

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3095 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/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 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

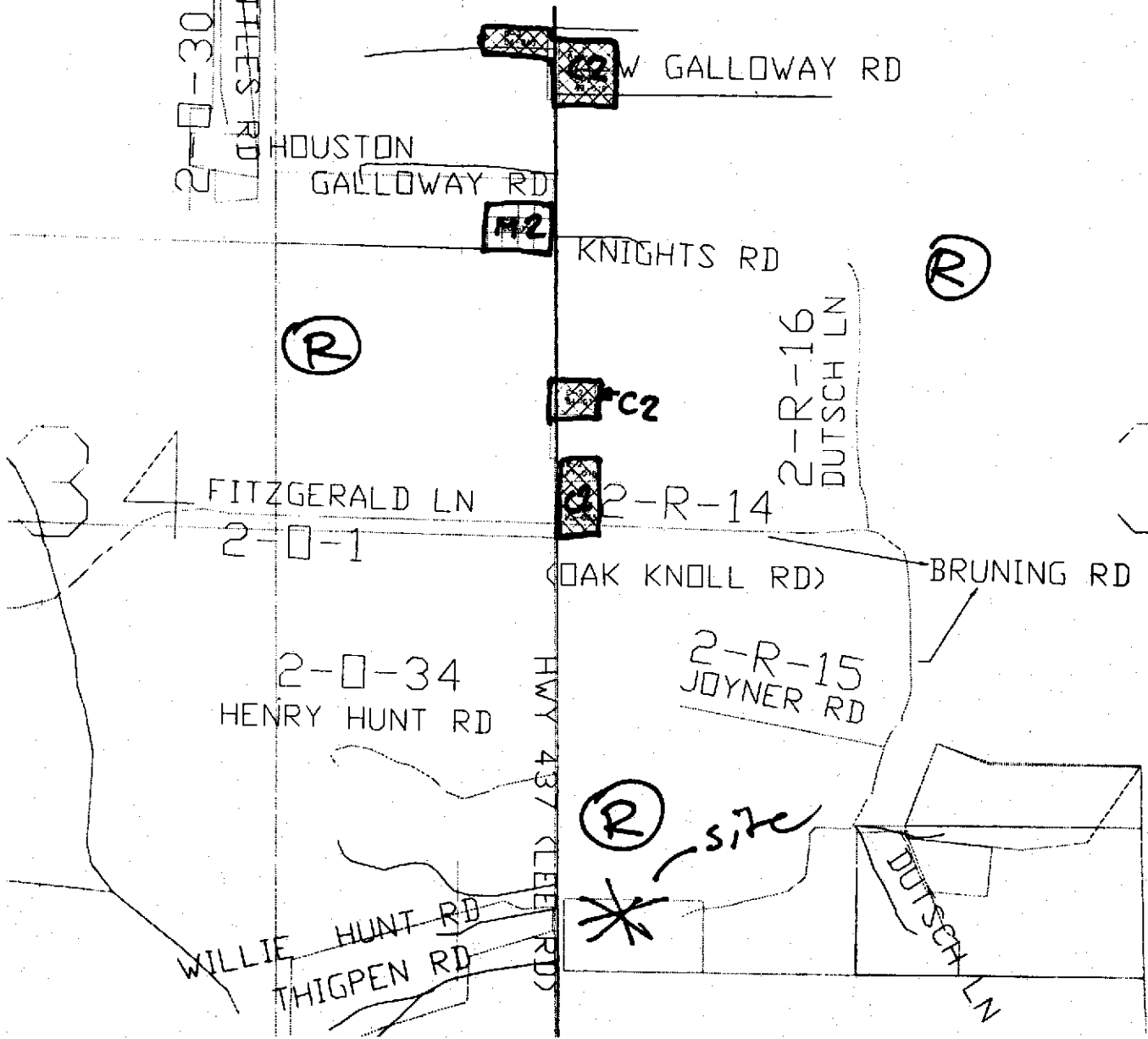
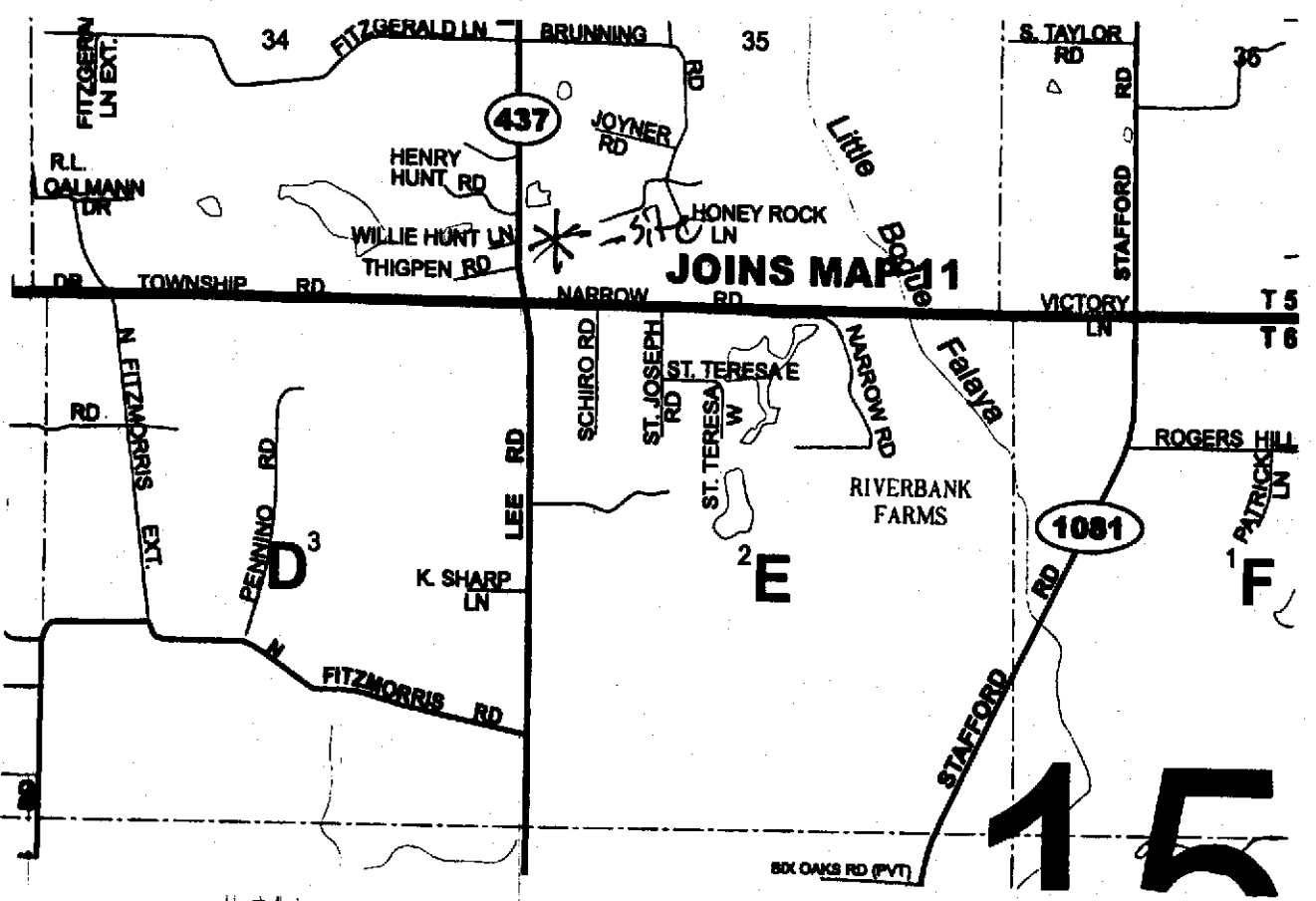
Commencing from the Quarter Section Corner common to Section 35, Township 5 South, Range 11 East, and Section 2, Township 6 South, Range 11 East, thence North 02 degrees 00 minutes West 672.0 feet to a point, thence South 89 degrees 45 minutes West 2079.0 feet to a 1/2 inch bolt found and being the **POINT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

3095

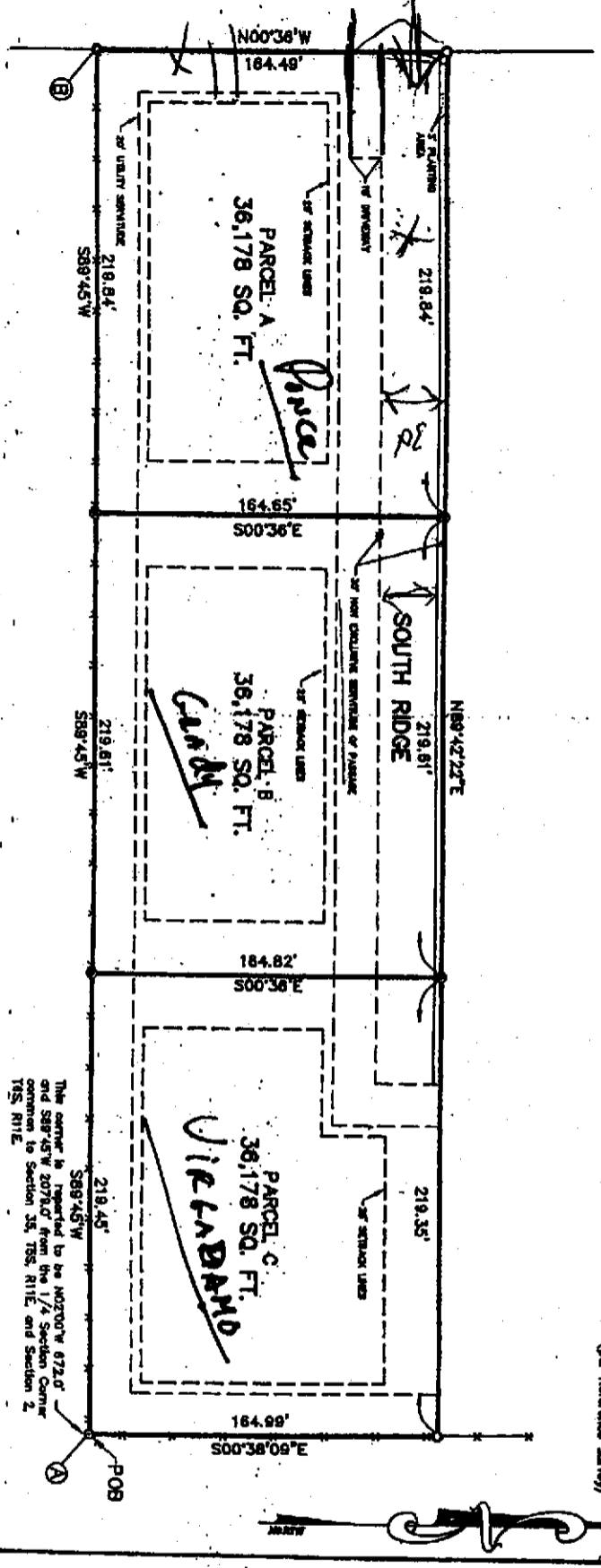
**CASE NO.:** ZC05-05-032  
**PETITIONER:** Patrick A. & Candi S. Ellison/ Fausto Andres Ponce/ Ann Virgadamo/ Mickie Morere/ Grant Grady  
**OWNER:** Patrick A. & Candi S. Ellison/ Fausto Andres Ponce/ Ann Virgadamo/ Mickie Morere/ Grant Grady  
**REQUESTED CHANGE:** From R (Rural) District to A-3 (Suburban) District  
**LOCATION:** Parcel located on the east side of Lee Road, south of Bruning Road, north of Narrow Road; S35, T5S, R11E; Ward 2, District 2  
**SIZE:** 5 acres



3095

2005-05-032

# LOUISIANA HIGHWAY NO. 437



REFERENCE BEARING  
 S89°45'W  
 589'45"W  
 (per Reference Survey)

NOTE: This property is located in Flood Zone C,  
 per FEMA Map No. 225205 0150 C,  
 dated October 17, 1988.

- LEGEND
- 1/2" Bolt Found
  - 1/2" Iron Rod Found
  - 1/2" Iron Rod Found
  - 1/2" Iron Rod Set

### REFERENCE SURVEY:

Survey for Homeland, L.L.C. by John C. Cummings  
 Survey, dated February 24, 2002

This plat represents a subdivision of land owned by the undersigned and is subject to all existing mortgages, liens, and encumbrances. It is intended to show the location of the parcels and the location of the utility service lines. The survey was conducted in accordance with the Louisiana Surveying Law and the rules and regulations of the Board of Surveying and Mapping. The survey was conducted on the 24th day of February, 2002.



*John C. Cummings*  
 JOHN C. CUMMINGS, P.L.S.

John C. Cummings and Associates (707) 799-9999  
 1000 Lakeshore Drive, Suite 100, Metairie, LA 70002  
 PLAT PREPARED FOR: **Homeland, 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.

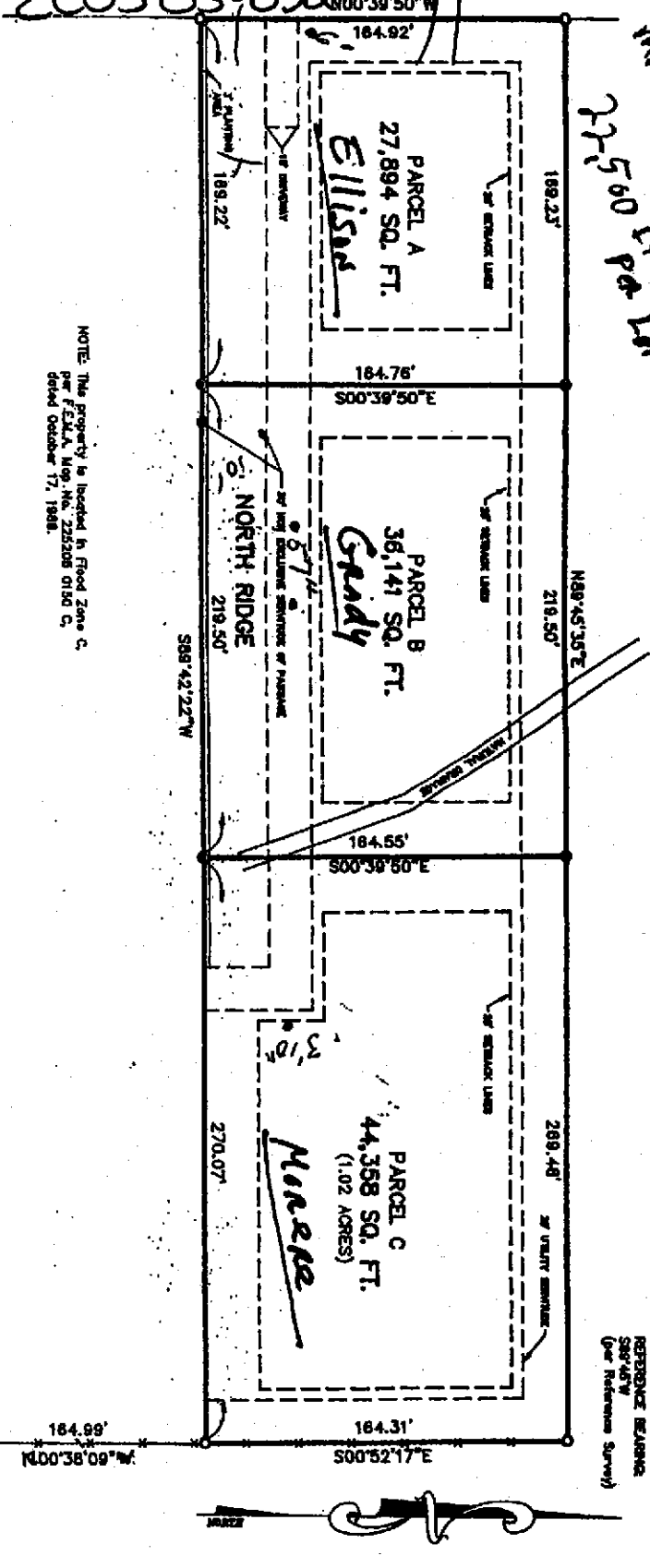
SCALE: 1" = 50' DATE: 5/30/02 NUMBER: 02025SR

3095

LOUISIANA HIGHWAY NO. 437

200505-032

22560' PA LOT



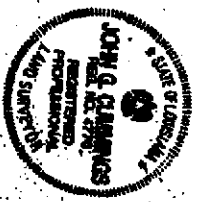
NOTE: This property is located in Flood Zone C per FEMA Map No. 225208 0150 C, dated October 17, 1988.

This corner is reported to be N02°00'W 873.0' and S89°45'W 2078.0' from the 1/4 Section Corner common to Sections 36, T8S, R11E, and Section 2, T8S, R11E.

- LEGEND
- - 1/2" Bolt Found
  - - 1/2" Iron Rod Found
  - - 1/2" Iron Rod Set

REFERENCE SURVEY:  
Survey for Magee Tract, L.L.C. by John G. Cummings, Surveyor, dated February 14, 2002.

THIS IS AN INSTRUMENT OF SURVEY AND IS NOT TO BE CONSIDERED A CONTRACT. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE.



John G. Cummings and Associates (901) 688-1448  
Professional Land Surveyors

PLAT PREPARED FOR: **Magee Tract, L.L.C.**  
North Ridge  
SHOWING A SURVEY OF A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

DATE: 8/30/02 NUMBER: 02025NR

SCALE: 1" = 60'

REFERENCE BEARING  
S89°45'W  
(per Reference Survey)