

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3063 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 US Highway 190 Service Road, north of Fairway Drive, south of Ponchitalawa Drive and which property comprises a total of 5.8 acres of land more or less, from its present SA (Suburban Agricultural) District to a LC (Light Commercial) District (1.8 acres), C-1 (Neighborhood Commercial) District (2 acres ) and C-2 (Highway Commercial) District (2 acres), Ward 4, District 5. (ZC05-04-016)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-04-016, 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 SA (Suburban Agricultural) District to a LC (Light Commercial) District (1.8 acres), C-1 (Neighborhood Commercial) District (2 acres ) and C-2 (Highway Commercial) District ( 2 acres) (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 LC (Light Commercial) District ( 1.8 acres), C-1 (Neighborhood Commercial) District ( 2 acres ) and C-2 (Highway Commercial) District ( 2 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 SA (Suburban Agricultural) District to a LC (Light Commercial) District (1.8 acres), C-1 (Neighborhood Commercial) District (2 acres ) and C-2 (Highway Commercial) District (2 acres).

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

ZC05-04-016

LEGAL DESCRIPTION  
OF  
1.80 ACRES  
(PROPOSED LC)

A certain parcel of land situated in Section 22, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section Corner common to Sections 22, 27 and 37, Township 7 South, Range 11 East and measure North 06 degrees 19 minutes 00 seconds East a distance of 1,721.70 feet; thence North 06 degrees 01 minutes 00 seconds West a distance of 615.60 feet; thence South 82 degrees 30 minutes 00 seconds West a distance of 346.12 feet; thence North 04 degrees 03 minutes 59 seconds West a distance of 517.48 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue North 04 degrees 03 minutes 59 seconds West a distance of 216.62 feet; thence North 76 degrees 09 minutes 08 seconds East a distance of 181.41 feet; thence North 40 degrees 56 minutes 01 seconds East a distance of 75.00 feet; thence South 65 degrees 25 minutes 21 seconds East a distance of 100.48 feet; thence South 06 degrees 01 minutes 00 seconds East a distance of 232.76 feet; thence South 82 degrees 30 minutes 00 seconds West a distance of 328.50 feet to the POINT OF BEGINNING, and containing 78,233 square feet or 1.80 acres of land, more or less.

LEGAL DESCRIPTION  
OF  
2.00 ACRES  
(PROPOSED C-1)

A certain parcel of land situated in Section 22, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section Corner common to Sections 22, 27 and 37, Township 7 South, Range 11 East and measure North 06 degrees 19 minutes 00 seconds East a distance of 1,721.70 feet; thence North 06 degrees 01 minutes 00 seconds West a distance of 615.60 feet; thence South 82 degrees 30 minutes 00 seconds West a distance of 346.12 feet; thence North 04 degrees 03 minutes 59 seconds West a distance of 255.36 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue North 04 degrees 03 minutes 59 seconds West a distance of 262.12 feet; thence North 82 degrees 30 minutes 00 seconds East a distance of 328.50 feet; thence South 06 degrees 01 minutes 00 seconds East a distance of 261.74 feet; thence South 82 degrees 30 minutes 00 seconds West a distance of 337.43 feet to the POINT OF BEGINNING, and containing 87,120 square feet or 2.00 acres of land, more or less.

LEGAL DESCRIPTION  
OF  
2.00 ACRES  
(PROPOSED C-2)

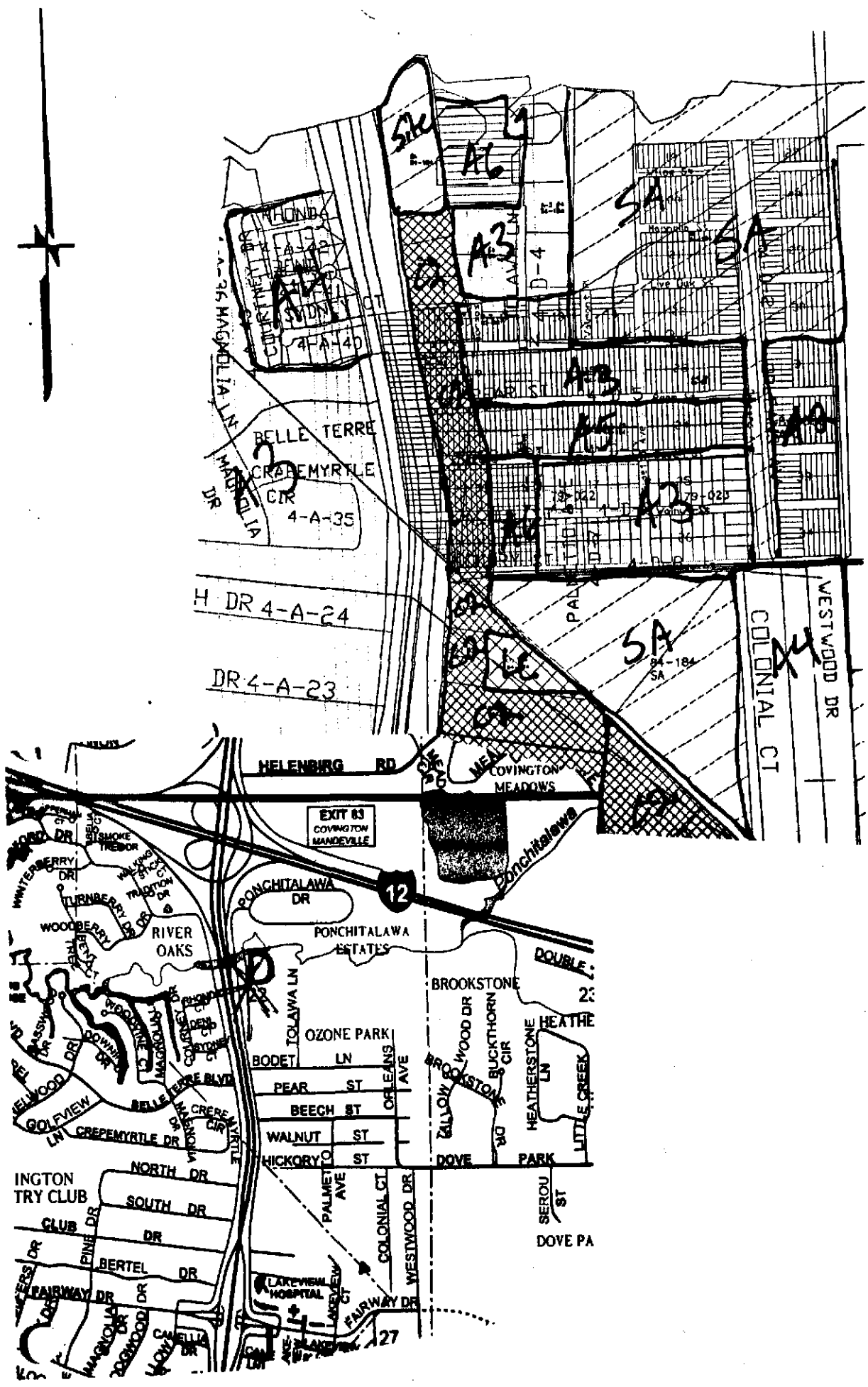
A certain parcel of land situated in Section 22, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows.

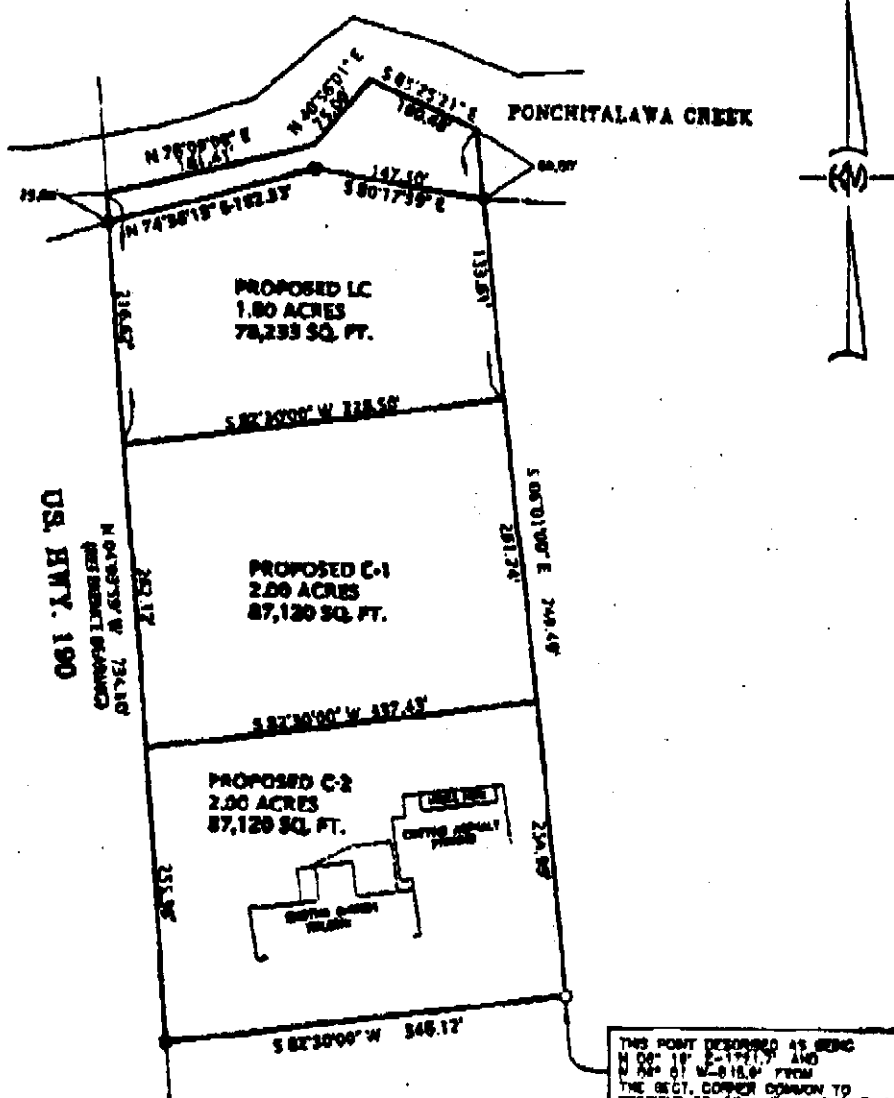
Commence at the Section Corner common to Sections 22, 27 and 37, Township 7 South, Range 11 East and measure North 06 degrees 19 minutes 00 seconds East a distance of 1,721.70 feet; thence North 06 degrees 01 minutes 00 seconds West a distance of 615.60 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 82 degrees 30 minutes 00 seconds West a distance of 346.12 feet; thence North 04 degrees 03 minutes 59 seconds West a distance of 255.36 feet; thence North 82 degrees 30 minutes 00 seconds East a distance of 337.43 feet; thence South 06 degrees 01 minutes 00 seconds East a distance of 254.99 feet to the POINT OF BEGINNING, and containing 87,120 square feet or 2.00 acres of land, more or less.

3063

**CASE NO.:** ZC05-04-016  
**PETITIONER:** Todd Gregory  
**OWNER:** Hosanna Lutheran Church  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to LC (Light Commercial) District (1.8 acres), C-1 (Neighborhood Commercial) District (2 acres) & C-2 (Highway Commercial) District (2 acres)  
**LOCATION:** Parcel located on the east side of US Highway 190 Service Road, north of Fairway Drive, south of Ponchitalawa Drive; S22, T7S, R11E; Ward 4, District 5  
**SIZE:** 5.8 acres





**LEGEND**

- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- WETLANDS

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE LC 8 & 9  
BASE FLOOD ELEV. 11.0' MSL.  
FURMANVILLE, LA 70038 08-10C  
REV. 8-12-88

REFERENCE SURVEY BY THE FIRM DATED 7-21-83 AND NUMBERED 83-245

NOTE: SURVEYS SHOWN HEREON ARE NOT NECESSARILY  
REPRESENTATIVE OF RECORD AS SHOWN IN THE  
FIELD OR THE CASES OF THE RECORD. THE  
OWNER OF THE PROPERTY MAY NOT BE AWARE OF THIS  
SEARCH OR ABSTRACT.

|  |                  |
|--|------------------|
| Prepared for<br><b>HOSANNA LUTHERAN CHURCH</b>   |                  |
| SUBJECT SURVEY OF<br><b>5.80 ACRES<br/>SECTION 22, T-7-B, R-11-E<br/>ST. TAMMANY PARISH, LA.</b> |                  |
| <b>KELLY McHUGH &amp; ASSOCIATES</b><br>CIVIL ENGINEERS & LAND SURVEYORS<br>MANDVILLE, LOUISIANA |                  |
| SCALE: 1" = 100'   | DATE: 04-13-2008 |
| DRAWN: R.F.D.  | JOB NO: 01-082-2 |
| REVISED:   |                  |

Kelly J. McHugh, REEL NO. 4445  
SURVEYED CORRECT AND IN ACCORDANCE WITH A SURVEYAL  
STANDARD. THIS SURVEY WAS CONDUCTED IN THE  
PRESENCE OF THE PROPERTY OWNER AND THE  
PROPERTY APPLICABLE BY-LAW OF THE STATE OF  
LOUISIANA. THE SURVEY WAS CONDUCTED IN A  
"B" SURVEY. THE STAMP REMAINS CORRECTLY PLACED.

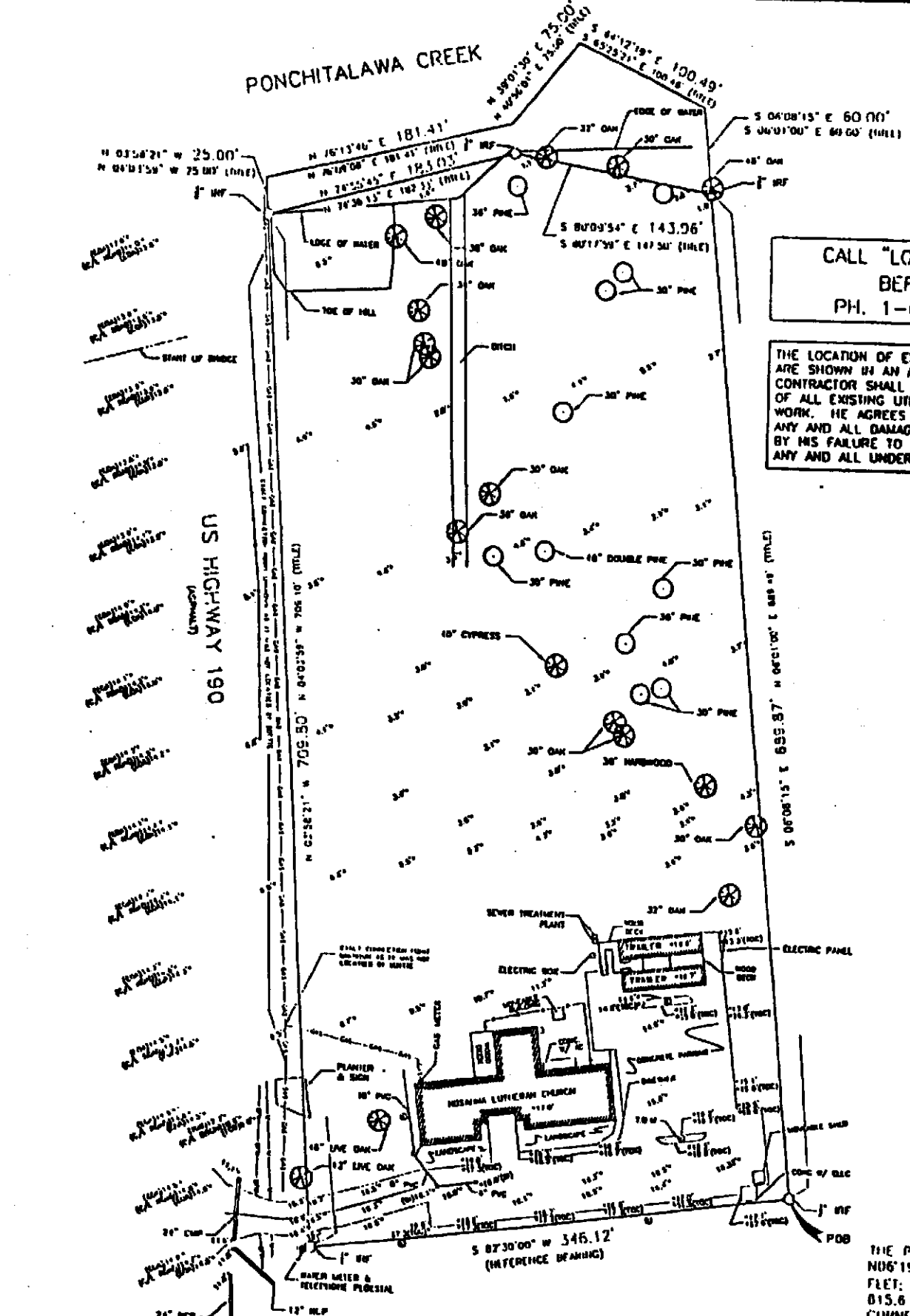
ZC05-04-014

Survey

C:\Lean\logs\Le\_OneCall.bmp

CALL "LOUISIANA ONE-CALL"  
BEFORE DIGGING  
PH. 1-(800)-272-3020

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



THE POB IS REPORTED TO BE N06'19C A DISTANCE OF 1721.7 FEET; N06'01'W A DISTANCE OF 815.8 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 22, 27, & 37, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

- CORNER FOUND
- LIGHT POLE
- SIDE ELEVATION

NOTE(s)  
1 BM is an 'x' cut in the southwest corner of base of light pole at rear of parking area. Elevation = 17.5'  
NOTE ticket No. - 312575

2005-04-016