

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3190 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 parcels located on the north side of LA Highway 22 & on the east side of Perrilloux Road and which property comprises a total of 92.4 acres of land more or less, from its present A-2 (Suburban) & R (Rural) Districts to an A-4 (Single Family Residential) District, Ward 1, District 1. (ZC05-11-073)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-11-073, 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 A-2 (Suburban) & R (Rural) Districts 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 A-2 (Suburban) & R (Rural) Districts 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZCO5-10-073

3190

DESCRIPTION FOR A 92.4 ACRE PARCEL

A CERTAIN PIECE OR PORTION OF GROUND, BEING ALL OF LOTS 1, 2, 3, 4, 6, 8 AND PARCEL 1, OF PINE CREEK ESTATES, PHASE 1, AND AN UNDESIGNATED PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, SECTION 42, T7S-R10E, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE OF THE NORTHERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 22 AND THE EASTERLY RIGHT OF WAY LINE OF PERRILLOUX ROAD;

THENCE ALONG SAID LINE OF LOUISIANA HIGHWAY 22 S61°53'00"E A DISTANCE OF 425.00 FEET TO A POINT, THE POINT OF BEGINNING;

THENCE N15°36'20"E A DISTANCE OF 635.00 FEET TO A POINT, THE POINT OF CURVATURE OR A CURVE TO THE RIGHT HAVING A RADIUS OF 2,166.05 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 377.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,894.99 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 301.10 FEET TO A POINT;

THENCE N73°30'18"W A DISTANCE OF 596.46 FEET TO A POINT WHICH LIES ON THE EASTERLY RIGHT OF WAY LINE OF PERRILLOUX ROAD;

THENCE N14°41'50"E ALONG THE EASTERLY RIGHT OF WAY LINE OF PERRILLOUX ROAD A DISTANCE OF 460.23 FEET TO A POINT;

THENCE S73°30'00"W A DISTANCE OF 600.00 FEET TO A POINT;

THENCE N14°41'50"E A DISTANCE OF 460.20 FEET TO A POINT;

THENCE N73°30'00"W A DISTANCE OF 600.00 FEET TO A POINT WHICH LIES ON THE EASTERLY RIGHT OF WAY LINE OF PERRILLOUX ROAD;

THENCE ALONG SAID RIGHT OF WAY LINE N14°41'50"E A DISTANCE OF 477.07 FEET TO A POINT;

THENCE S73°30'00"E A DISTANCE OF 586.15 FEET TO A POINT;

THENCE N15°36'20"E A DISTANCE OF 227.41 FEET TO A POINT;

THENCE A DISTANCE OF 175.09 FEET TO A POINT;

THENCE N04°07'22"W A DISTANCE OF 95.28 FEET TO A POINT, THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.01 FEET TO A POINT, THE POINT OF TANGENCY;

THENCE N19°57'40"W A DISTANCE OF 66.58 FEET TO A POINT; THENCE N70°18'37"W A DISTANCE OF 309.04 FEET TO A POINT WHICH LIES ON THE EASTERLY RIGHT OF WAY LINE OF PERRILLOUX ROAD;

THENCE ALONG SAID RIGHT OF WAY LINE N14°41'50"E A DISTANCE OF 260.00 FEET TO A POINT;

THENCE S75°18'10"E A DISTANCE OF 250.00 FEET TO A POINT, THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 476.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 141.73 FEET TO A POINT;

THENCE N15°36'20"E A DISTANCE OF 371.29 FEET TO A POINT WHICH LIES ON THE NORTHERLY LINE OF SECTION 42, T7S-R10E;

THENCE ALONG SAID SECTION LINE S73°30'00"W A DISTANCE OF 1375.14 FEET TO A POINT WHICH LIES N73°30'00"W A DISTANCE OF 401.94 FROM A ½"X1" IRON BAR WHICH IS THE SECTION CORNER COMMON TO SECTIONS 15, 16 AND 42, T7S-R10E;

THENCE S15°36'20"W A DISTANCE OF 2,995.14 FEET TO A POINT; THENCE N74°23'40"W A DISTANCE OF 200.00 FEET TO A POINT;

THENCE S15°36'20"W A DISTANCE OF 230.00 FEET TO A POINT WHICH LIES ON THE NORTHERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 22;

THENCE ALONG SAID RIGHT OF WAY LINE N60°53'00"W A DISTANCE OF 266.33 FEET TO A POINT, THE POINT OF BEGINNING.

SAID PIECE OR PORTION OF GROUND CONTAINS 92.4 ACRES

CASE NO.:

ZC05-11-073

3190

PETITIONER:

A. Wayne Buras

OWNER:

Pine Creek Acres, L.L.C.

REQUESTED CHANGE:

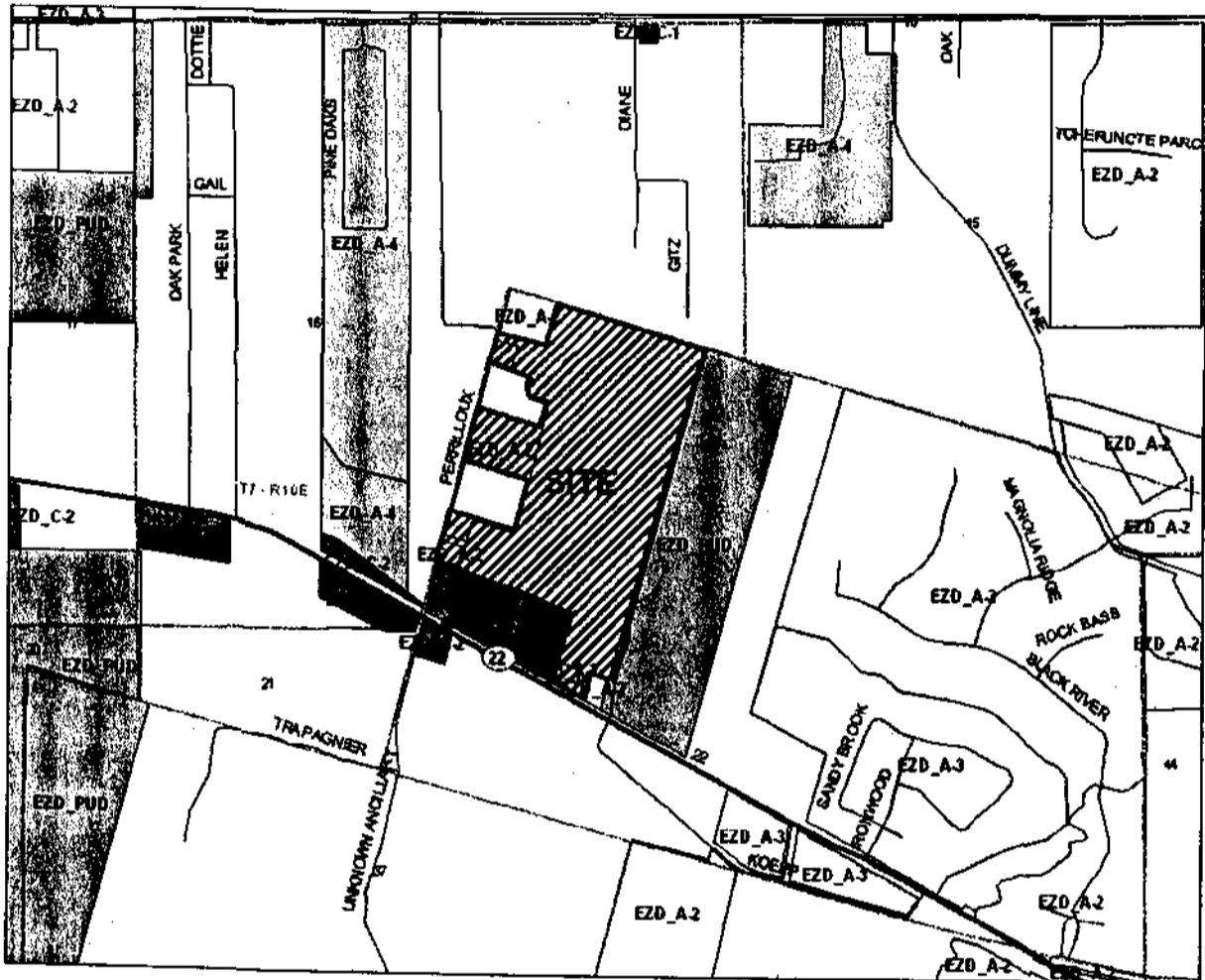
From A-2 (Suburban) & R (Rural) Districts to A-4 (Single Family Residential) District

LOCATION:

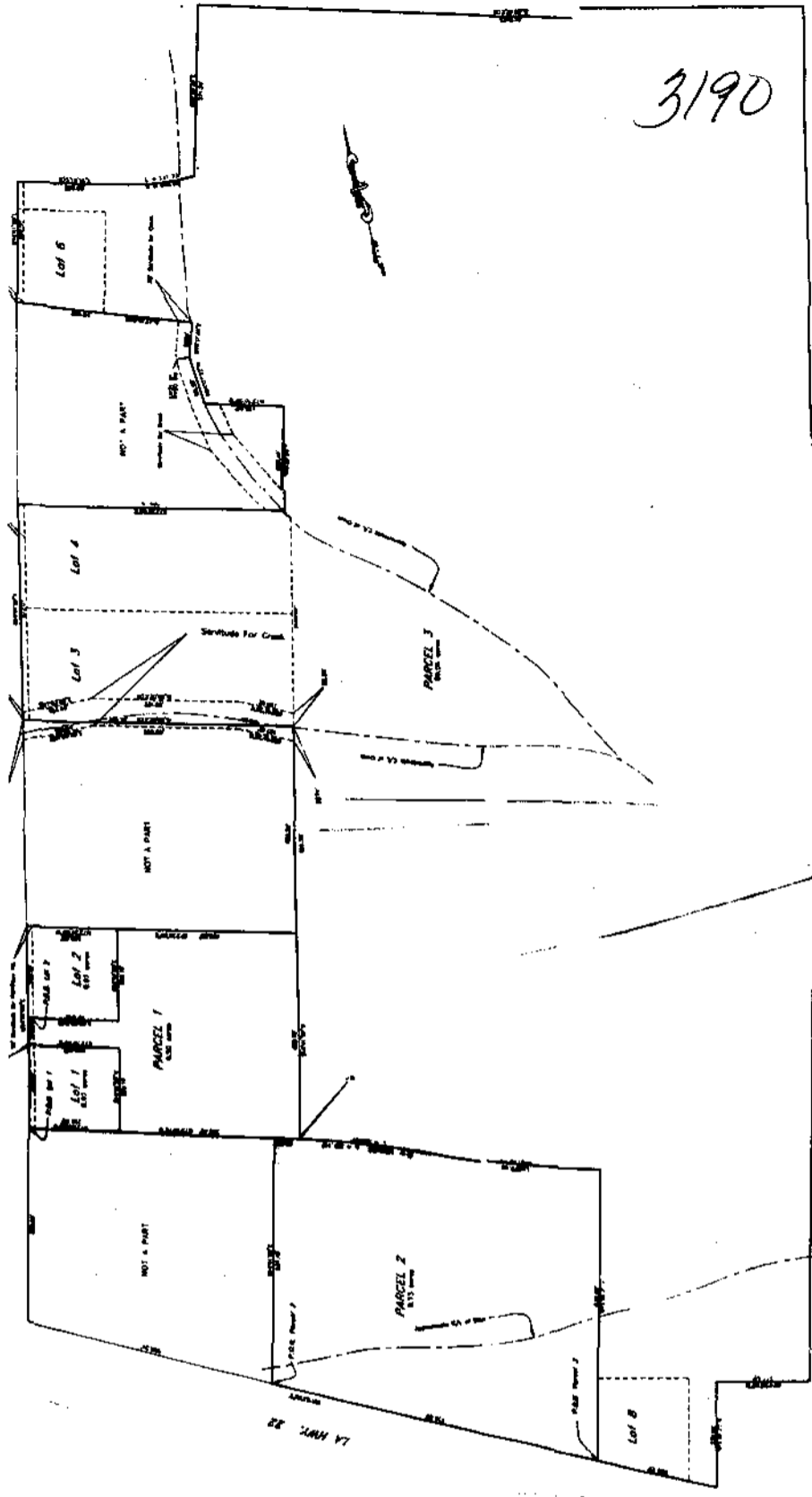
Parcels located on the north side of LA Highway 22 & on the east side of Perrilloux Road; S42, T5S, R10E; Ward 1, District 1

SIZE:

92.4 acres



3190



Z005-11-073