

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2951 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 south of LA Highway 1088, west of Forest Brook Subdivision and which property comprises a total of 7,626 sq. ft. of land more or less, from its present C-2 (Highway Commercial) District to an A-4 (Single Family Residential) District, Ward 4, District 7. (ZC04-10-088)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-10-088, 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 C-2 (Highway Commercial) District to an A-4 (Single Family Residential) 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 A-4 (Single Family Residential) 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 C-2 (Highway Commercial) District to an A-4 (Single Family Residential) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

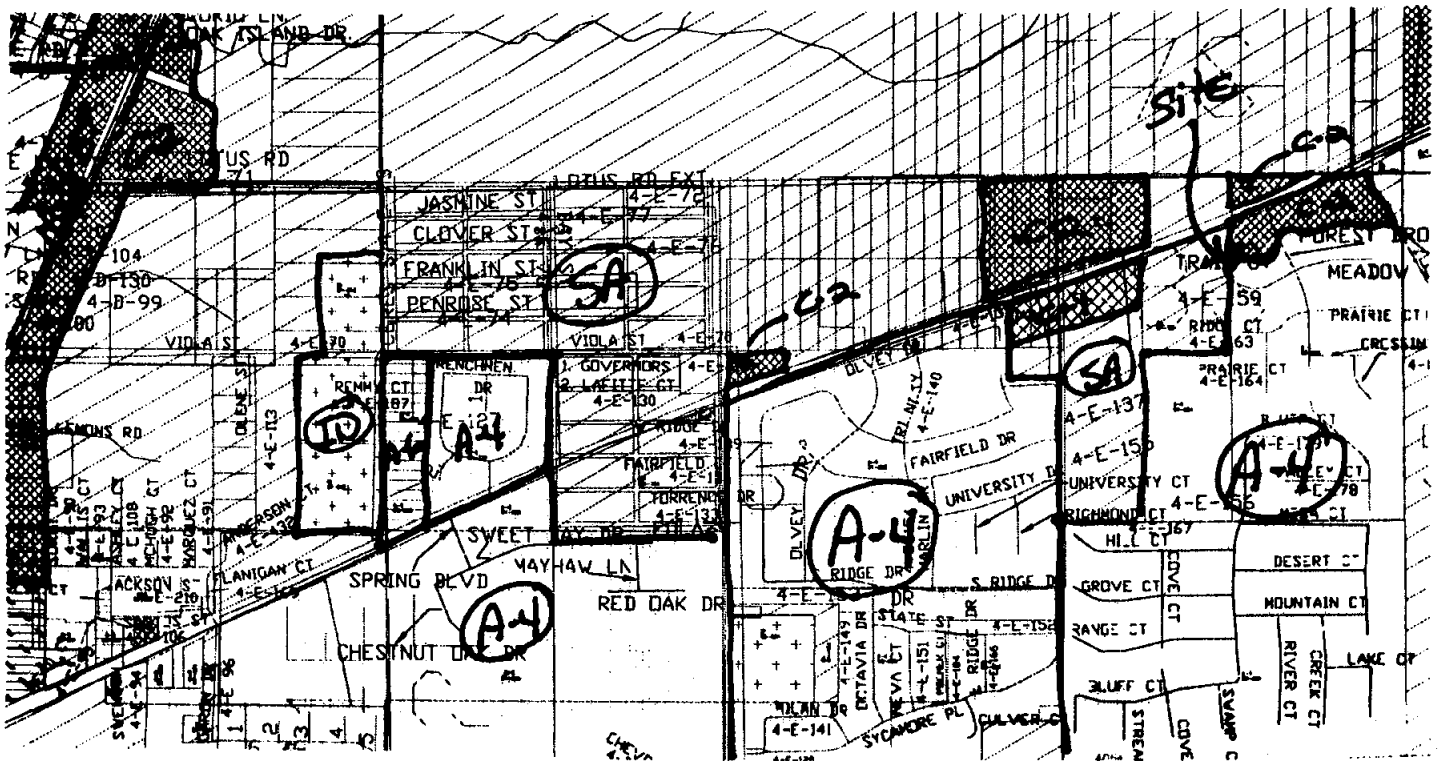
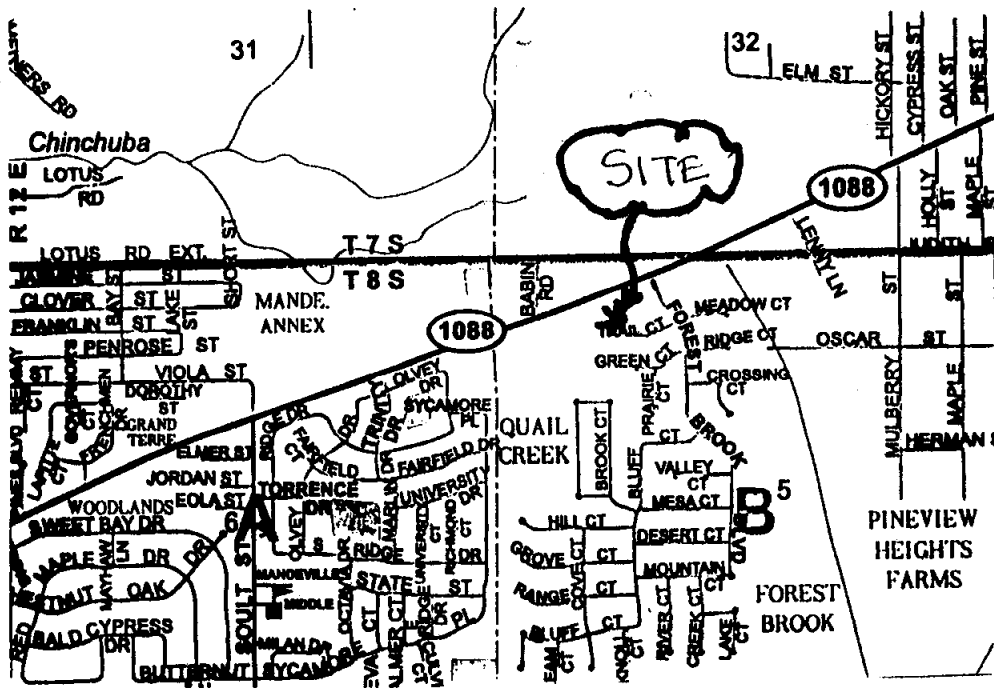
ZC04-10-088

A Certain Piece or Parcel of Ground situated in Section 5, Township 8 South, Range 12 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Quarter Corner common to Section 5, Township 8 South, Range 12 East and Section 32, Township 7 South, Range 12 East, thence measure North 89 degrees 52 minutes 33 seconds West, a distance of 1325.76; thence measure South 00 degrees 09 minutes 57 seconds East, a distance of 765.25 feet to the Point of Beginning.

From the Point of Beginning, measure North 00 degrees 09 minutes 57 seconds West, a distance of 173.30 feet to a point; thence measure North 89 degrees 50 minutes 03 seconds East, a distance of 88.01 feet to a point; thence measure South 26 degrees 45 minutes 32 seconds West, a distance of 194.37 feet back to the Point of Beginning, containing 7626 square feet.

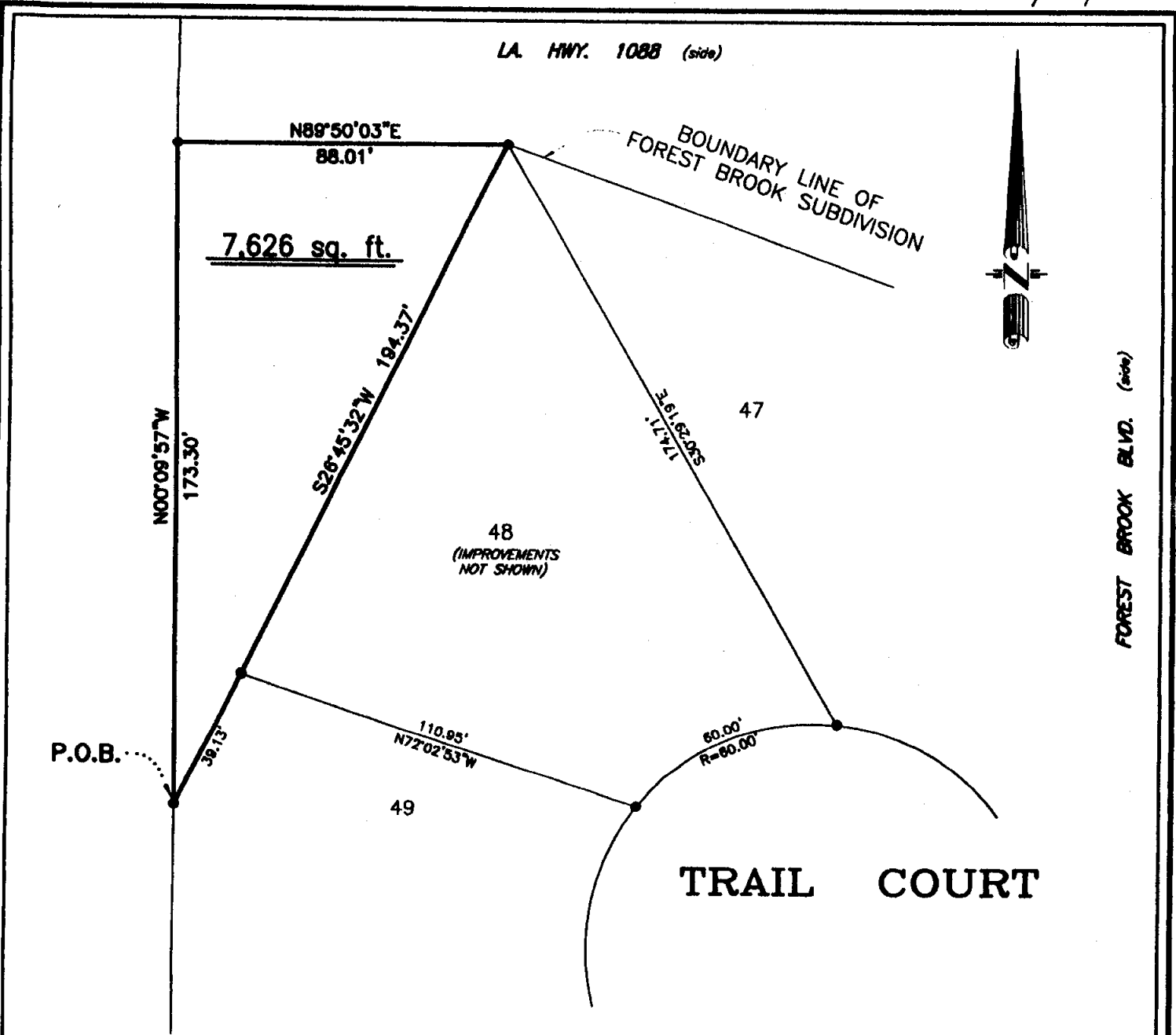
CASE NO.: ZC04-10-088
PETITIONER: John M. Schroder
OWNER: Deep South Development Corp.
REQUESTED CHANGE: From C-2 (Highway Commercial) District to A-4 (Single Family Residential) District
LOCATION: Parcel located south of LA Highway 1088, west of Forest Brook Subdivision; S5, T8S, R12E; Ward 4, District 7
SIZE: 7,626 sq. ft.



LA. HWY. 1088 (side)



FOREST BROOK BLVD. (side)



THE P.O.B. SHOWN HEREON IS LOCATED N89°52'33"W, 1325.78' AND S00°09'57"E, 785.25' FROM THE QUARTER CORNER COMMON TO SECTION 32, T7S-R12E AND SECTION 5, T8S-R12E, ST. TAMMANY PARISH, LA.

LEGEND

● = PROPERTY CORNER

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF FOREST BROOK SUBDIVISION, PHASE I, BY THIS FIRM, DATED 12-09-98, REVISED 1-02-97, RECORDED IN MAP FILE No. 1513 OF THE OFFICIAL RECORDS OF THE CLERK OF COURT OF ST. TAMMANY PARISH, LA.

NOTE:

ANY UTILITIES, FENCES, SERVITUDES, AND/OR IMPROVEMENTS OF ANY NATURE THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS IS TO ADVISE THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES "A" & "C" PER PANEL NUMBER 228205 0245 C, DATED 10-17-88.

THIS SKETCH WAS PREPARED FOR THE PURPOSE OF A ZONING CHANGE REQUEST ONLY. THIS PLAT IS NOT IN CONFORMANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

SKETCH OF PROPERTY
ADJOINING LOT 48
FOREST BROOK SUBDIVISION
PHASE I
SITUATED IN SECTION 5
TOWNSHIP 8 SOUTH
RANGE 12 EAST
ST. TAMMANY PARISH, LA

Fontcuberta
Surveys
INCORPORATED

PROFESSIONAL
LAND SURVEYORS

PREPARED FOR:

DEEP SOUTH DEVELOPMENT CORP.
and GREG AND WENDY BOUDREAU

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7481	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
5-12-2004	1" = 40'		DPB	TJF	431784	128-893Z

2004-10-088