

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2991 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BRISTER/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 south side of Koepp Road, west of Oullibert Road and which property comprises a total of 58.906 acres of land more or less, from its present SA (Suburban Agricultural) District to an A-2 (Suburban) District, Ward 1, District 1. (ZC04-12-102)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-12-102, 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-2 (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-2 (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-2 (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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

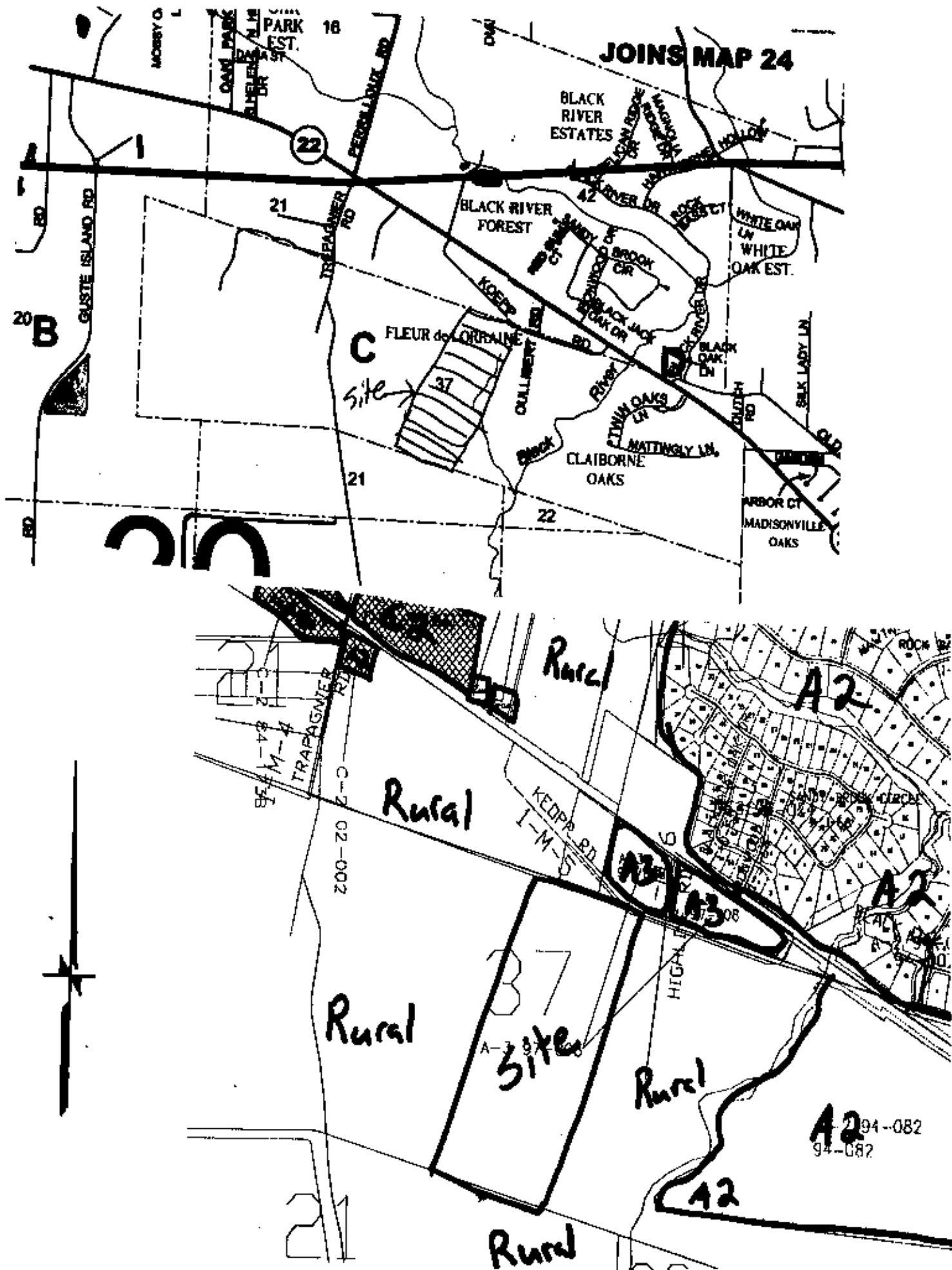
YEAS:

NAYS:

ABSTAIN:

ABSENT:

CASE NO.: ZC04-12-102
PETITIONER: Wayne Buras, Atty.
OWNER: Pontchartrain Oaks Estates, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to A-2 (Suburban) District
LOCATION: Parcel located on the south side of Koepp Road, west of Oullibert Road; S37 & 42, T7S, R10E; Ward 1, District 1
SIZE: 58.906 acres



KOEPF ROAD

204-12-102
2991

SECTION 42

SECTION 37

THIS POINT DESCRIBED AS BEING
S 75° 45' E - 2,200.0' FROM
THE SECTION CORNER COMMON TO
SECTIONS 21, 42, & 37, T-7-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA

N 18° 45' E 101.3'

N 18° 29' 41" E 101.07'

(T-S 75° 45' E 893.0')

S 75° 31' 57" E 897.46'

S 73° 09' 38" E 32.07'

(T-S 72° 20' E 30.0')

8.00'

S 12° 30' 18" W 890.58'

(T-S 12° 00' W 890.1')

(REFERENCE BEARING)
N 18° 00' 00" E
2,200.0'

(T-S 25° 15' E)

58.096 ACRES

LOT 6

LOT 7

LOT 8

SECTION 37

SECTION 21

N 75° 00' 14" W 990.08'

(T-N 75° 00' W 994.0')

S 19° 25' 31" W 187.18'

(T-S 19° 20' W 187.51')

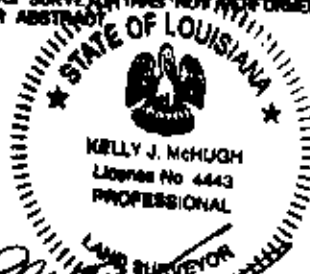
--- LEGEND ---

- = LARGE BOLT FOUND
- = 5/8" IRON ROD FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON PIPE FOUND

1. SURVEY BY ROBERT A. BERLIN, DATED 6-20-1968, NUMBER 68-2199.
2. SURVEY BY ROBERT A. BERLIN, DATED 6-27-1968, SHOWING 0.28 ACRES, FOR EDWARD W. BADEAUX.

THIS PROPERTY IS LOCATED IN FLOOD ZONES C & A10; BASE FLOOD ELEV. 10.0' & 11.0'; F.I.R.M. PANEL NO. 225205 0215 C; REV. 4-02-91

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



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.

BOUNDARY SURVEY OF:

58.906 ACRES
SECTIONS 37 & 42, T-7-S, R-10-E
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

PONTCHARTRAIN OAKS ESTATES, L.L.C.;
FIRST AMERICAN TITLE INSURANCE CO.;
& JONES-FUSSELL, L.L.P.

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA 70481-6611

SCALE: 1" = 40'

DATE: 10-12-2004

DRAWN: R.F.D.

JOB NO.: 04-420

REVISED: