

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3125 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. GOULD PROVIDED BY: PLANNING

INTRODUCED BY: MR. GOULD SECONDED BY: MR. THOMPSON

ON THE 7TH DAY OF JULY 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the northwest corner of LA Highway 59 & Dove Park Road and which property comprises a total of 2.735 acres of land more or less, from its present M-2 (Intermediate Industrial) District to a C-2 (Highway Commercial) District, Ward 4, District 5. (ZC05-06-042)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-06-042, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remain M-2 (Intermediate Industrial) 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 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 M-2 (Intermediate Industrial) District to a C-2 (Highway Commercial) District (see Exhibit "A") for complete boundaries..

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC05-06-042

All that certain parcel of ground being situated in Section 25, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:

Commence from the quarter corner common to sections 25 and 30, Township 7 South, Range 11 East go North 89 degrees 45 minutes 00 seconds West, a distance of 189.00 feet to a point on the westerly right-of-way line of La. State Highway No. 59; thence continue along said westerly right-of-way line in four courses:

North 04 degrees 17 minutes 36 seconds East, a distance of 467.17 feet;
North 85 degrees 42 minutes 24 seconds West, a distance of 20.00 feet;
North 00 degrees 21 minutes 50 seconds East, a distance of 350.02 feet;
North 00 degrees 09 minutes 29 seconds East, a distance of 249.26 feet to a point at the intersection of the westerly right-of-way line of La. State Highway No. 59 and the northerly right-of-way line of Dove Park Road also the **Point of Beginning**:

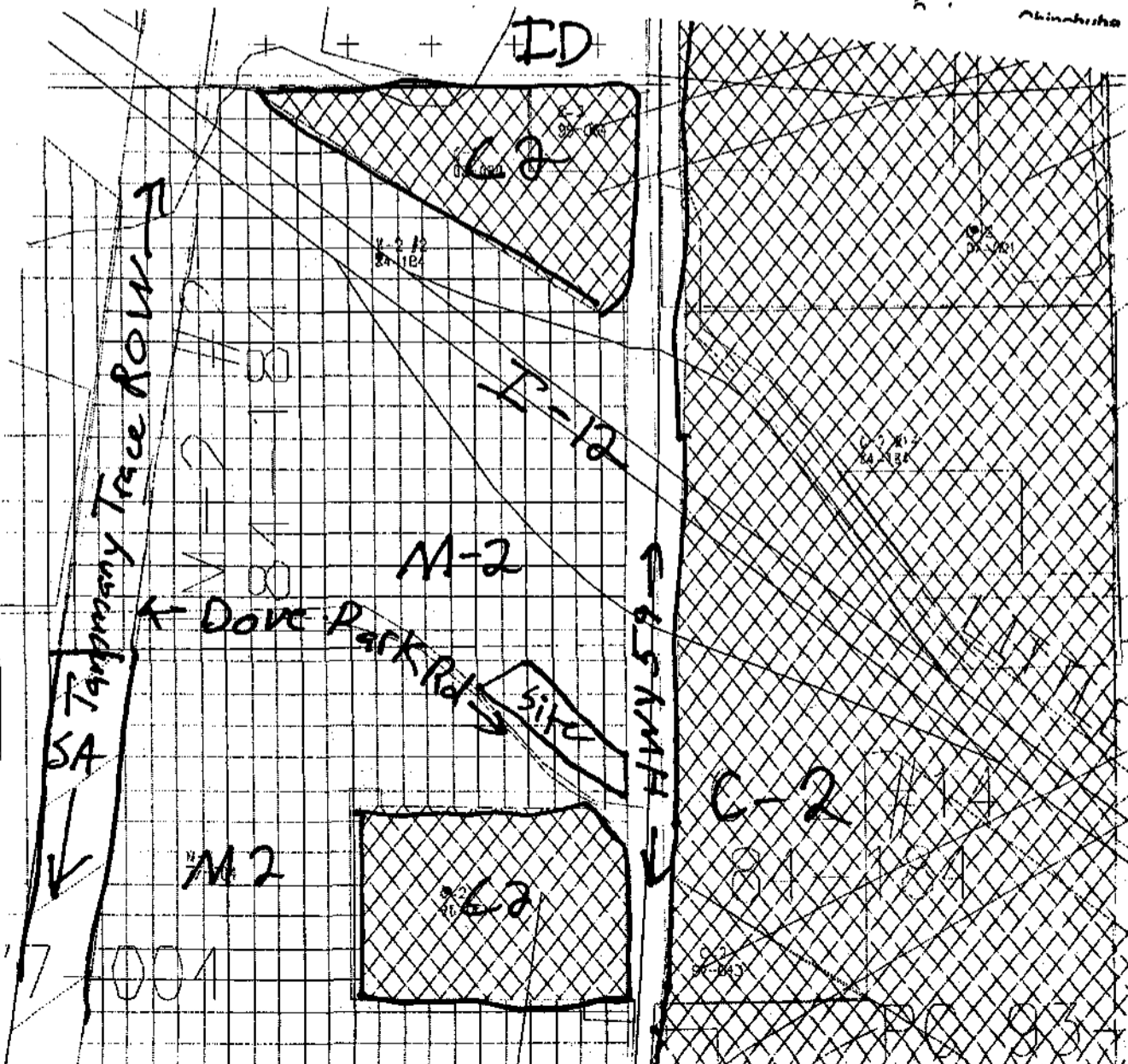
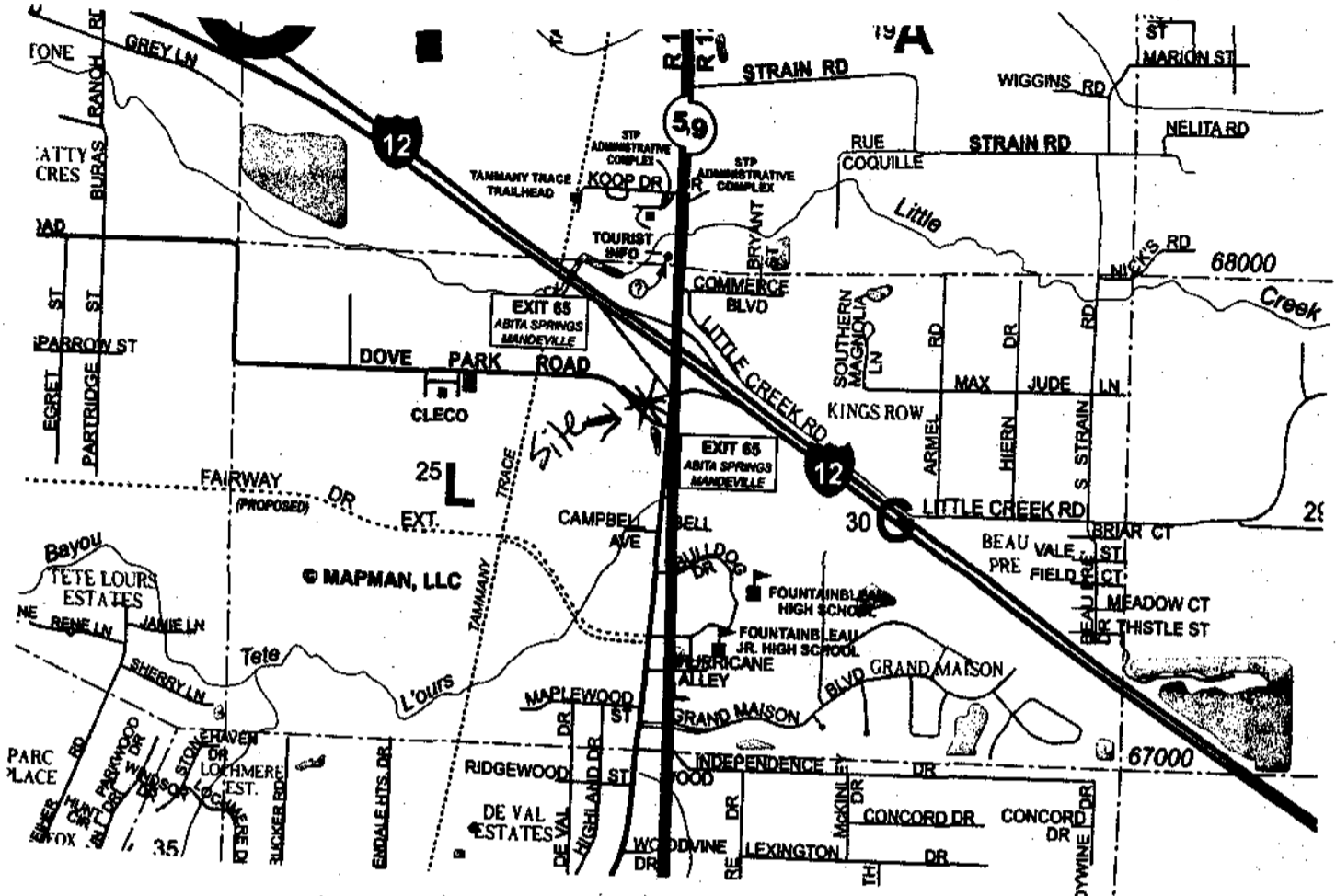
From the Point of Beginning go along said northerly right-of-way line of Dove Park Road in four courses:

South 61 degrees 18 minutes 06 seconds West, a distance of 98.11 feet;
thence go along a curve to the right having a radius of 676.20 feet and an arc length of 182.90 feet and also having a chord bearing of North 56 degrees 18 minutes 20 seconds West and a chord length of 182.34 feet;
North 48 degrees 33 minutes 24 seconds West, a distance of 197.24 feet;
thence go along a curve to the left having a radius of 756.20 feet and an arc length of 226.53 feet and also having a chord bearing of North 57 degrees 08 minutes 21 seconds West and a chord length of 225.71 feet;
thence leaving said northerly right-of-way line of Dove Park Road go North 00 degrees 33 minutes 27 seconds West, a distance of 60.00 feet; thence go North 89 degrees 26 minutes 33 seconds East, a distance of 307.60 feet to a point on the southerly right-of-way line of Interstate Highway No. 12; thence continue along said southerly right-of-way line South 50 degrees 08 minutes 15 seconds East, a distance of 349.83 feet to a point on the westerly right-of-way line of La. State Highway No. 59; thence go South 00 degrees 08 minutes 54 seconds West, a distance of 145.78 feet back to the **Point of Beginning**.

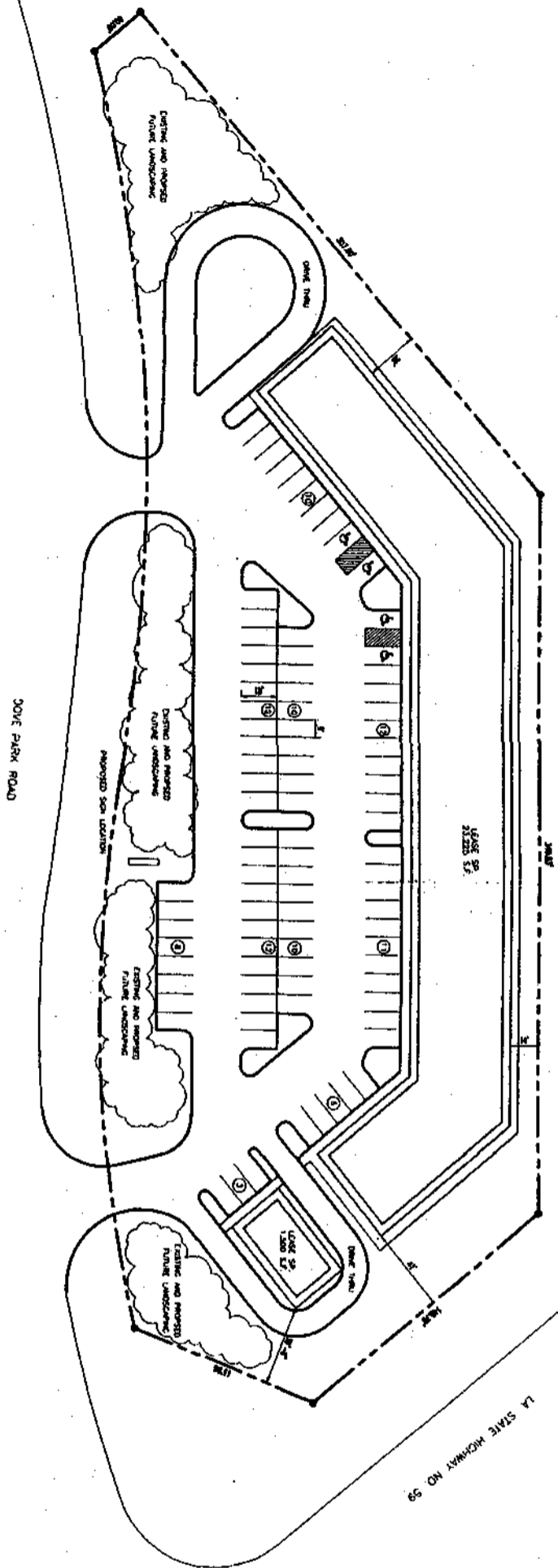
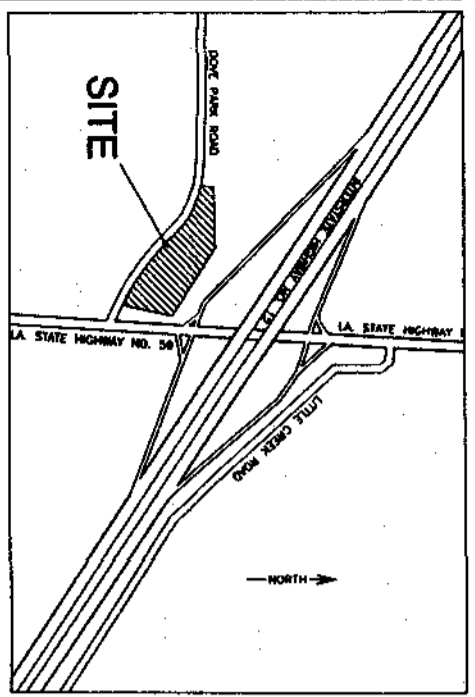
Said Parcel contains 2.735 acres of land more or less. Date: November 15, 2004
Survey No.: 04709

ord. Cal. 3125

CASE NO.: ZC05-06-042
PETITIONER: Franklin Kyle/ Kyle and Associates
OWNER: I-12/Hwy 59 Properties, L.L.C.
REQUESTED CHANGE: From M-2 (Intermediate Industrial) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the northwest corner of LA Highway 59 & Dove Park Road; S25, T7S, R11E; Ward 4, District 5
SIZE: 2.735 acres

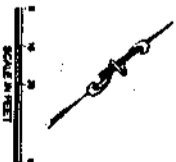


2005-06-042



I-12/HIGHWAY 59 COMMERCIAL DEVELOPMENT
 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST
 WARD 4, DISTRICT 5
 ST. TAMMANY PARISH, LA.
 I-12/HIGHWAY 59 PROPERTIES - DEVELOPER
 KYLE ASSOCIATES, LLC - PLANNER/ENGINEER

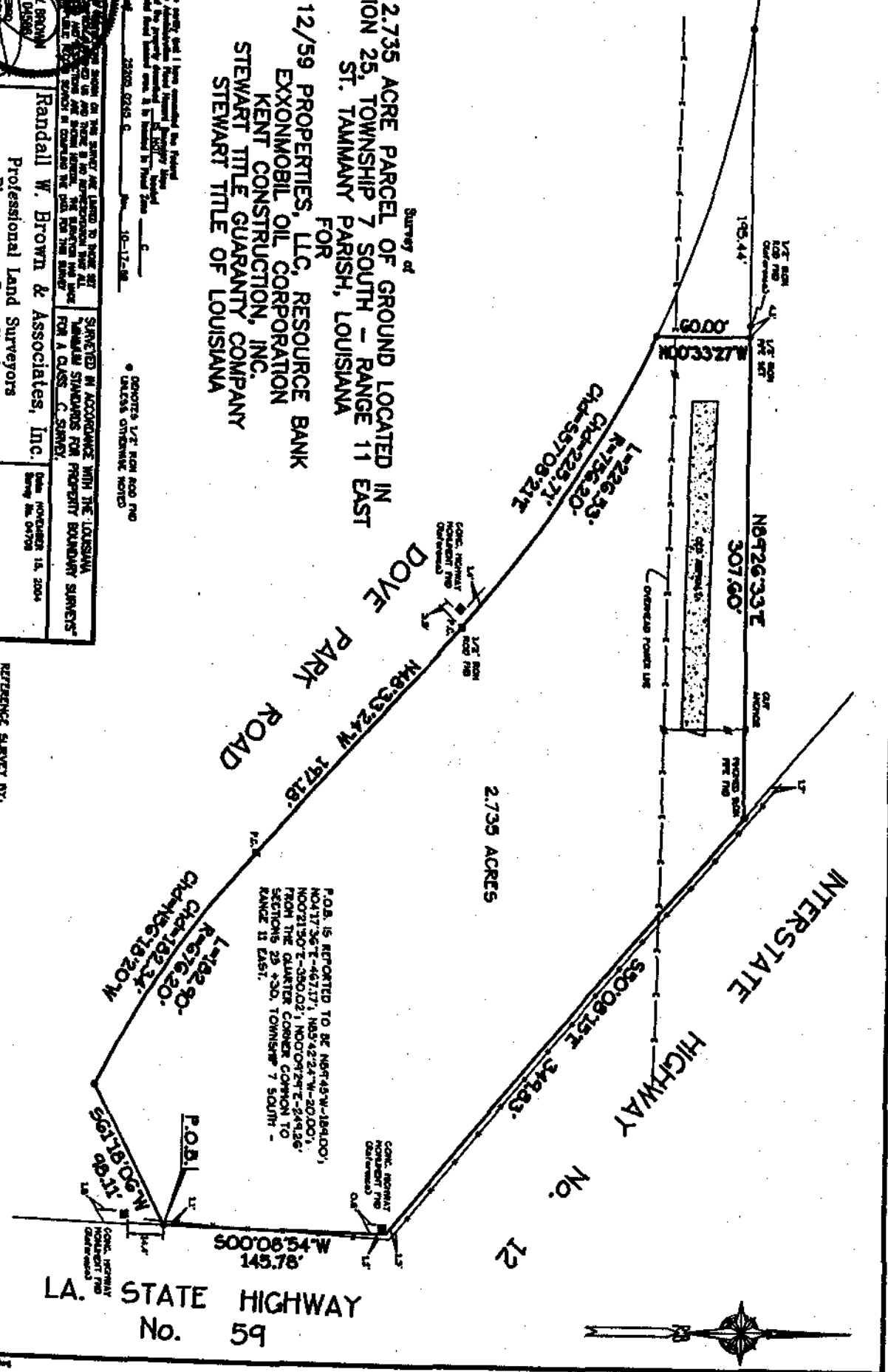
I-12/HIGHWAY 59 PROPERTIES DEVELOPMENT
 THE PROPERTY IS SOUNDED BY:
 INTERSTATE 12 - NORTH
 HIGHWAY 59 - EAST
 DOVE PARK ROAD - SOUTH
 WARDLAND - WEST
 THE PROPERTY IS CURRENTLY UNDEVELOPED
 CURRENT ZONING - W-2
 PROPOSED ZONING - C-2
 MAXIMUM SQUARE FOOTAGE OF USE - 24,775 SF.
 MAXIMUM SQUARE FOOTAGE OF USE - 24,775 SF.
 TOTAL PARKING REQUIRED (1/200 SF.) - 71 SPACES
 TOTAL PARKING PROVIDED - 53 SPACES
 A LANDSCAPE PLAN WILL BE PROVIDED



<p>KYLE ASSOCIATES, LLC 2800 Village Lakeshore, Metairie, LA 70001 • 504.885.1200</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>BY</th> <th>APP'D</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISION	BY	APP'D													<p align="center">KYLE KENT SHOPPING CENTER</p> <p align="center">SITE MAP</p>	<p>SCALE (GRAPHIC) 1" = 30'-0"</p> <p>SCALE (TEXT) 1" = 80'-0"</p> <p>DATE: APR. 2005</p>	<p>DESIGNED BY: BCN</p> <p>DRAWN BY: TMI</p> <p>CHECKED BY: BMO</p> <p>JOB NO: 40518</p>
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2005-06-042

Survey of
A 2.735 ACRE PARCEL OF GROUND LOCATED IN SECTION 25, TOWNSHIP 7 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA
 FOR
12/59 PROPERTIES, LLC, RESOURCE BANK EXXONMOBIL OIL CORPORATION KENT CONSTRUCTION, INC. STEWART TITLE GUARANTY COMPANY STEWART TITLE OF LOUISIANA



LA. STATE HIGHWAY No. 59



RANDALL W. BROWN
 REG. NO. 03588
 Professional Land Surveyors
 Planners & Consultants
 228 W. Causerway App. Mandeville, LA 70448
 (985) 824-6368 FAX (985) 824-6309

DATE: 10-17-08
 SHEET NO. 01/25

REFERENCE SURVEY BY:
 DAVID H. MANOLETTIS & ASSOCIATES, INC.
 JOB NO. 1125-01, PLAT NO. N-074
 DATED 12-18-2001
 + PLAT NO. N-667, DATED 3-23-04