

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3187 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of LA Highway 22, east of LA Highway 1085, west of Oak Park Drive and which property comprises a total of 33.223 acres of land more or less, from its present R (Rural) District to an A-4 (Single Family Residential) District, Ward 1, District 1. (ZC05-09-065)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-09-065, 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 R (Rural) District to a 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 R (Rural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZCO5-09-065

A certain parcel of land situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter (1/4) Section Corner common to Sections 8 and 17, Township 7 South, Range 10 East and measure South 00 degrees 54 minutes 59 seconds East a distance of 494.22 feet; thence South 89 degrees 26 minutes 49 seconds East a distance of 443.72 feet; thence South 00 degrees 43 minutes 27 seconds East a distance of 857.09 feet; thence North 89 degrees 26 minutes 49 seconds West a distance of 114.90 feet; thence South 00 degrees 59 minutes 21 seconds East a distance of 768.88 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue South 00 degrees 59 minutes 21 seconds East a distance of 1,467.43 feet; thence North 73 degrees 00 minutes 47 seconds West a distance of 446.83 feet; thence South 71 degrees 04 minutes 05 seconds West a distance of 127.78 feet; thence South 40 degrees 04 minutes 53 seconds West a distance of 118.98 feet; thence South 37 degrees 18 minutes 28 seconds West a distance of 114.94 feet to a point on a curve; thence along a curve to the left having a radius of 28,697.80 feet, a delta of 00 degrees 27 minutes 00 seconds, an arc length of 225.42 feet, and a chord which bears North 81 degrees 25 minutes 04 seconds West having a chord distance of 225.42 feet to a point on a line; thence North 04 degrees 18 minutes 15 seconds West a distance of 1,744.36 feet; thence South 59 degrees 14 minutes 15 seconds East a distance of 543.97 feet; thence North 20 degrees 37 minutes 17 seconds East a distance of 267.36 feet; thence South 36 degrees 15 minutes 08 seconds East a distance of 138.07 feet; thence South 72 degrees 13 minutes 45 seconds East a distance of 83.49 feet; thence South 68 degrees 46 minutes 25 seconds East a distance of 139.81 feet; thence North 89 degrees 00 minutes 06 seconds East a distance of 169.90 feet to the POINT OF BEGINNING, and containing 33.223 acres of land, more or less.

**CASE NO.:**  
**PETITIONER:**  
**OWNER:**  
**REQUESTED CHANGE:**  
**LOCATION:**

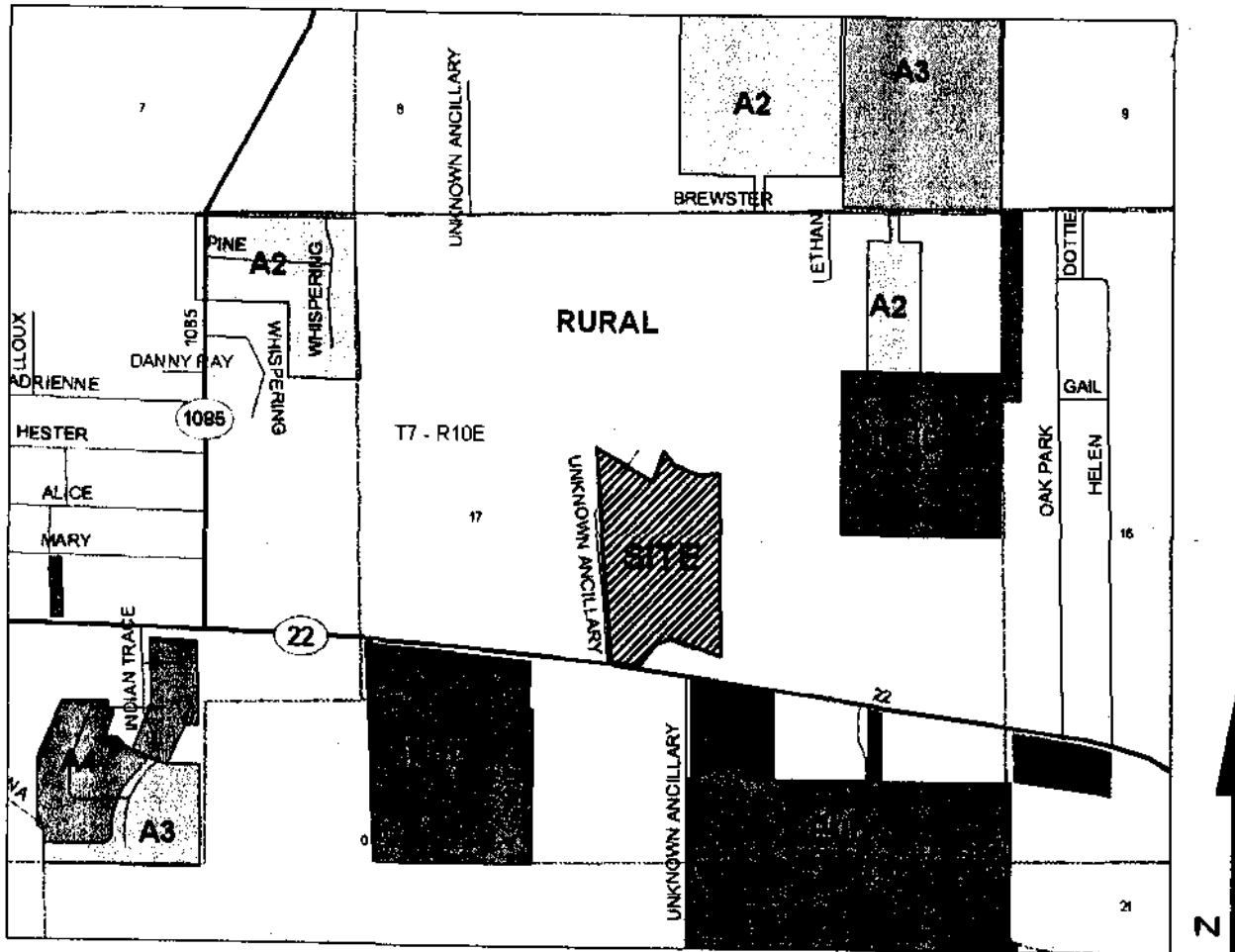
ZC05-09-065

Buddy Coate  
Marina Developers

From R (Rural) District to A-4 (Single Family Residential) District  
Parcel located on the north side of LA Highway 22, east of LA Highway 1085, west of Oak Park Drive; S17, T7S, R10E; Ward 1, District 1

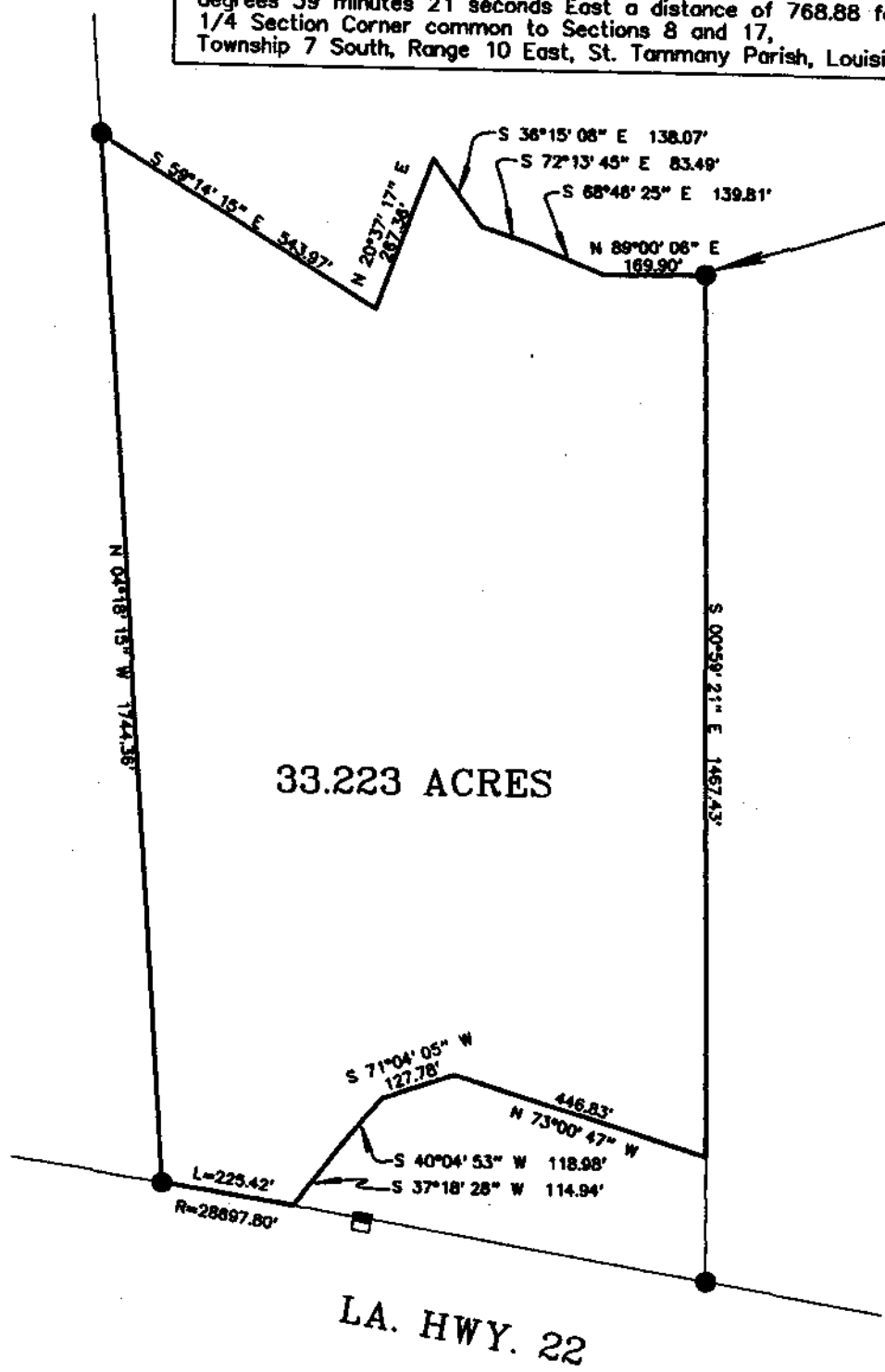
**SIZE:** 33.223 acres

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This point located South 00 degrees 54 minutes 59 seconds East a distance of 494.22 feet; thence South 89 degrees 26 minutes 49 seconds East a distance of 443.72 feet; thence South 00 degrees 43 minutes 27 seconds East a distance of 857.09 feet; thence North 89 degrees 26 minutes 49 seconds West a distance of 114.90 feet; thence South 00 degrees 59 minutes 21 seconds East a distance of 768.88 feet from the 1/4 Section Corner common to Sections 8 and 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana.

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33.223 ACRES

LA. HWY. 22

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = CONC. ROW MONUMENT FOUND

REFERENCE:

SURVEY BY THIS FIRM DATED 1-27-05, JOB NO. 05-055.

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NUMBERS; 225205 0205 C & 225205 0215 C REV. 10-17-89 & 04-02-91.

NOTE: SERVIDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVIDES 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.

BOUNDARY SURVEY OF:	
33.223 ACRES SECTION 17, T-7-S, R-10-E ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
MARINA DEVELOPERS, L.L.C.	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 300'	DATE: 04-13-2005
DRAWN: R.F.D.	JOB NO.: 05-055-21



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.