

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3103

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. DEAN

PROVIDED BY: PLANNING

INTRODUCED BY: MR. GOULD

SECONDED BY: MS. BRISTER

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 northeast intersection of I-12 Service Road & LA Highway 1077, south of LA Highway 1085 and which property comprises a total of 9.706 acres of land more or less, from its present A-2 (Suburban) District to C-1 (Neighborhood Commercial) District (4.777 acres) and C-2 (Highway Commercial) District (4.929 acres) Ward 1, District 1. (ZC05-04-018)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-04-018, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remain A-2 (Suburban) District.

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 C-1 (Neighborhood Commercial) District (4.777 acres) and C-2 (Highway Commercial) District (4.929 acres).

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) District to C-1 (Neighborhood Commercial) District (4.777 acres) and C-2 (Highway Commercial) District (4.929 acres) (see Exhibit "A") for complete boundaries.

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC05-04-018

All that certain parcel of ground situated in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commence from the section corner common to Sections 2, 3, 10 and 11, Township 7 South - Range 10 East, and go North 00 degrees 13 minutes 00 seconds West, a distance of 60.00 feet; thence go North 89 degrees 01 minutes 18 seconds West, a distance of 180.86 feet; thence go North 26 degrees 20 minutes 22 seconds West, a distance of 75.74 feet; thence go North 63 degrees 03 minutes 11 seconds West, a distance of 60.49 feet to a point on the northerly right-of-way line of I-12 Service Road; thence continue along said northerly right-of-way line of I-12 Service Road in three courses:

North 63 degrees 03 minutes 11 seconds West, a distance of 464.11 feet;

North 32 degrees 09 minutes 05 seconds West, a distance of 171.39 feet;

North 58 degrees 58 minutes 12 seconds West, a distance of 79.88 feet;

thence leaving said northerly right-of-way line go North 83 degrees 37 minutes 19 seconds East, a distance of 316.72 feet to the **Point of Beginning**:

From the Point of Beginning go North 24 degrees 34 minutes 00 seconds West, a distance of 503.63 feet; thence go North 88 degrees 58 minutes 57 seconds East, a distance of 732.68 feet; thence go South 00 degrees 13 minutes 00 seconds East, a distance of 149.99 feet; thence go South 85 degrees 14 minutes 50 seconds West, a distance of 255.49 feet; thence go South 00 degrees 24 minutes 25 seconds East, a distance of 257.50 feet; thence go South 81 degrees 06 minutes 24 seconds West a distance of 274.26 feet back to the Point of Beginning.

Said parcel contains 4.777 acres of land more or less.

All that certain parcel of ground situated in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commence from the section corner common to Sections 2, 3, 10 and 11, Township 7 South - Range 10 East, and go North 00 degrees 13 minutes 00 seconds West, a distance of 60.00 feet; thence go North 89 degrees 01 minutes 18 seconds West, a distance of 180.86 feet; thence go North 26 degrees 20 minutes 22 seconds West, a distance of 75.74 feet; thence go North 63 degrees 03 minutes 11 seconds West, a distance of 60.49 feet to a point on the northerly right-of-way line of I-12 Service Road also the **Point of Beginning**:

From the Point of Beginning continue along said northerly right-of-way line of I-12 Service Road in three courses:

North 63 degrees 03 minutes 11 seconds West, a distance of 464.11 feet;

North 32 degrees 09 minutes 05 seconds West, a distance of 171.39 feet;

North 58 degrees 58 minutes 12 seconds West, a distance of 79.88 feet;

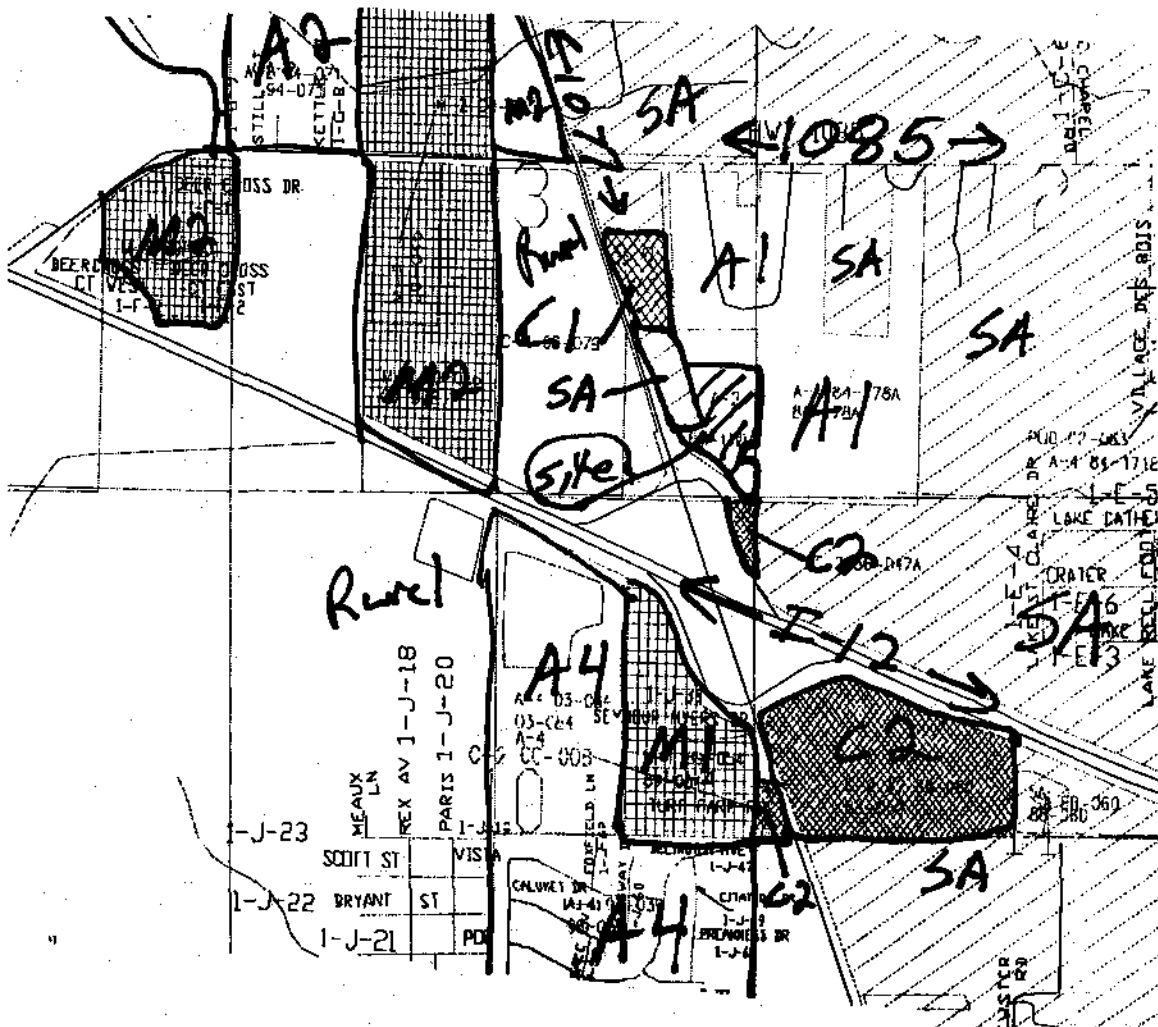
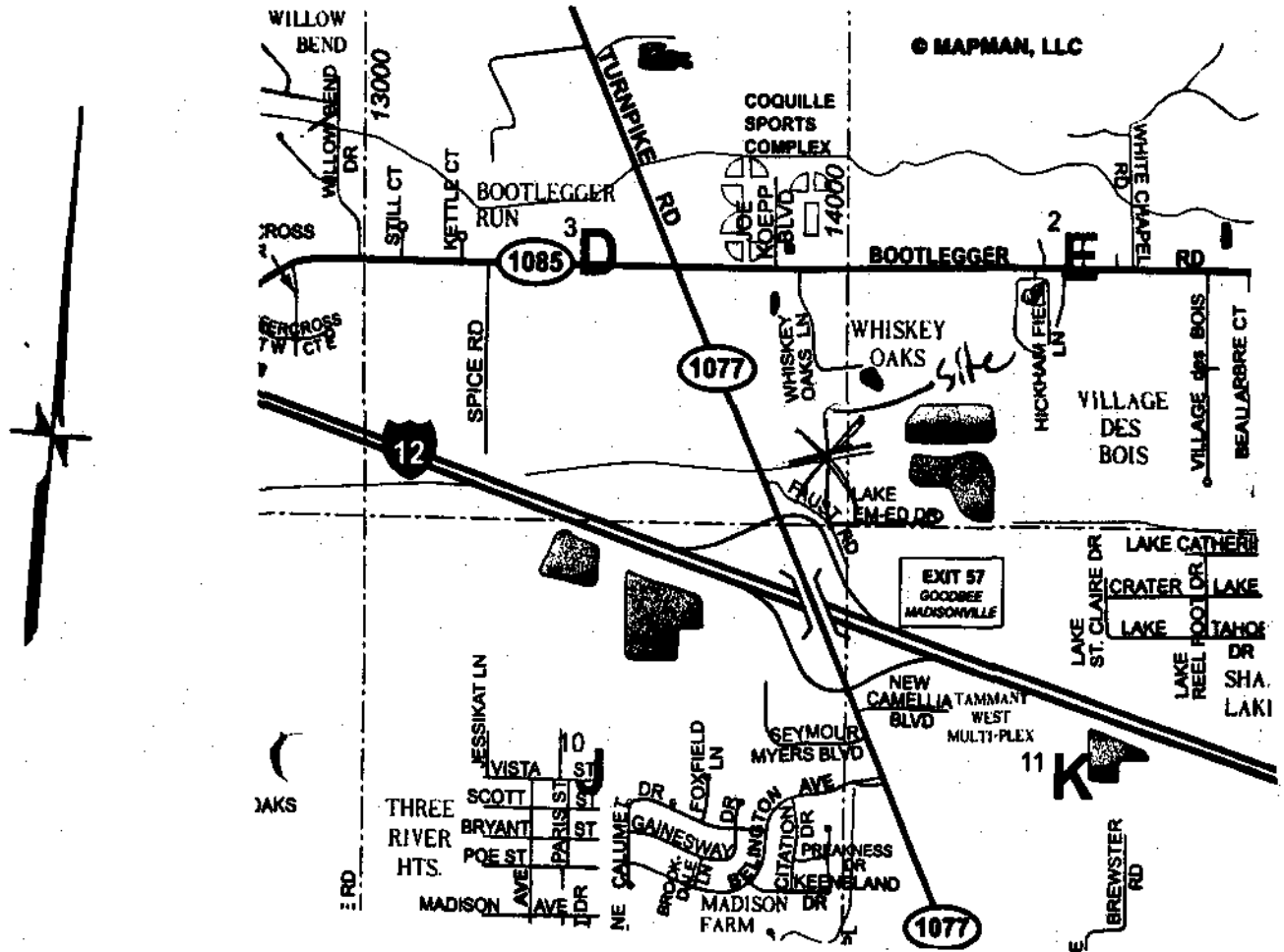
thence leaving said northerly right-of-way line go North 83 degrees 37 minutes 19 seconds East, a distance of 316.72 feet; thence go North 81 degrees 06 minutes 24 seconds East, a distance of 274.26 feet; thence go North 85 degrees 16 minutes 27 seconds East, a distance of 117.79 feet; thence go South 00 degrees 13 minutes 00 seconds East, a distance of 483.09 feet; thence go South 89 degrees 39 minutes 10 seconds West, a distance of 131.57 feet back to the Point of Beginning.

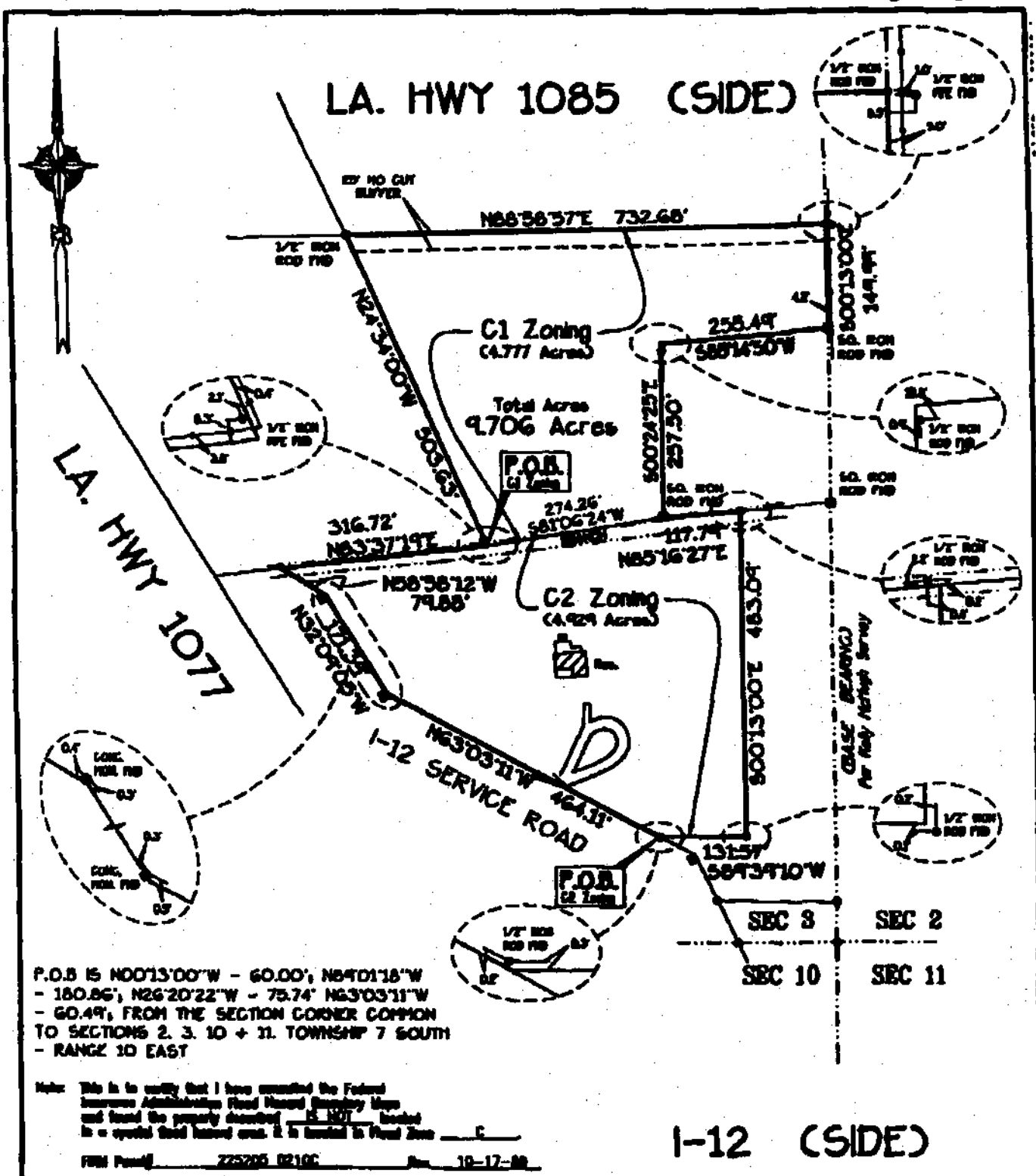
Said parcel contains 4.929 acres of land more or less.

CASE NO.:
PETITIONER:
OWNER:
REQUESTED CHANGE:
LOCATION:
SIZE:

ZC05-04-018
 Lonesome Development, L.L.C.
 Janel K. Montgomery
 From A-2 (Suburban) District to C-1 (Neighborhood Commercial) (4.777 acres) & C-2 (Highway Commercial) (4.929 acres) Districts
 Parcel located at the northeast intersection of I-12 Service Road & LA Highway 1077, south of LA Highway 1085; S3, T7S, R10E; Ward 1, District 1
 9.706 acres

3103





P.O.B IS N00°13'00"W - 60.00'; N8°40'18"W - 180.86'; N26°20'22"W - 75.74'; N63°03'11"W - 60.49', FROM THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 + 11, TOWNSHIP 7 SOUTH - RANGE 10 EAST

Note: This is to certify that I have examined the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is NOT located in a special flood hazard area. It is located in Flood Zone C.

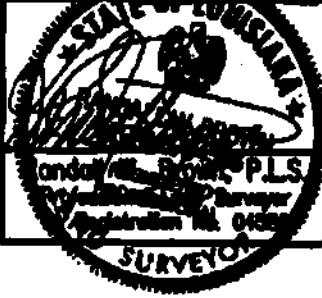
FIRM Permit# 225205 0210C Date 10-17-00

I-12 (SIDE)

Survey of
 A ±9.706 ACRE PARCEL OF GROUND LOCATED IN
 SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 LONESOME DEVELOPMENT, L.L.C.
 WHITNEY NATIONAL BANK
 FIRST AMERICAN TITLE INSURANCE COMPANY

THE BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE LISTED IN TABLE SET FORTH IN THE DESCRIBED PLANNING AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE BEARINGS AND DISTANCES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE RECORD SURVEY IN COMPLETING THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.



Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners • Consultants
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 (985) 624-5368 FAX (985) 624-5309

Date: APRIL 4, 2000
 Survey No. 06200
 Scale: 1"=200'±
 Drawn by M.F.H.
 Reduced

2005-04-018

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