

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3026 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BURKHALTER

ON THE 3<sup>RD</sup> DAY OF MARCH, 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Pittman Road, west of Dean Road and which property comprises a total of 17.55 acres of land more or less, from its present SA (Suburban Agricultural) District to an A-3 (Suburban) District, Ward 8, District 9. (ZC05-02-010)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-02-010, 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 SA (Suburban Agricultural) District to an A-3 (Suburban) 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-3 (Suburban) 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 SA (Suburban Agricultural) District to an A-3 (Suburban) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3026

ZC05-02-010

A certain parcel of land lying and situated in Section 24, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

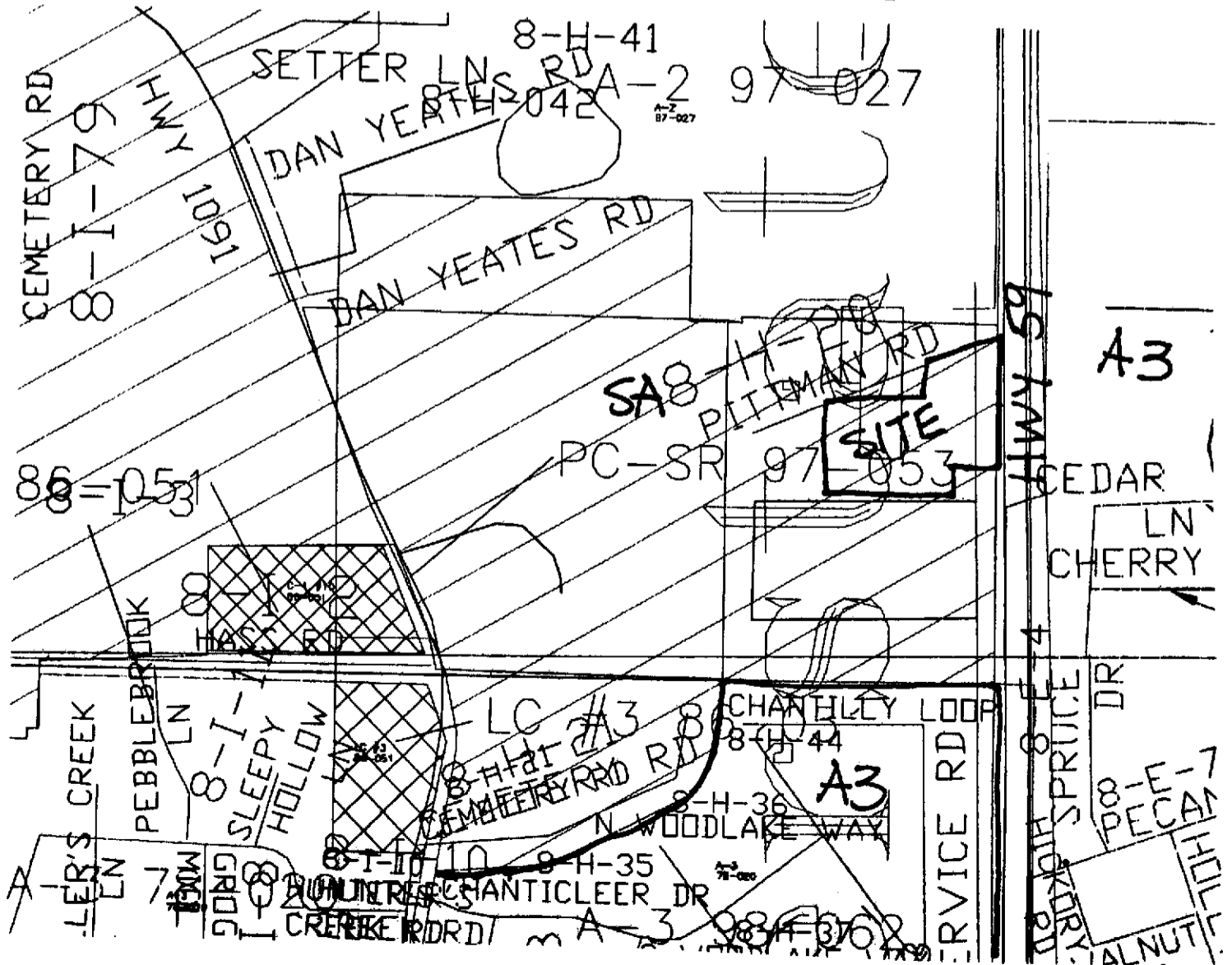
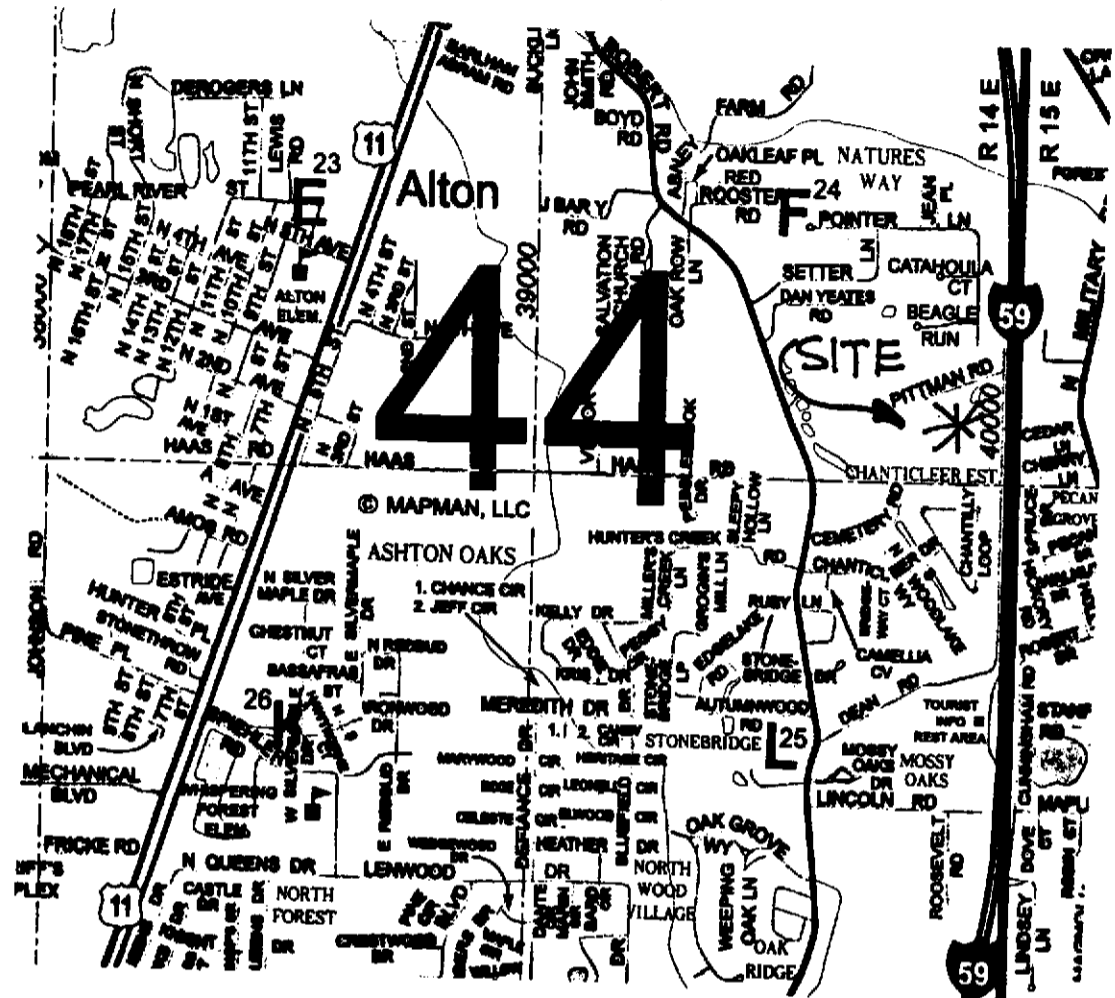
From the section corner common to Sections 23 & 25, Township 8 South, Range 14 East and Sections 19 & 39, Township 8 South, Range 15 East; thence go S.89°30'W.- 150.74 ft. to a point on the western r/w line Interstate I - 59 and S.89°02'29"W.- 200.00 ft. to the **Point of Beginning**. Thence continue

South 89 Degrees 02 minutes 29 seconds West - 771.22 feet to a point; thence  
North 00 Degrees 20 minutes 05 seconds West - 770.74 feet to a point; thence  
North 89 Degrees 30 minutes 27 seconds East - 782.00 feet to a point; thence  
North 00 Degrees 16 minutes 17 seconds East - 294.97 feet to a point on the southerly  
r/w line of **Pittman Road**; thence  
North 70 Degrees 10 minutes 00 seconds East - 201.05 feet along said r/w line to a point .  
intersection with the western r/w line of Interstate I - 59; thence  
South 00 Degrees 09 minutes 28 seconds East - 906.58 feet along Interstate I - 59 r/w  
line to the **Point of Beginning**.

Containing **17.55 acres of land more or less**, lying and situated in Section 24, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana.

3026

CASE NO.: ZC05-02-010  
 PETITIONER: Jerret Pittman  
 OWNER: Jerret Pittman  
 REQUESTED CHANGE: From SA (Suburban Agricultural) District to A-3 (Suburban) District  
 LOCATION: Parcel located on the south side of Pittman Road, west of Dean Road;  
 S24, T8S, R14E; Ward 8, District 9  
 SIZE: 17.55 acres



**BOUNDARY DESCRIPTION**

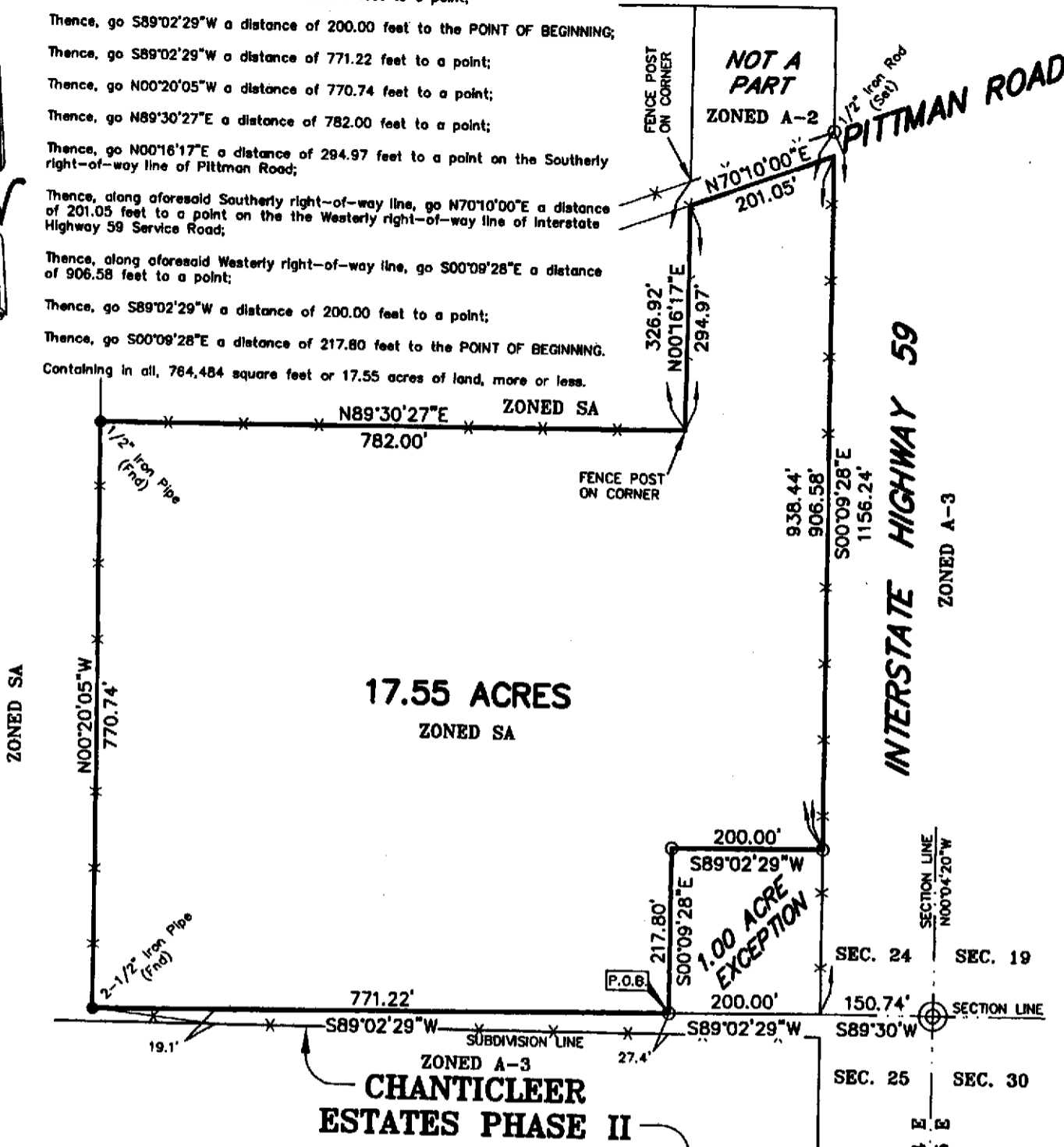
All that certain parcel of land situated in Section 24, Township 8 South, Range 14 East; St. Tammany Parish, Louisiana; and is more fully described as follows:

COMMENCE at the section corner common to Sections 24 & 25, Township 8 South, Range 14 East and Sections 19 & 30, Township 8 South, Range 15 East;

- Thence, go S89°30'W a distance of 150.74 feet to a point;
- Thence, go S89°02'29"W a distance of 200.00 feet to the POINT OF BEGINNING;
- Thence, go S89°02'29"W a distance of 771.22 feet to a point;
- Thence, go N00°20'05"W a distance of 770.74 feet to a point;
- Thence, go N89°30'27"E a distance of 782.00 feet to a point;
- Thence, go N00°16'17"E a distance of 284.97 feet to a point on the Southerly right-of-way line of Pittman Road;
- Thence, along aforesaid Southerly right-of-way line, go N70°10'00"E a distance of 201.05 feet to a point on the the Westerly right-of-way line of Interstate Highway 59 Service Road;
- Thence, along aforesaid Westerly right-of-way line, go S00°09'28"E a distance of 906.58 feet to a point;
- Thence, go S89°02'29"W a distance of 200.00 feet to a point;
- Thence, go S00°09'28"E a distance of 217.80 feet to the POINT OF BEGINNING.

Containing in all, 784,484 square feet or 17.55 acres of land, more or less.

3026



ZONED SA

**17.55 ACRES**  
ZONED SA

**INTERSTATE HIGHWAY 59**  
ZONED A-3

NOT A PART  
ZONED A-2

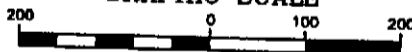
PITTMAN ROAD

**CHANTICLEER ESTATES PHASE II**

**LEGEND**

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 200 FEET

ADDRESS:

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.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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.

F.I.R.M. No. 225205 0430 D  
F.I.R.M. Date 04/21/1999  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.

1044297

DATE:

12/02/2004

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING • ENVIRONMENTAL  
2990 East Gause Blvd., Suite B  
Slidell, Louisiana 70461  
E-mail: jvbassoc@jvburkes.com

DRAWN BY:

JAG

CHECKED BY:

JAG

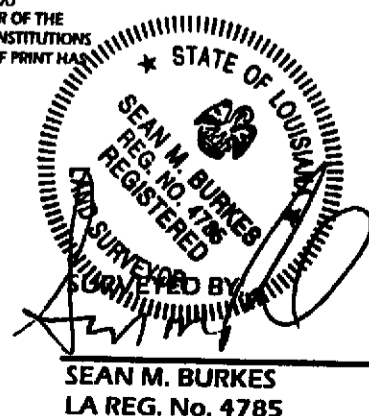
SCALE:

1" = 200'

**SURVEY OF 17.55 ACRES  
SEC. 24, T 8 S - R 14 E  
ST. TAMMANY PARISH  
LOUISIANA**

2005-02-010

CERTIFIED TO: **JERRET PITTMAN**



**SEAN M. BURKES**  
LA REG. No. 4785