC04-07-063)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-07-063, 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 LC (Light Commercial) District to a C-2 (Highway Commercial) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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 C-2 (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 LC (Light Commercial) District to a C-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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC04-07-063

A certain parcel of land lying and situated in the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 11, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

From the $\frac{1}{4}$ corner common to Sections 11 & 14, Township 9 South, Range 14 East; thence go S.89°52'E. – 458.3 ft.; N.01°00'W. – 543.20 ft along the west side of **Nellie Drive**; S.89°52'E. – 51.85 ft. to a point on the eastern r/w line of **Nellie Drive** and the **Point of Beginning**. Thence go

North 01 Degree 00 minutes 00 seconds West – 294.41 feet along said r/w line to a point; thence

North 54 Degrees 26 minutes 52 seconds East – 31.39 feet to a non-tangent point on a curve to the left of the southern r/w line of **Fremaux Avenue**; thence along said r/w line on the following five courses

Along the arc of said curve (radius=2492.42 ft.) a distance of 48.58 feet to a point of tangency; thence

South 64 Degrees 22 minutes 38 seconds East – 46.25 feet to a point; thence

South 64 Degrees 48 minutes 18 seconds East – 256.21 feet to a point; thence

South 29 Degrees 22 minutes 22 seconds East – 29.02 feet to a point and

South 64 Degrees 48 minutes 06 seconds East – 15.00 feet to the centerline of a 30-foot wide drainage easement; thence along said centerline on the following two courses;

South 15 Degrees 17 minutes 42 seconds West – 160.83 feet to a point; thence

South 02 Degrees 59 minutes 08 seconds East – 173.90 feet to a point of departure from said r/w centerline; thence

North 89 Degrees 39 minutes 16 seconds West – 112.63 feet to a point; thence

North 00 Degrees 32 minutes 38 seconds West – 199.75 feet to a point; thence

North 89 Degrees 46 minutes 31 seconds West – 217.71 feet to the **Point of Beginning**.

Containing 2.4186 acres of land more or less, lying and situated in the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 11, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.

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CASE NO.: ZC04-07-063
 PETITIONER: Grace Burkes
 OWNER: Fritchie Sisters, L.L.C.
 REQUESTED CHANGE: From LC (Light Commercial) District to C-2 (Highway Commercial) District
 LOCATION: Parcel located at the southeast corner of US Highway 190 (Business) and Nellie Drive; S11, T9S, R14E; Ward 8, District 14
 SIZE: 2.4186 acres

