

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2992                      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 southwest corner of C.S. Owens Road & LA Highway 1077 and which property comprises a total of 6.285 acres of land more or less, from its present R (Rural) District to an ID (Institutional) District, Ward 1, District 1. (ZC04-12-104)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-12-104, 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 an ID (Institutional) 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 ID (Institutional) 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 ID (Institutional) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC04-12-104

A CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN SECTION 14, T7S-R10E, ST. HELENA MERIDIAN, GREENSBURG LAND DISTRICT, NEAR THE TOWN OF MADISONVILLE, ST. TAMMANY PARISH, LOUISIANA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE SOUTHERLY R/W LINE OF C.S. OWENS ROAD AND THE WESTERLY R/W LINE OF LA HWY. 1077, PROCEED S65°10'46"W, 447.78 FEET TO AN IRON ROD AT THE POINT OF BEGINNING. THENCE, GO S25°10'01"E, 526.47 FEET TO A POINT; THENCE, GO S65°10'46"W, 422.40 FEET TO AN IRON ROD; THENCE, GO N25°10'01"W, 526.47 FEET TO AN IRON ROD; THENCE, RETURN N65°10'46"E, 422.42 FEET TO THE POINT OF BEGINNING.

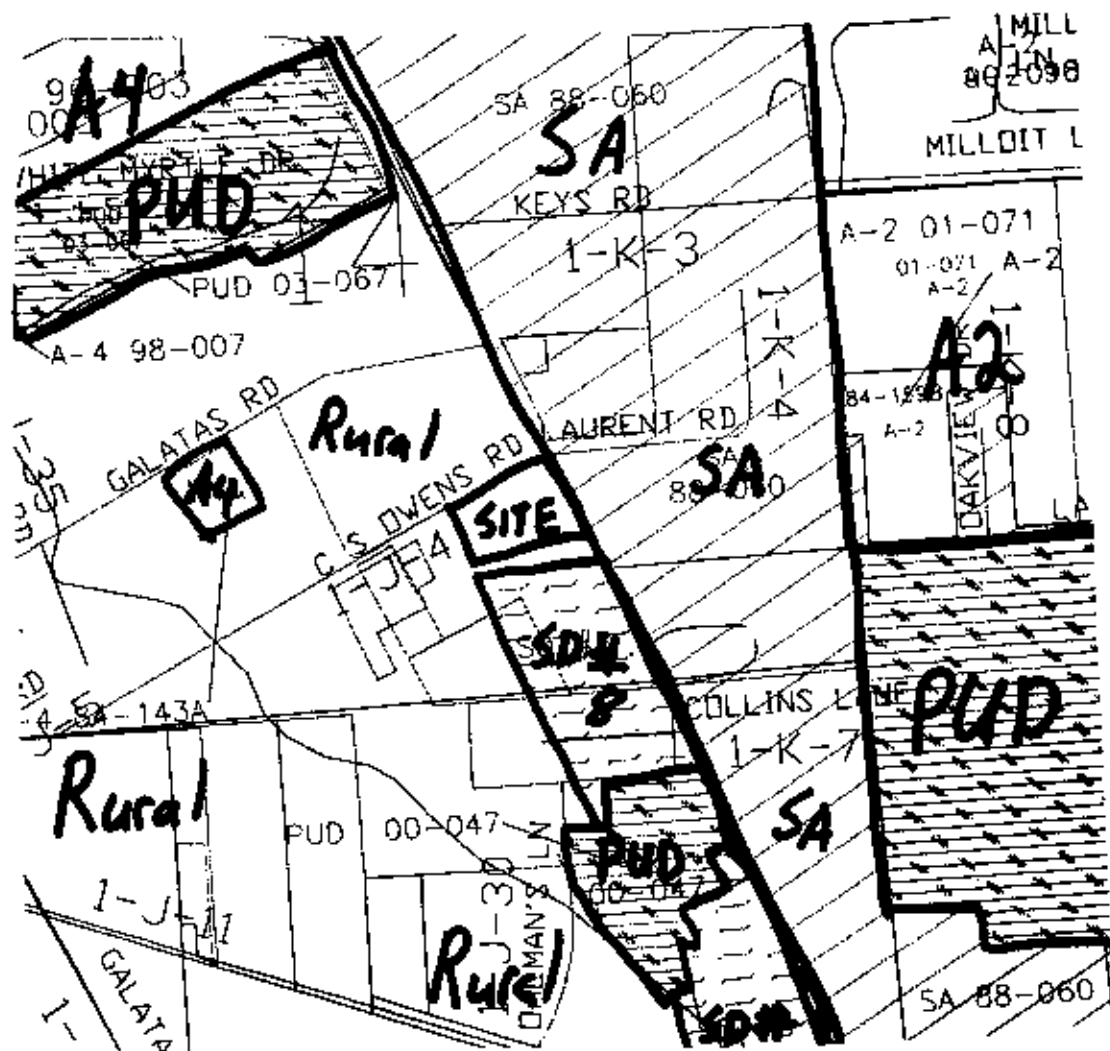
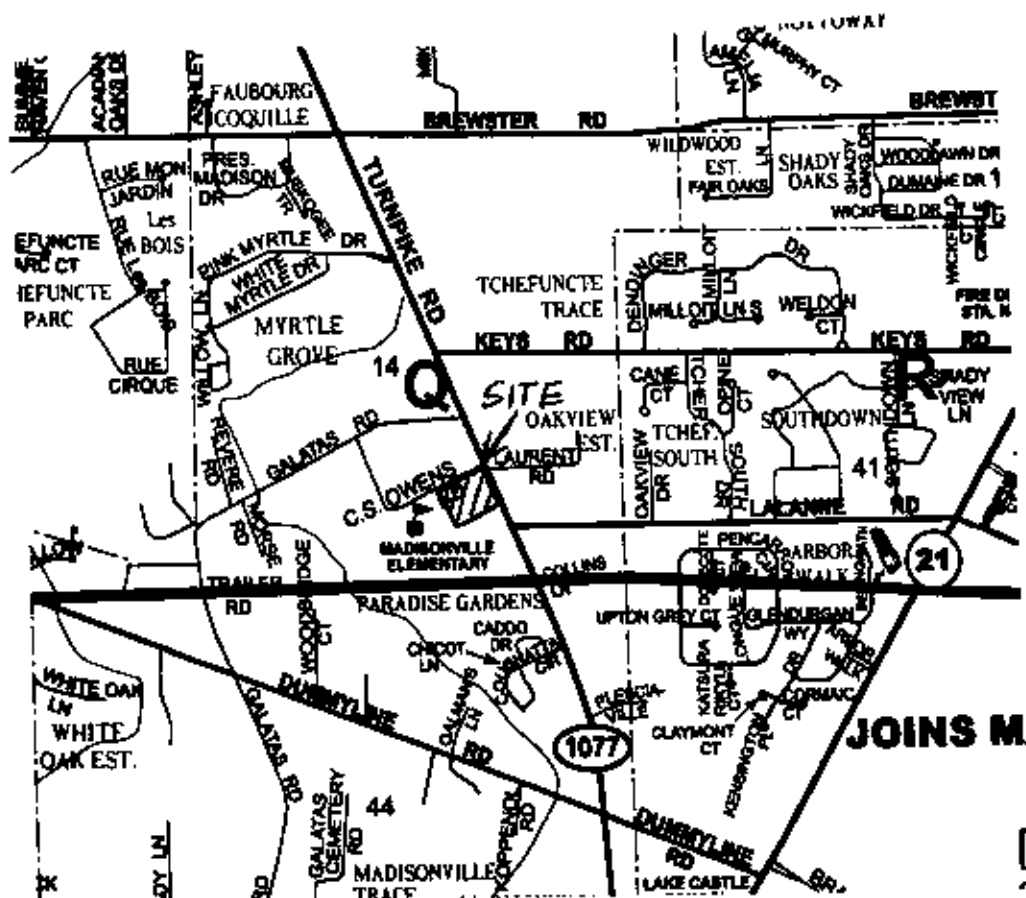
ALL THAT CERTAIN PARCEL OF GROUND being a portion of Lot 4, of the Subdivision of Roland Galatas situated in Section 14, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and being more fully described as follows:

From the Northeast corner of Section 44, Township 7 South, Range 10 East go North 57 degrees 46 minutes 55 seconds West, a distance of 1769.54 feet to a point on the westerly right of way line of LA. Highway No. 1077 (a/k/a Turnpike Road); 56 seconds West, a distance of 29.98 feet (30 feet - TITLE) to the POINT OF BEGINNING.

From the POINT OF BEGINNING leave said westerly right-of-way line and go South 64 degrees 00 minutes 00 seconds West, a distance of 410.77 feet (411 feet more or less - TITLE); thence go North 24 degrees 00 minutes 00 seconds West, a distance of 126.00 feet to a point on the southerly right-of-way line of C .S. Owens Road; thence go along said southerly right-of-way line North 64 degrees 00 minutes 00 seconds East, a distance of 406.93 feet (412 feet - TITLE); to a point on the westerly right-of-way line of La. Highway No. 1077 (a/k/a Turnpike Road); thence leave said southerly right-of-way line of C. S. Owens Road and go along said westerly right-of-way line of LA. Highway No. 1077 (a/k/a Turnpike Road) South 25 degrees 44 minutes 56 seconds East, a distance of 125.93 feet back to the POINT OF BEGINNING.

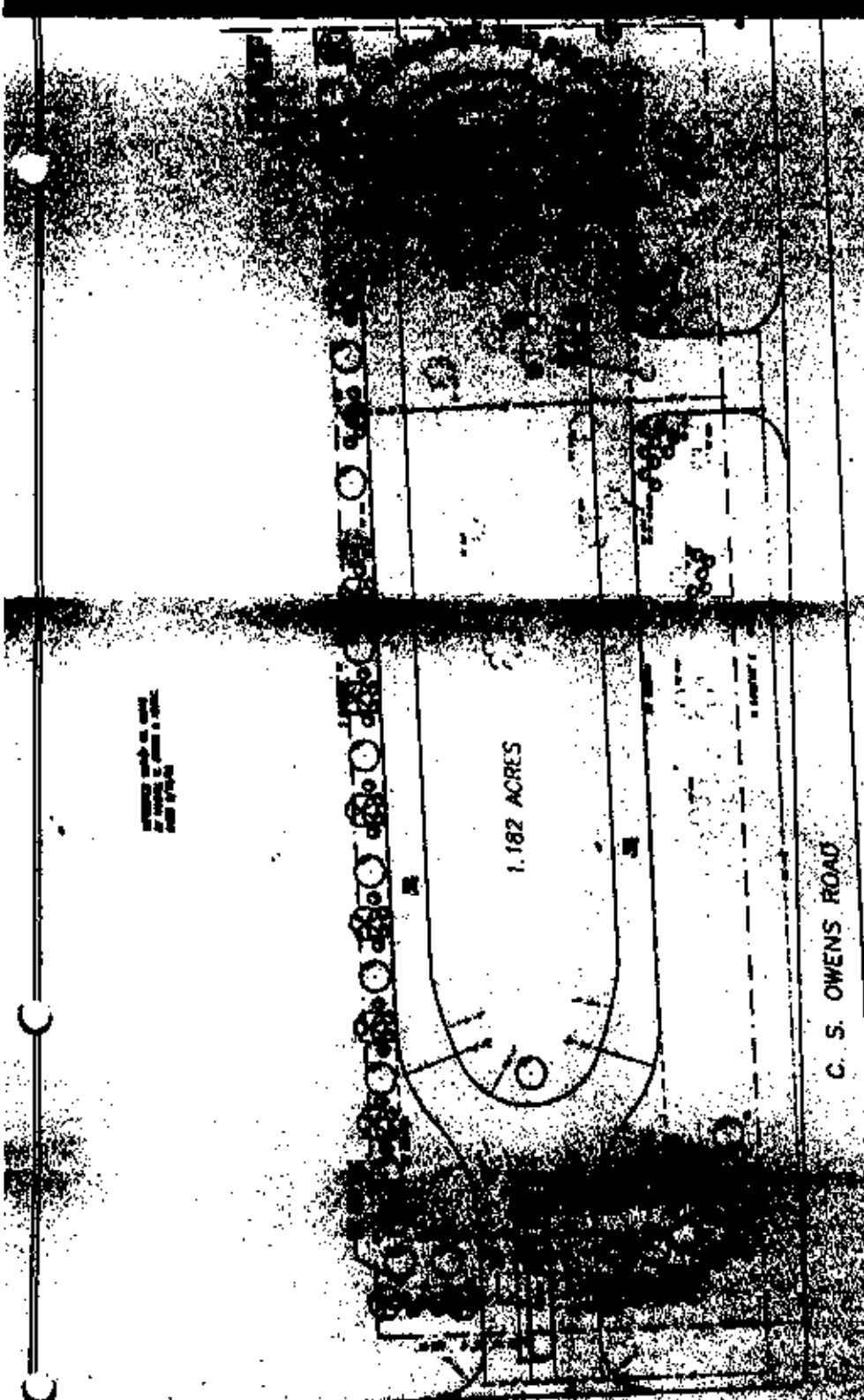
Said parcel contains 1.182 acres of land more or less per survey by Randall W. Brown & Associates, Inc., Survey number 02018 dated February 19, 2002, a copy of which is attached here as Exhibit B.

**CASE NO.:** ZC04-12-104 2992  
**PETITIONER:** Cameron Tipton  
**OWNER:** ST. Tammany Parish School Board  
**REQUESTED CHANGE:** From R (Rural) District to ID (Institutional) District  
**LOCATION:** Parcel located on the southwest corner of C.S. Owens Road & LA Highway 1077; S14, T7S, R10E; Ward 1, District 1  
**SIZE:** 6.285 acres



704-12-104

PROPOSED	EXISTING	ADJACENT	ADJACENT
ROAD	ROAD	ROAD	ROAD
...	...	...	...



1.182 ACRES

C. S. OWENS ROAD

1 PROPOSED SITE PLAN

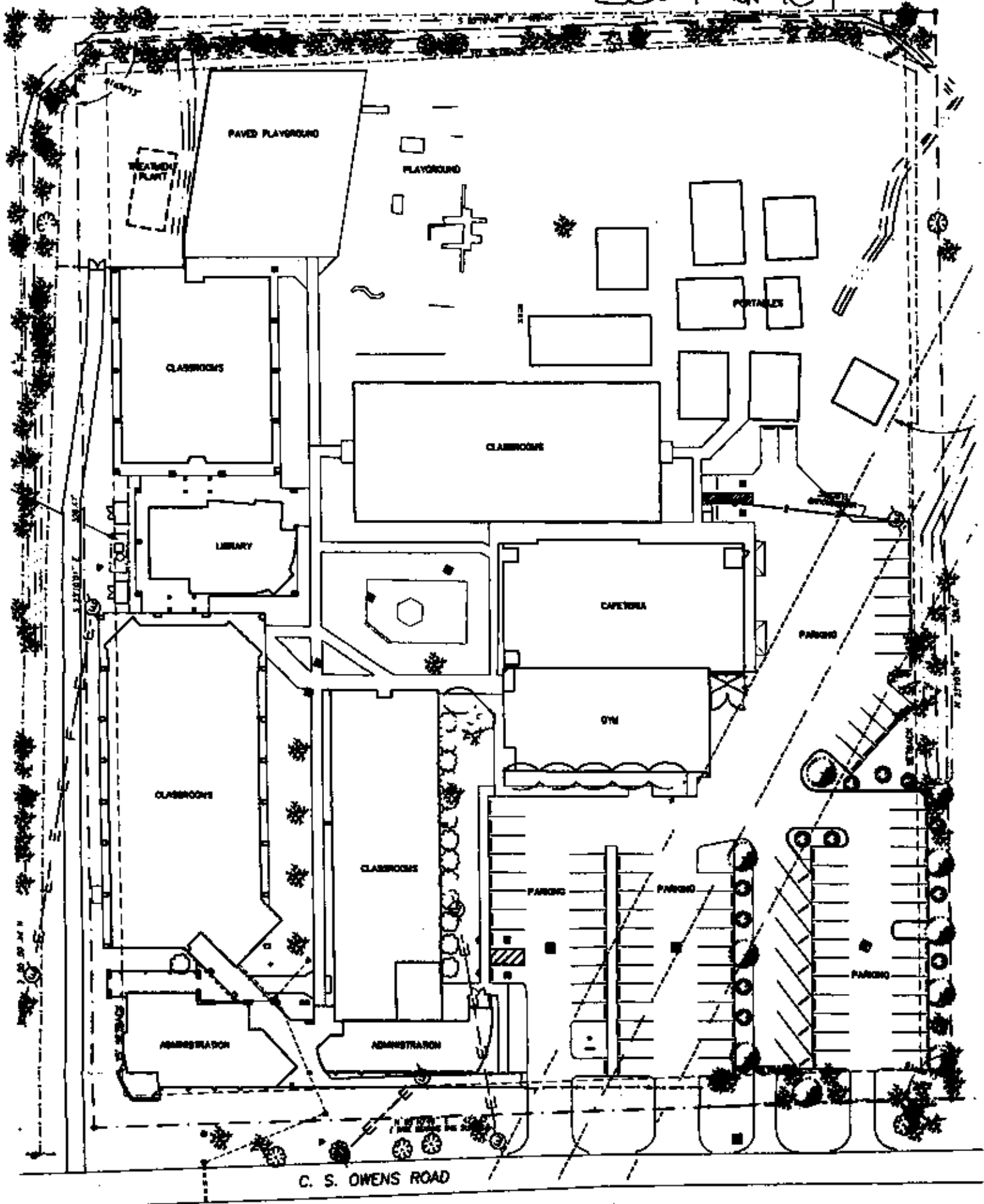
2 TREE LEGEND



LA. HNTB # 1077

2992

ZC04-12-104



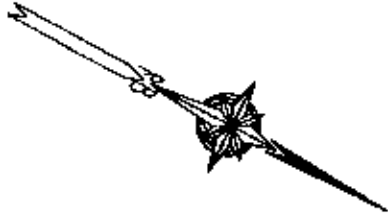
C. S. OWENS ROAD



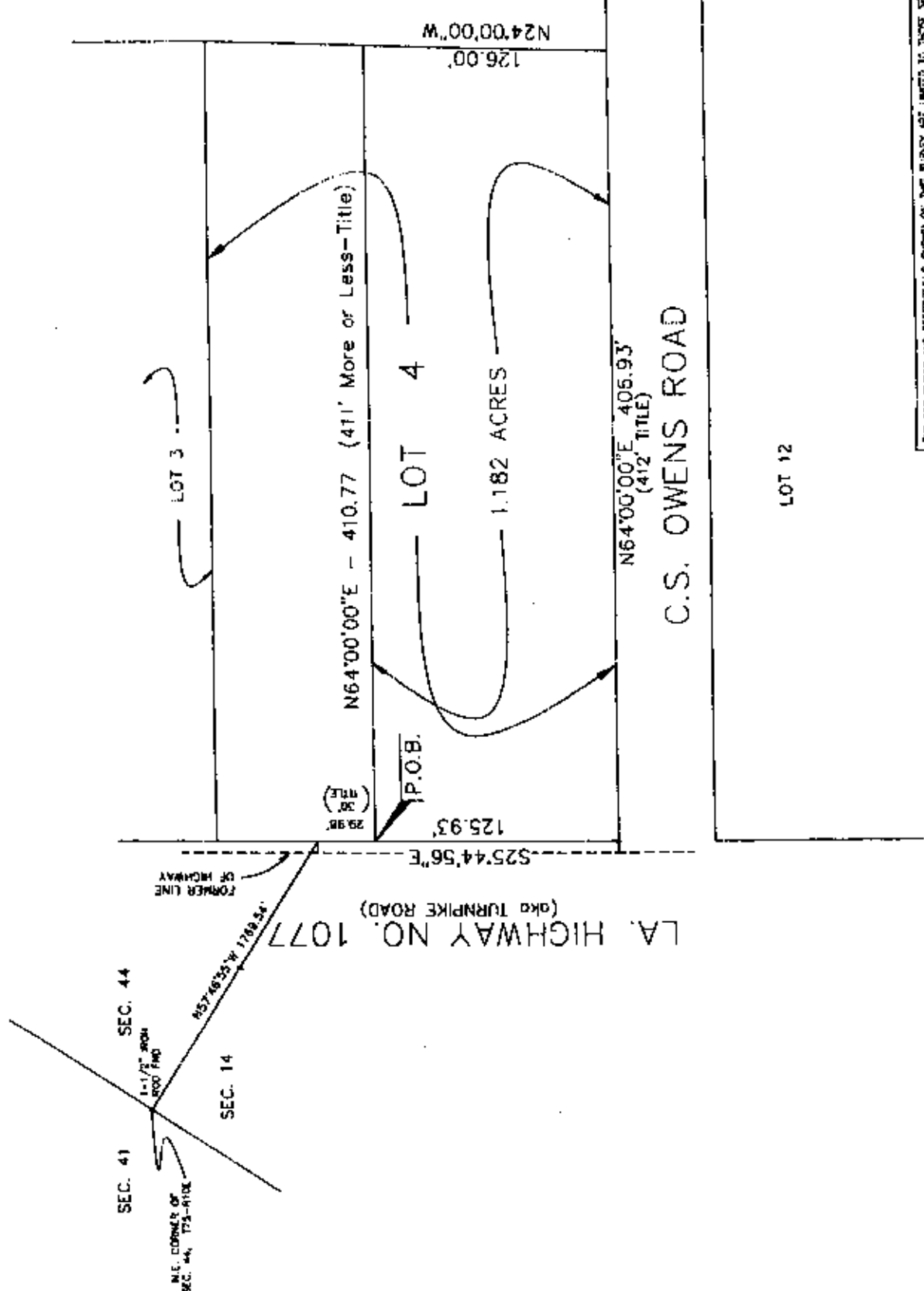
1 SITE PLAN

SCALE: NOT TO SCALE

10/26/2004 3:02:21 PM



2004-12-101  
2992



THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE INSTRUMENTS REFERENCED HEREIN AND THERE IS NO REPRESENTATION THAT ALL LANDS, EASEMENTS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE A REASONABLE SEARCH OF PUBLIC RECORDS SEARCHING FOR THE DATA FOR THIS SURVEY.

THIS IS NOT A BOUNDARY SURVEY

Randall W. Brown & Associates, Inc.

Professional Land Surveyors  
Planners - Consultants

228 N. Causeway App. Mandeville, LA 70448  
(504) 624-5368 FAX (504) 624-5309

Date: OCTOBER 20, 2004  
Survey No: 041122

Scale: 1"=50'  
Drawn By: W.F.B.

Sketch of

PORTRION OF LOT 4,  
SUBDIVISION OF ROLAND GALATAS  
SECTION 14, TOWNSHIP 7 SOUTH, RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
ST. TAMMANY PARISH SCHOOL BOARD