

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3093 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. CANULETTE

ON THE 2ND DAY OF JUNE, 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located at the southern end of New Camellia Blvd, east of LA Highway 1077, being lot 8, Tammany West Multi-Plex and which property comprises a total of 8.66 acres of land more or less, from its present C-2 (Highway Commercial) District to a M-1 (Light Industrial) District, Ward 1, District 1. (ZC05-05-029)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-05-029, 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 C-2 (Highway Commercial) District to a M-1 (Light Industrial) 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 M-1 (Light Industrial) 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 C-2 (Highway Commercial) District to a M-1 (Light 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

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ZC05-05-029

**A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 11,
TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA
BEING MORE FULLY DESCRIBED AS FOLLOWS:**

FROM THE QUARTER CORNER COMMON TO SECTIONS 10 & 11,
TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH,
LOUISIANA RUN NORTH 89 DEGREES 41 MINUTES 40 SECONDS
EAST FOR A DISTANCE OF 1670.16 FEET TO A POINT BEING THE
POINT OF BEGINNING. FROM THE **POINT OF BEGINNING** RUN
NORTH 00 DEGREES 52 MINUTES 28 SECONDS WEST FOR A
DISTANCE OF 706.83 FEET TO A POINT ON A CURVE TO THE
LEFT (COUNTERCLOCKWISE AND NON-TANGENT) AND BEING A
POINT ON THE SOUTH RIGHT-OF-WAY OF NEW CAMELLIA
BOULEVARD; THENCE RUN ALONG SAID CURVE AND RIGHT-OF-
WAY WITH A RADIUS OF 60 FEET, A CHORD BEARING OF NORTH
75 DEGREES 53 MINUTES 38 SECONDS EAST AND AN ARC
LENGTH OF 153.37 FEET TO A POINT; THENCE LEAVING SAID
CURVE AND RIGHT-OF-WAY RUN NORTH 89 DEGREES 57 MINUTES
01 SECONDS EAST FOR A DISTANCE OF 283.45 FEET TO A
POINT; THENCE RUN SOUTH FOR A DISTANCE 375.87 FEET TO A
POINT; THENCE RUN NORTH 87 DEGREES 23 MINUTES 33
SECONDS EAST FOR A DISTANCE OF 283.41 FEET TO A POINT;
THENCE RUN SOUTH 02 DEGREES 36 MINUTES 23 SECONDS EAST
FOR A DISTANCE OF 341.28 FEET TO A POINT; THENCE RUN
SOUTH 87 DEGREES 23 MINUTES 33 SECONDS WEST FOR A
DISTANCE OF 683.44 FEET BACK TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS **8.66 ACRES** MORE OR LESS.

CASE NO.:

ZC05-05-029

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PETITIONER:

Christopher Pierson

OWNER:

Robert J. Bruno

REQUESTED CHANGE:

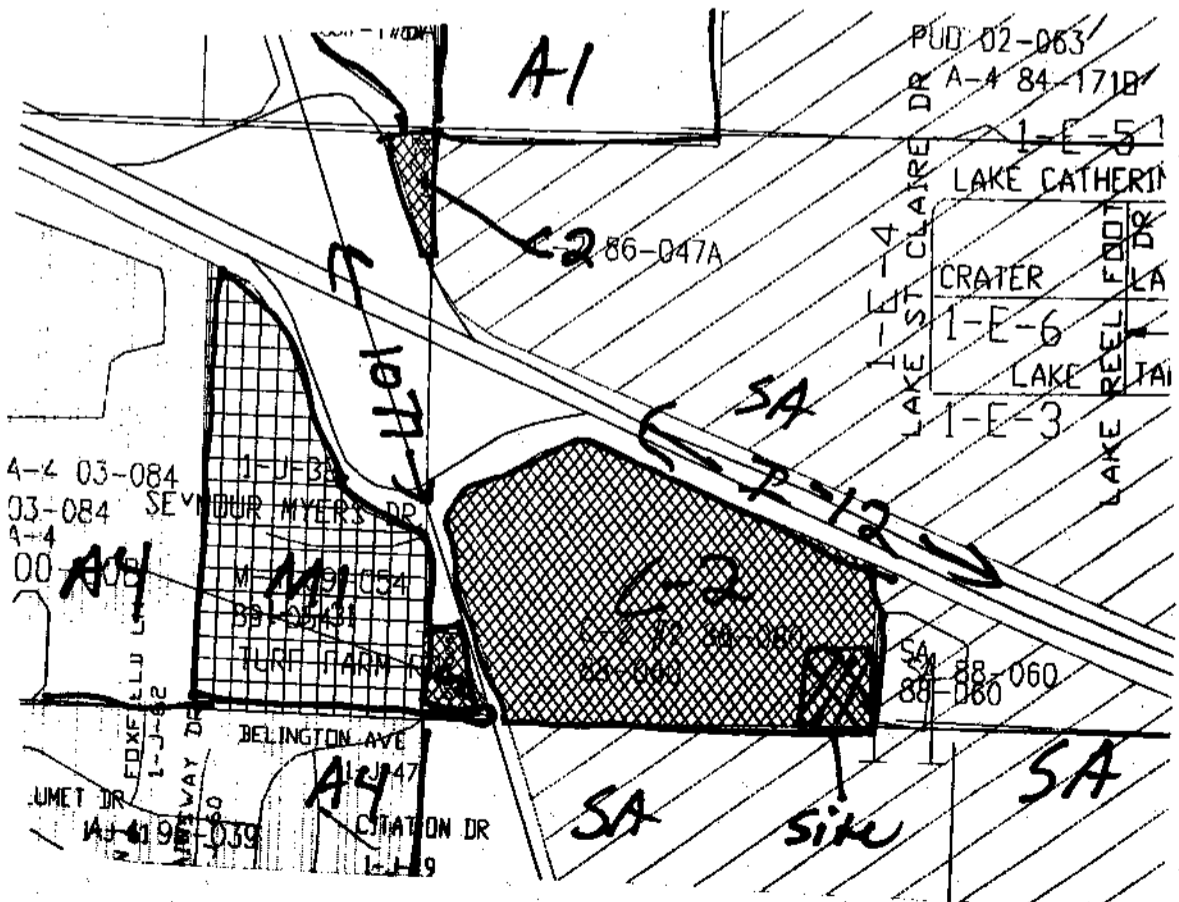
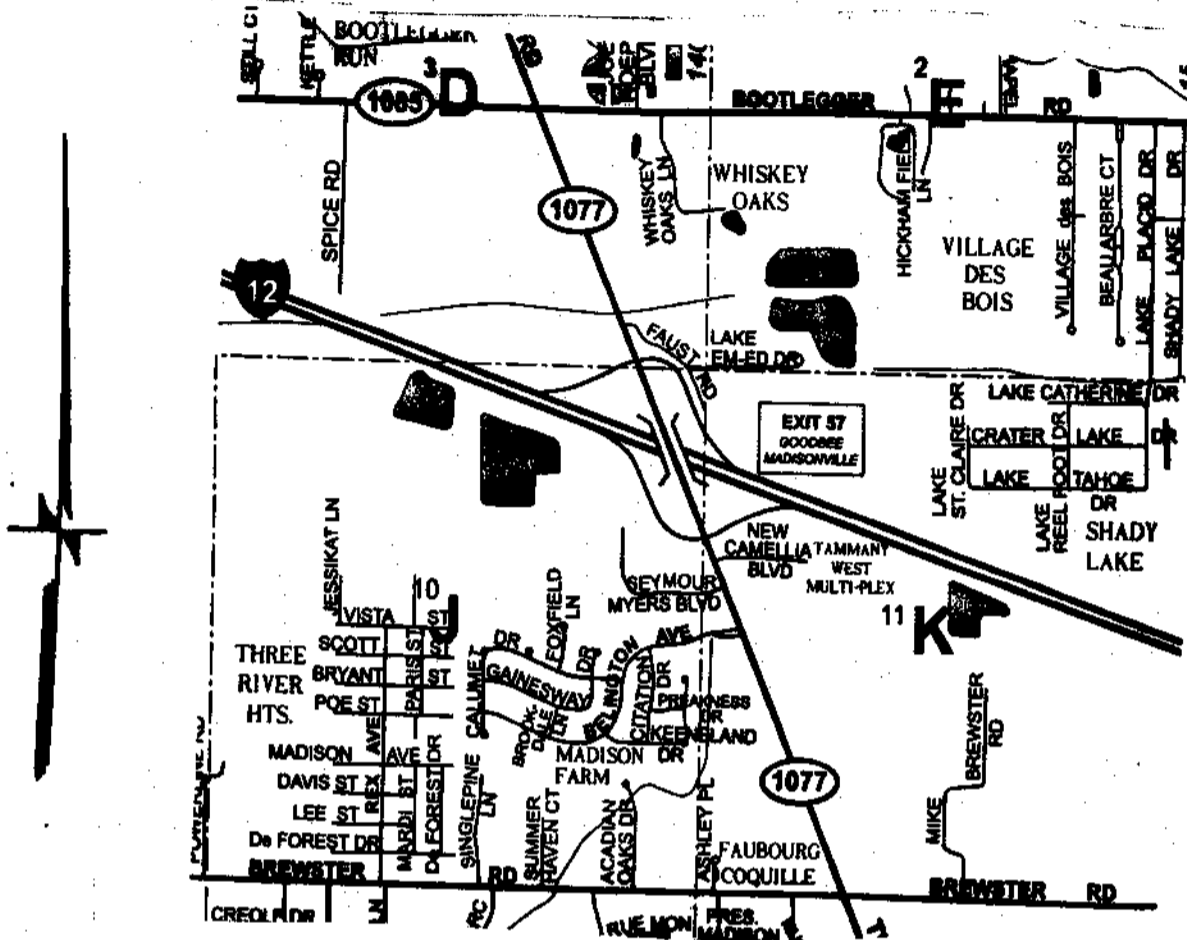
From C-2 (Highway Commercial) District to M-1 (Light Industrial) District

LOCATION:

Parcel located at the southern end of New Camellia Blvd, east of LA Highway 1077, being lot 8, Tammany West Multi-Plex; S11, T7S, R10E; Ward 1, District 1

SIZE:

8.66 acres



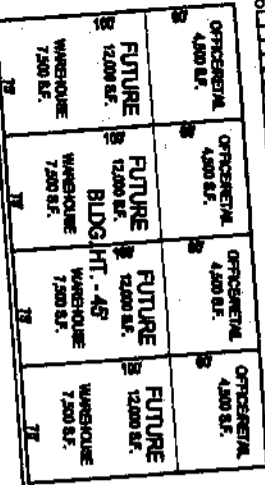
N00°52'28"W 706.83'

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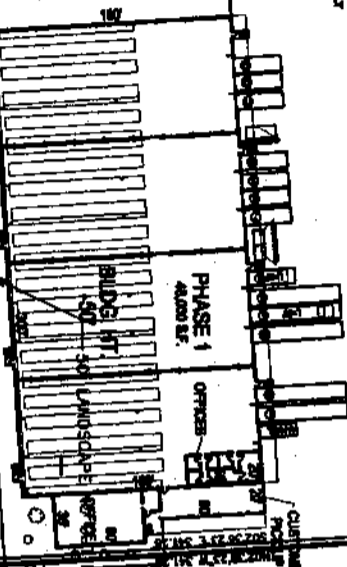
P.O.B.
FOR PHASE 3

LEGAL FOR M-1 ZONING

FUTURE
4,800 S.F.



S87°23'33"W 983.16'



LOT 8
(15.67 ACRES)

LEGAL FOR C-2 ZONING

FUTURE
SHOWROOM
12,000 S.F.

SECOND FLOOR
OFFICE
2,000 S.F.

NORTH 9.22'

SOUTH 586.92'

NORTH 63.08'

PARCEL A
(8.22 ACRES)
PHASE 3

"For Drainage
Detention/Conveyance Only"

N86°58'29"W 650.07'

S70°41'13"E 884.72'

2005-05-029

GENERAL NOTES

1. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE 'C' ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 22505 (2005 C & 22700 C) MAP REVISED OCT. 17 1999. BASE FLOOD ELEVATION IS VIA FLOOD ZONE IS DETERMINED BY GRAPHIC FLOODING ONLY.

SURVEYOR'S INFORMATION



JOHN E. BONI
& ASSOCIATES

TYPICAL ROADWAY SECTION
NOT TO SCALE