

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3095 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 on the east side of Lee Road, south of Brunning Road, north of Narrow Road and which property comprises a total of 5 acres of land more or less, from its present R (Rural) District to an A-3 (Suburban) District, Ward 2, District 2. (ZC05-05-032)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-05-032, 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 A-3 (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-3 (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 R (Rural) District to an A-3 (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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

3095

ZC05-05-032

PARCEL 1:

A parcel of land located in Section 35, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Section 35, Township 5 South, Range 11 East, and Section 2, Township 6 South, Range 11 East, thence North 02 degrees 00 minutes West 672.0 feet to a point, thence South 89 degrees 45 minutes West 2079.0 feet to a 1/2 inch bolt found, thence North 00 degrees 38 minutes 09 seconds West 164.99 feet to a 1/2 inch iron rod found in the center of a 20 feet Servitude of Passage and being the **POINT OF BEGINNING**,

Thence South 89 degrees 42 minutes 22 seconds West 658.80 feet along the center of said servitude of passage to a 1/2 inch iron rod found on the East side of Louisiana Highway No. 437, thence North 00 degrees 39 minutes 50 seconds West 164.92 feet along the east side of said highway to a 1/2 inch iron rod found, thence North 89 degrees 45 minutes 35 seconds East 658.21 feet to a 1/2 inch iron rod found, thence South 00 degrees 52 minutes 17 seconds East 164.31 feet to the **POINT OF BEGINNING**, containing 2.49 Acres.

NOTE: This Property is subject to a 10 feet Servitude of Passage running along the South Line of the above described property as shown on survey by John G. Cummings, Surveyor, dated February 18, 2002, Job No. 02025.

PARCEL 2:

A parcel of land located in Section 35, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Section 35, Township 5 South, Range 11 East, and Section 2, Township 6 South, Range 11 East, thence North 02 degrees 00 minutes West 672.0 feet to a point, thence South 89 degrees 45 minutes West 2079.0 feet to a 1/2 inch bolt found and being the **POINT OF BEGINNING**,

Thence South 89 degrees 45 minutes West 658.90 feet to a one inch iron rod found on the East Side of Louisiana Highway No. 437, Thence North 00 degrees 36 minutes West 164.49 feet along the east side of said highway to a 1/2 inch iron rod found, thence North 89 degrees 42 minutes 22 seconds East 658.80 feet to a 1/2 inch iron rod found, thence South 00 degrees 38 minutes 09 seconds East 164.99 feet to the **POINT OF BEGINNING**, containing 2.49 Acres.

NOTE: This property is subject to a 10 feet Servitude of Passage running along the North Line of the above described property as shown on survey by John G. Cummings, Surveyor, dated February 25, 2002, Job No. 02025A.

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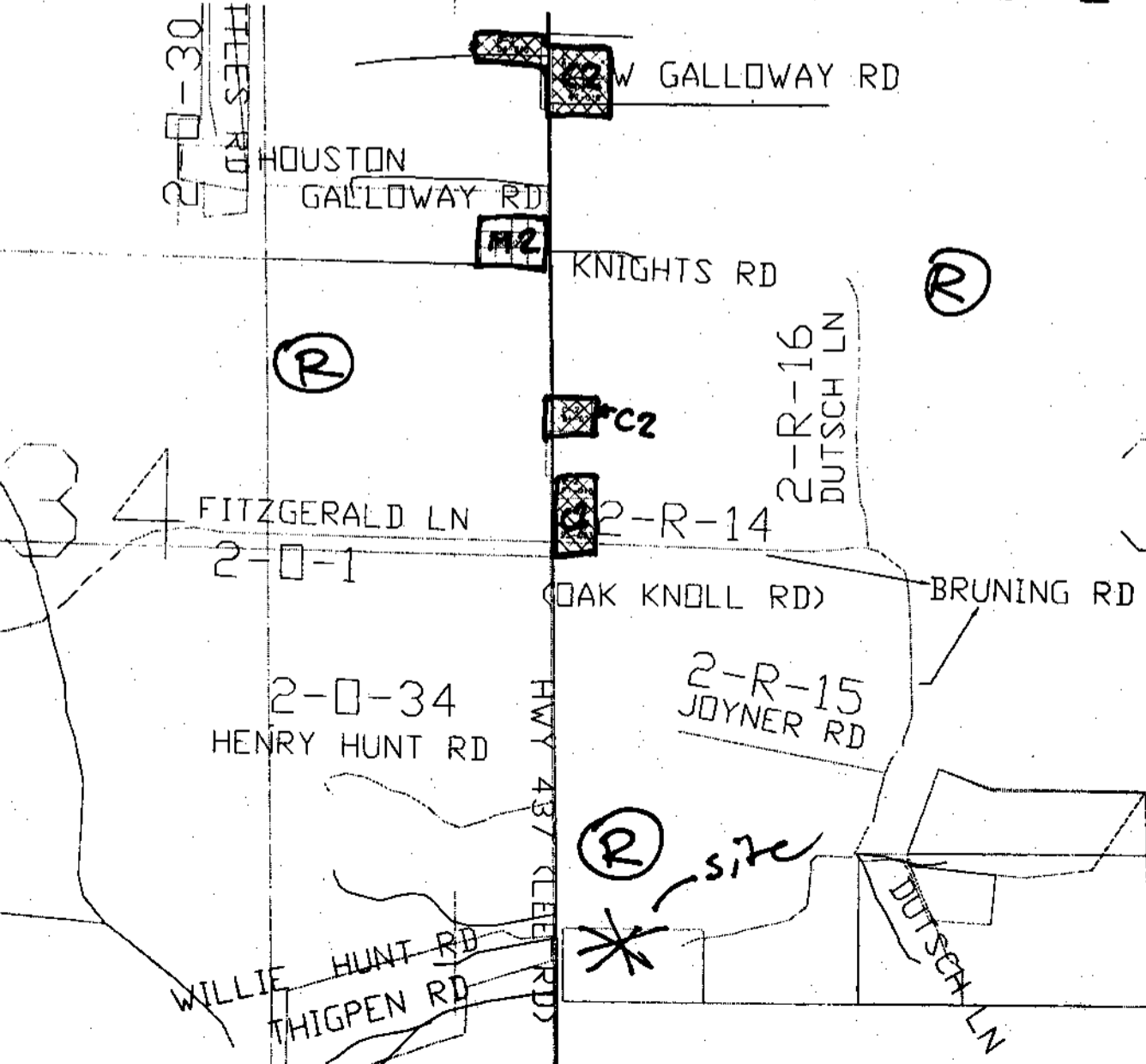
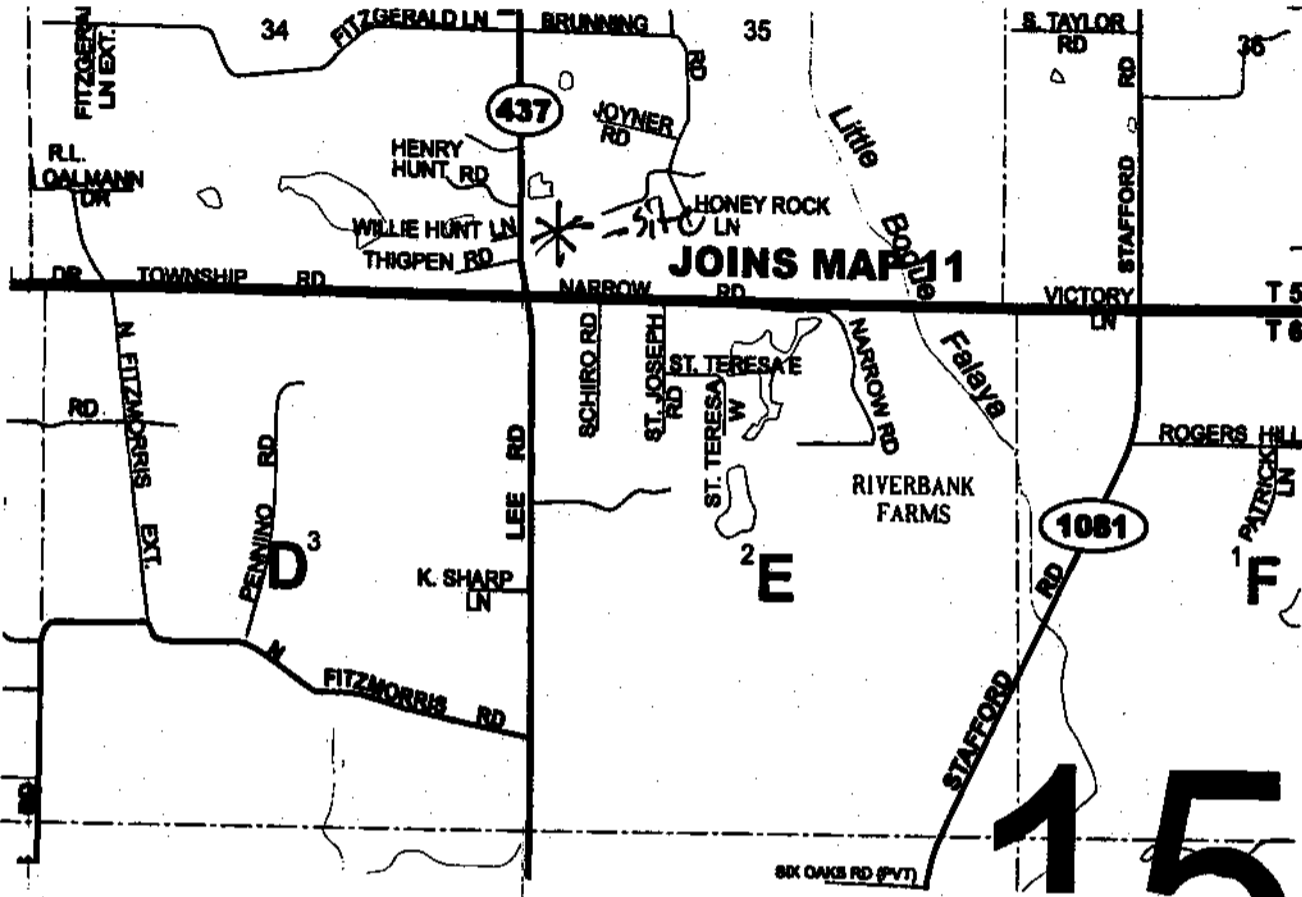
CASE NO.:
PETITIONER:
OWNER:

ZC05-05-032
Patrick A. & Candi S. Ellison/ Fausto Andres Ponce/ Ann Virgadamo/ Mickie Morere/ Grant Grady
Patrick A. & Candi S. Ellison/ Fausto Andres Ponce/ Ann Virgadamo/ Mickie Morere/ Grant Grady

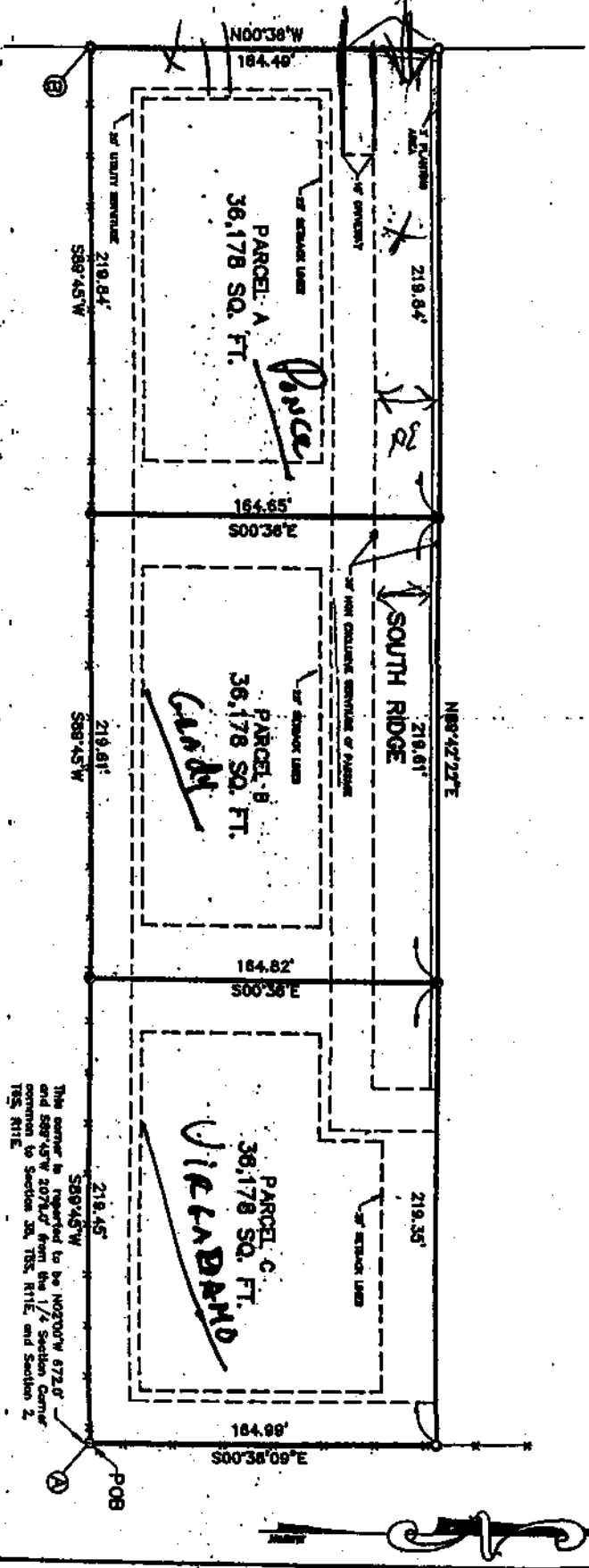
REQUESTED CHANGE:
LOCATION:

From R (Rural) District to A-3 (Suburban) District
Parcel located on the east side of Lee Road, south of Bruning Road, north of Narrow Road; S35, T5S, R11E; Ward 2, District 2
5 acres

SIZE:



LOUISIANA HIGHWAY NO. 437



- LEGEND
- ⊙ 1/2" Red Road
 - ⊙ 1/4" Red Road
 - ⊙ 1/8" Red Road
 - ⊙ 1/16" Red Road
 - ⊙ 1/32" Red Road
 - ⊙ 1/64" Red Road

REFERENCE SURVEY

Survey for Homestead, L.L.C. by John G. Cummings
Surveyor, dated February 26, 2002.

THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE Louisiana Surveying Code, R.S. 9:481.1, 9:481.2, 9:481.3, 9:481.4, 9:481.5, 9:481.6, 9:481.7, 9:481.8, 9:481.9, 9:481.10, 9:481.11, 9:481.12, 9:481.13, 9:481.14, 9:481.15, 9:481.16, 9:481.17, 9:481.18, 9:481.19, 9:481.20, 9:481.21, 9:481.22, 9:481.23, 9:481.24, 9:481.25, 9:481.26, 9:481.27, 9:481.28, 9:481.29, 9:481.30, 9:481.31, 9:481.32, 9:481.33, 9:481.34, 9:481.35, 9:481.36, 9:481.37, 9:481.38, 9:481.39, 9:481.40, 9:481.41, 9:481.42, 9:481.43, 9:481.44, 9:481.45, 9:481.46, 9:481.47, 9:481.48, 9:481.49, 9:481.50, 9:481.51, 9:481.52, 9:481.53, 9:481.54, 9:481.55, 9:481.56, 9:481.57, 9:481.58, 9:481.59, 9:481.60, 9:481.61, 9:481.62, 9:481.63, 9:481.64, 9:481.65, 9:481.66, 9:481.67, 9:481.68, 9:481.69, 9:481.70, 9:481.71, 9:481.72, 9:481.73, 9:481.74, 9:481.75, 9:481.76, 9:481.77, 9:481.78, 9:481.79, 9:481.80, 9:481.81, 9:481.82, 9:481.83, 9:481.84, 9:481.85, 9:481.86, 9:481.87, 9:481.88, 9:481.89, 9:481.90, 9:481.91, 9:481.92, 9:481.93, 9:481.94, 9:481.95, 9:481.96, 9:481.97, 9:481.98, 9:481.99, 9:481.100.



John G. Cummings
John G. Cummings P.L.S.

John G. Cummings and Associates
PLAT PREPARED FOR: **Homestead, L.L.C.**
South Ridge
SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION
35, TOWNSHIP 5 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

SCALE 1" = 50' DATE 5/30/02 NUMBER 02026SR

NOTE: This property is located in Flood Zone C
per FEMA Map No. 226205 0150 C,
dated October 17, 1998.

This corner is located to be N00°00'W 672.0'
and S89°45'W 207.0' from the 1/4 Section Center
corner to Section 34, T8S, R11E, and Section 2,
T8S, R11E.

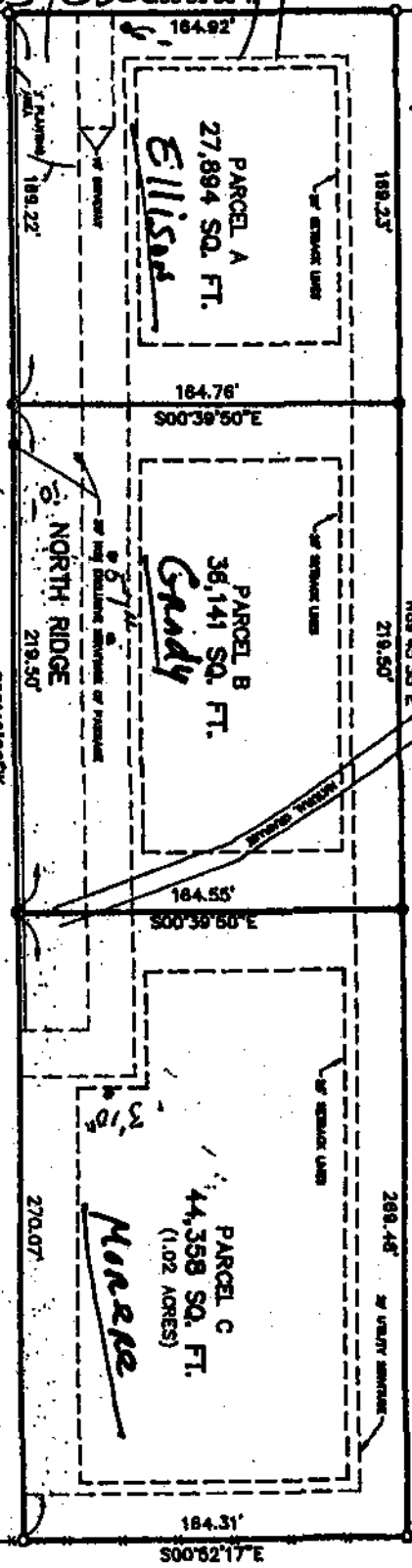
REFERENCE BEARINGS
FOR A TO THE ROAD B
S89°45'W
(per Reference Survey)

3095

LOUISIANA HIGHWAY NO. 437

200505032

22-560' Pa 1st



NOTE: This property is located in Flood Zone C per FEMA Map No. 220008 0100 C, dated October 17, 1988.

This corner is reported to be 102'00" N 87°22' E and 207'8" S from the 1/4 Section Center corner to Section 35, T8S, R10E, and Section 2, 18S, R11E.

- LEGEND
- 1/2" Red Found
 - 1/4" Blue Found
 - 1/8" Blue Found

REFERENCE SURVEY:
 Survey for Magee Tract, LLC by John G. Cummings, dated February 14, 2012.



John G. Cummings and Associates (INC) 888-111-1111
 2025 N. Highway 101, Suite 100, Metairie, LA 70002

Map prepared for: **Magee Tract, LLC**
 showing a survey of: **North Ridge**
 a parcel of land located in Section 35,
 Township 5 South, Range 11 East,
 St. Tammany Parish, Louisiana.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 07025NR

DATE: 5/30/02

SCALE: 1" = 50'