

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3169 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. DEAN PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. DEAN SECONDED BY: MR. THOMPSON

ON THE 6TH DAY OF OCTOBER 2005

Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel of land located on the south side of LA Highway 1085 and the north side of I-12, west of LA Highway 1077, which property comprises 37.796 acres, from its present R (Rural) District to an M-1 (Light Industrial) District for 1.702 acres and M-2 (Intermediate Industrial) District for the remaining 36.094 acres. Ward 1, District 1. (ZC05-08-051)

Whereas, the Zoning Commission of the Parish of St. Tammany, after hearing in accordance with law Case No. ZC05-08-051, recommended to the Parish Council that the zoning classification of the above referenced area be changed from its present R (Rural) District to an M-2 (Intermediate Industrial) District based upon the original application; and

WHEREAS, an appeal of the Zoning Commission approval was filed by area residents in opposition and heard by the St. Tammany Parish Council on October 6, 2005, at which time a compromise was entered into the record to modify the rezoning of 1.702 acres south of LA Highway 1085 from R (Rural) to M-1 (Light Industrial) and rezoning the remaining 36.094 acres to M-2 (Intermediate Industrial) District (see Exhibit "A") for complete boundaries; and

Whereas, the Parish Council held a public hearing in accordance with law, and for purposes of protecting the public health, safety and general welfare, deemed it necessary to designate a portion of the subject property as an M-1 (Light Industrial) District and a portion as M-2 (Intermediate Industrial) District.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the property described on Exhibit "A" is hereby changed from its present R (Rural) District to 1.702 acres as M-1 (Light Industrial) District and 36.094 acres as M-2 (Intermediate Industrial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC05-08-051

LEGAL DESCRIPTION
OF
1.702 ACRES

A certain parcel of land situated in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section Corner common to Sections 3, 4, 9 and 10, Township 7 South, Range 10 East and measure North 89 degrees 54 minutes 46 seconds East a distance of 3,120.77 feet; thence North 71 degrees 19 minutes 55 seconds West a distance of 466.81 feet; thence North 00 degrees 13 minutes 37 seconds West a distance of 2,349.15 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue North 00 degrees 13 minutes 37 seconds West a distance of 110.05 feet; thence South 88 degrees 34 minutes 08 seconds East a distance of 673.82 feet; thence South 00 degrees 08 minutes 49 seconds East a distance of 110.04 feet; thence North 88 degrees 34 minutes 08 seconds West a distance of 673.67 feet to the POINT OF BEGINNING, and containing 1.702 acres of land, more or less.

LEGAL DESCRIPTION
OF
16.368 ACRES

A certain parcel of land situated in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section Corner common to Sections 3, 4, 9 and 10, Township 7 South, Range 10 East and measure North 89 degrees 54 minutes 46 seconds East a distance of 3,120.77 feet; thence North 71 degrees 19 minutes 55 seconds West a distance of 466.81 feet; thence North 00 degrees 13 minutes 37 seconds West a distance of 1,279.97 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run continue North 00 degrees 13 minutes 37 seconds West a distance of 1,069.18 feet; thence South 88 degrees 34 minutes 08 seconds East a distance of 673.67 feet; thence South 00 degrees 08 minutes 49 seconds East a distance of 1,050.78 feet; thence South 89 degrees 51 minutes 56 seconds West a distance of 671.92 feet to the POINT OF BEGINNING, and containing 16.368 acres of land, more or less.

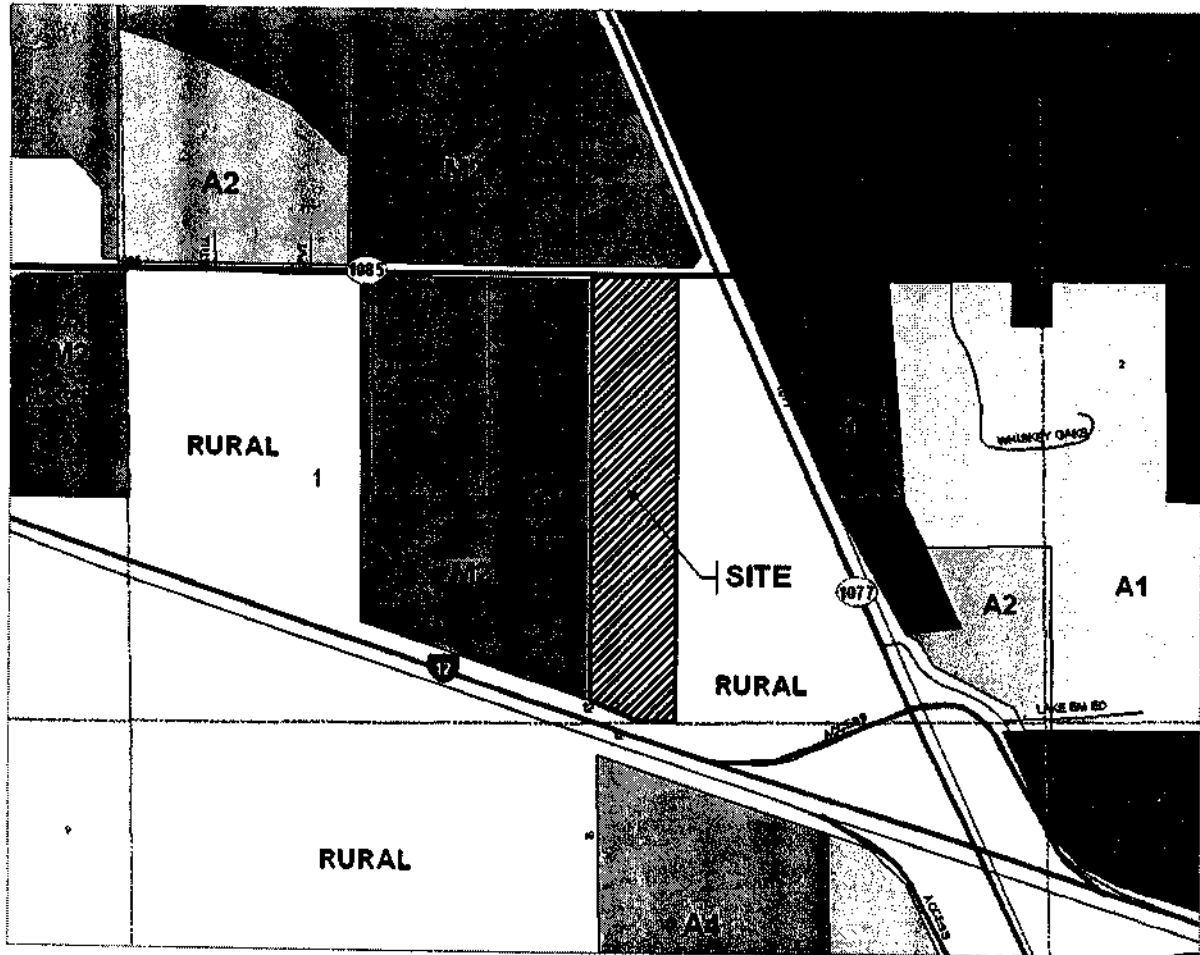
LEGAL DESCRIPTION
OF
19.726 ACRES

A certain parcel of land situated in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

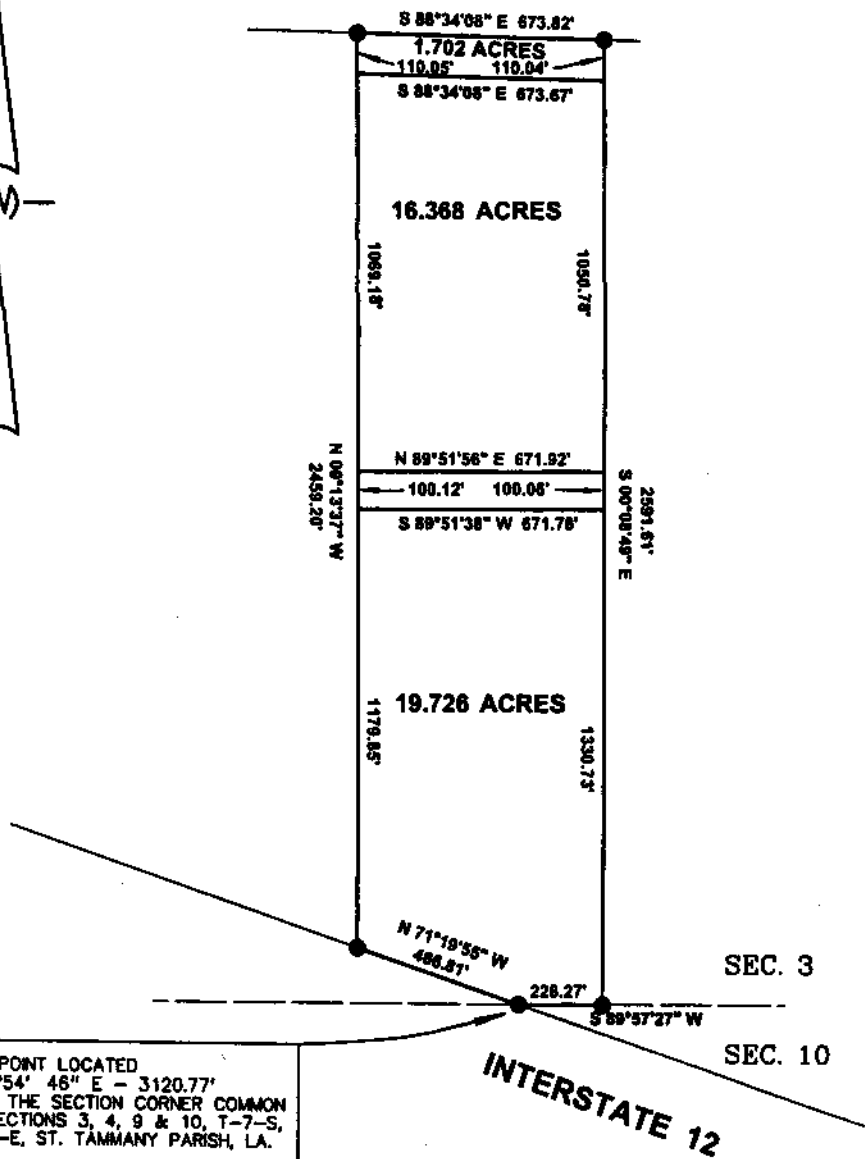
Commence at the Section Corner common to Sections 3, 4, 9 and 10, Township 7 South, Range 10 East and measure North 89 degrees 54 minutes 46 seconds East a distance of 3,120.77 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run North 71 degrees 19 minutes 55 seconds West a distance of 466.81 feet; thence North 00 degrees 13 minutes 37 seconds West a distance of 1,179.85 feet; thence North 89 degrees 51 minutes 38 seconds East a distance of 671.78 feet; thence South 00 degrees 08 minutes 49 seconds East a distance of 1,330.73 feet; thence South 89 degrees 57 minutes 27 seconds West a distance of 228.27 feet to the POINT OF BEGINNING, and containing 19.726 acres of land, more or less.

CASE NO.: ZC05-08-051
PETITIONER: Jeff Schoen, Atty
OWNER: Zenith Interest Partnership
REQUESTED CHANGE: From R (Rural) District to (M-1) Light Industrial (1.702 acres) & M-2 (Intermediate Industrial) (37.638 acres) Districts
LOCATION: Parcel located on the south side of LA Highway 1085 & on the north side of I-12, west of LA Highway 1077; S3, T7S, R10E; Ward 1, District
SIZE: 37.79 acres



LA. HWY. 1085



THIS POINT LOCATED
 N 89°54' 46" E - 3120.77'
 FROM THE SECTION CORNER COMMON
 TO SECTIONS 3, 4, 9 & 10, T-7-S,
 R-10-E, ST. TAMMANY PARISH, LA.

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD
 ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
 PANEL NO. 225205 0210 C; REV. 10-17-1989

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
 EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
 ORIGIN OR TITLE POLICY WILL BE ADDED HERETO UPON
 REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE
 SEARCH OR ABSTRACT.

BOUNDARY SURVEY OF:	
1.702 ACRES, 16.368 ACRES & 19.726 ACRES SECTION 3, T-7-S, R-10-E ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
LAND HOLDING COMPANY, L.L.C.	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5811	
SCALE: 1" = 400'	DATE: 10-27-2005
DRAWN: R.F.D.	JOB NO:
REVISED: 10-31-05	

KELLY J. McHUGH REG. NO. 4443
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
 SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
 CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
 "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.