

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3064 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 north side of LA Highway 22, west of Perrilloux Road and which property comprises a total of 10.282 acres of land more or less, from its present C-2 (Highway Commercial) & LC (Light Commercial) Districts to an A-4 (Single Family Residential) District, Ward 1, District 1. (ZC05-04-020)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-04-020, 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) & LC (Light Commercial) Districts to an A-4 (Single Family Residential) 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-4 (Single Family Residential) 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) & LC (Light Commercial) Districts to an A-4 (Single Family Residential) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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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ZC05-04-020

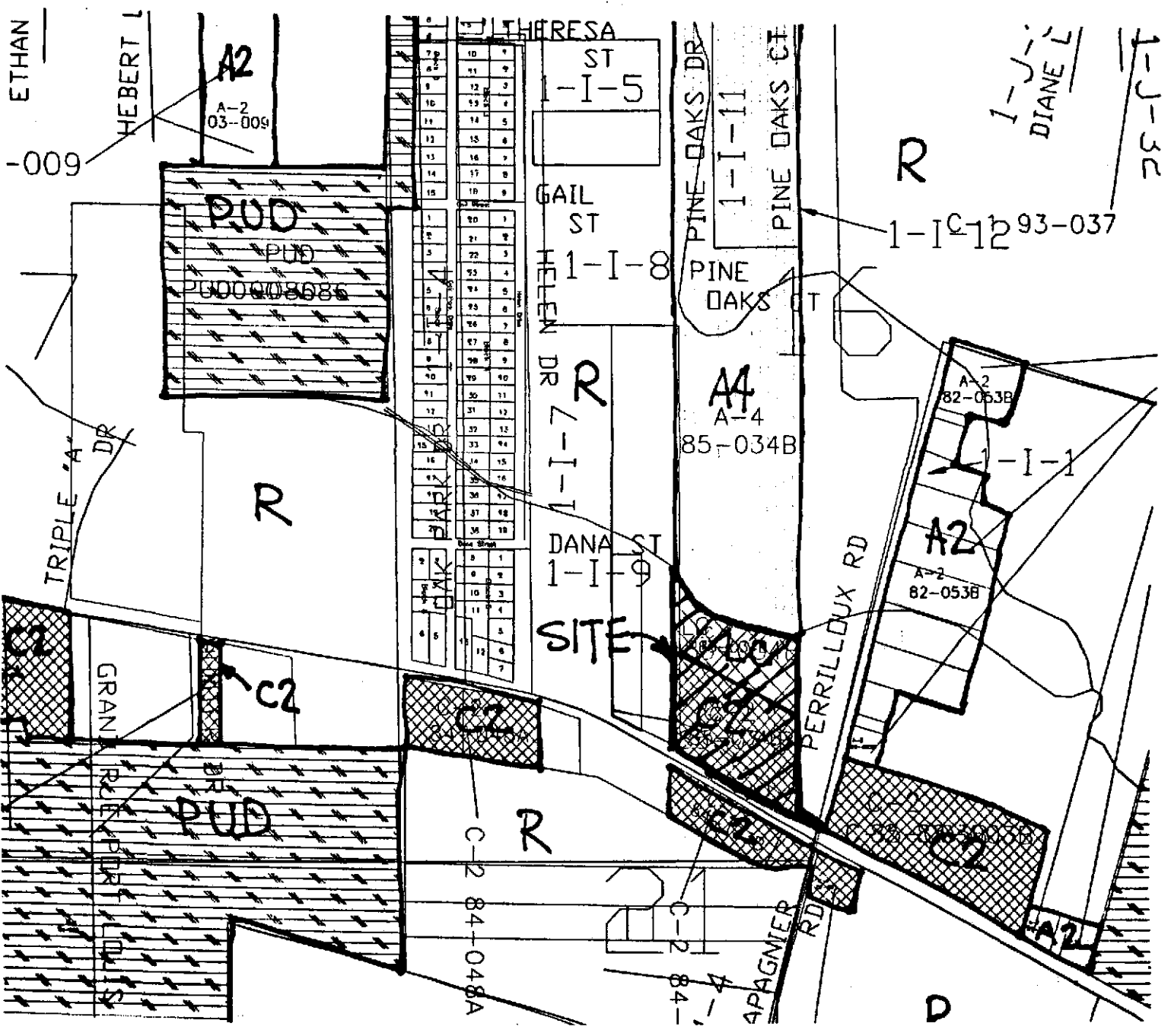
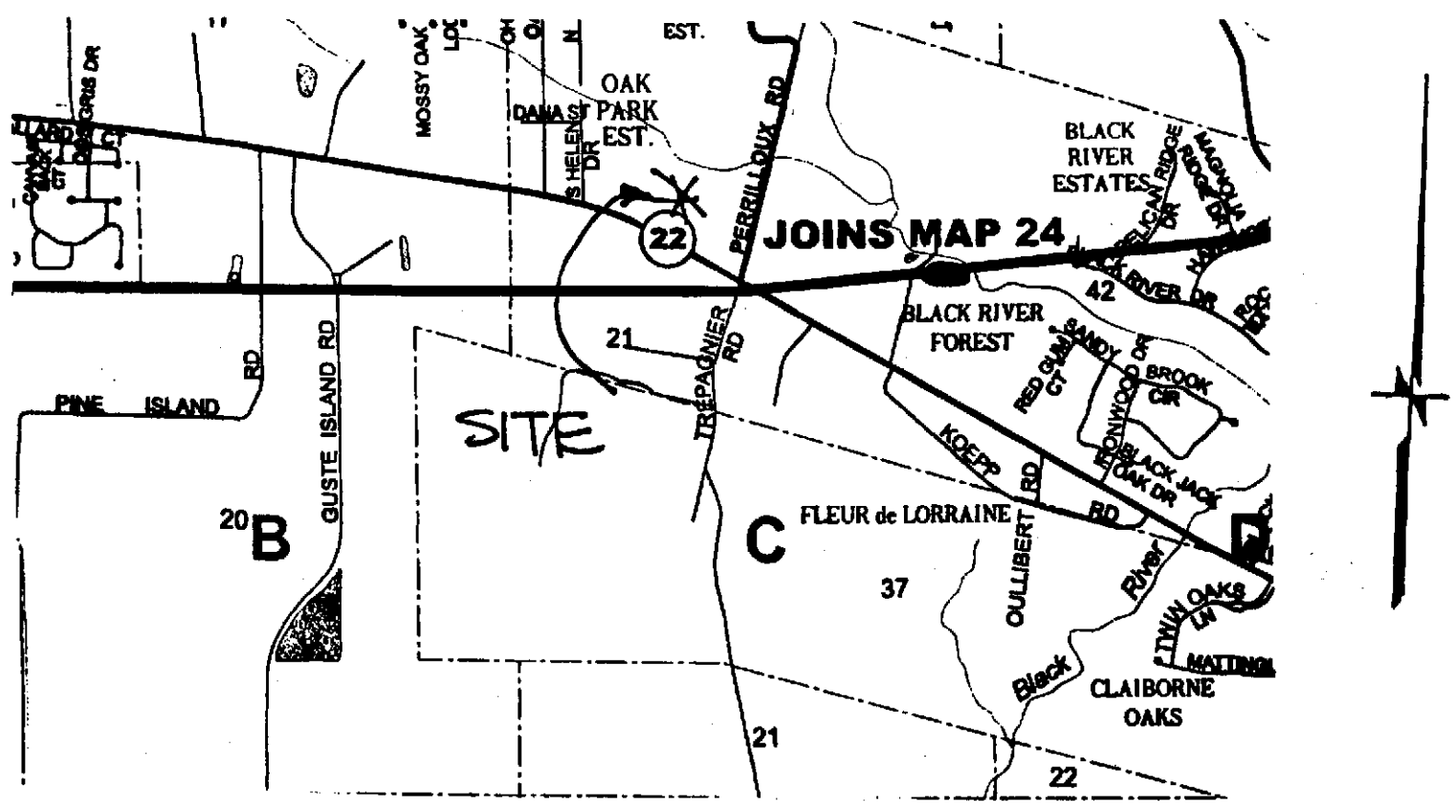
A certain parcel of land situated in Section 16, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section corner common to Sections 8, 9, 16 and 17, T-7-S, R-10-E, and run North 89 degrees 30 minutes East a distance of 818.40 feet; thence South 00 degrees 30 minutes East a distance of 2182.00 feet; thence North 89 degrees 30 minutes East a distance of 399.40 feet; thence South 00 degrees 30 minutes East a distance of 2225.00 feet; thence South 81 degrees 10 minutes East a distance of 404.00 feet; thence North 00 degrees 10 minutes 00 seconds West a distance of 191.13 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue North 00 degrees 10 minutes 00 seconds West a distance of 679.68 feet; thence South 33 degrees 09 minutes 31 seconds East a distance of 319.80 feet; thence South 76 degrees 16 minutes 19 seconds East a distance of 109.00 feet; thence South 75 degrees 05 minutes 43 seconds East a distance of 496.13 feet; thence South 00 degrees 09 minutes 45 seconds East a distance of 670.14 feet; thence North 61 degrees 33 minutes 47 seconds West a distance of 864.47 feet to the POINT OF BEGINNING, and containing 447,882 square feet or 10.282 acres of land, more or less.

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**CASE NO.:** ZC05-04-020  
**PETITIONER:** Belle Point, L.L.C.  
**OWNER:** Cheryl Ann & Albert A. Kramer  
**REQUESTED CHANGE:** From C-2 (Highway Commercial) & LC (Light Commercial) Districts to A-4 (Single Family Residential) District  
**LOCATION:** Parcel located on the north side of LA Highway 22, west of Perrilloux Road  
**SIZE:** 10.282 acres

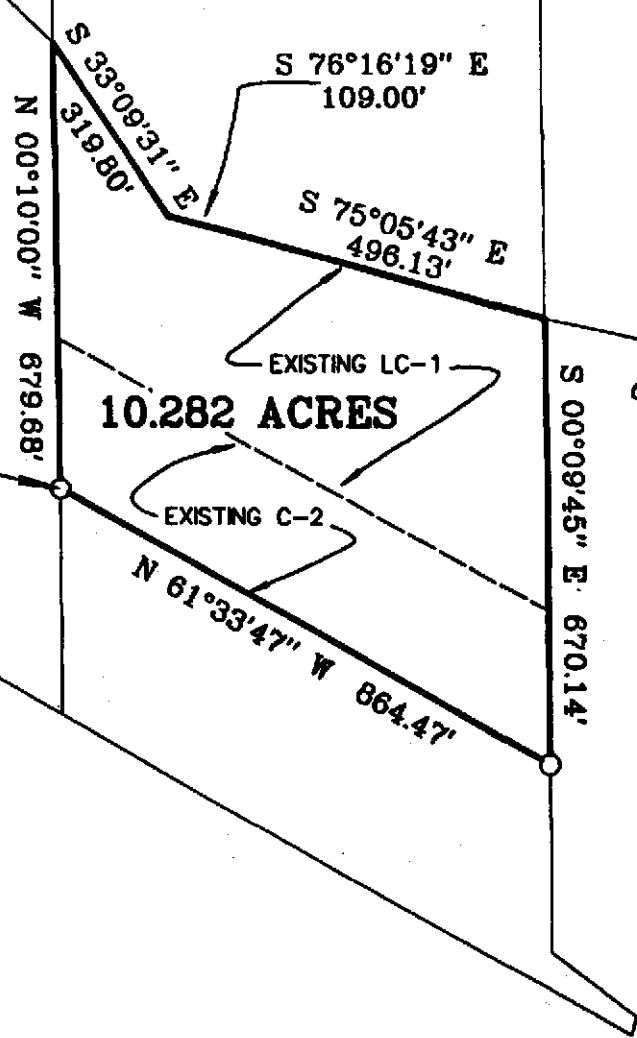


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CENTERLINE DITCH



This point described as being North 89 degrees 30 minutes East a distance of 818.40 feet; thence South 00 degrees 30 minutes East a distance of 2182.00 feet; thence North 89 degrees 30 minutes East a distance of 399.40 feet; thence South 00 degrees 30 minutes East a distance of 2225.00 feet; thence South 81 degrees 10 minutes East a distance of 404.00 feet; thence North 00 degrees 10 minutes 00 seconds West a distance of 191.13 feet from the Section corner common to Sections 8, 9, 16 and 17, T-7-S, R-10-E.



10.282 ACRES

APPROVALS

CHAIRMAN PLANNING COMMISSION

SECRETARY PLANNING COMMISSION

PARISH ENGINEER

DATE FILED FILE NO.

CLERK OF COURT

AREA TO ZONED A-4  
10.282 ACRES  
447,882 SQ. FT.

-- LEGEND --

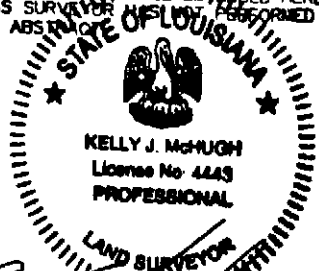
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

2005-04-020

REFERENCE: SURVEY BY IVAN M. BORGAN, DATED 1-20-1992, SURVEY NO. 51354

THIS PROPERTY IS LOCATED IN FLOOD ZONE A & C; BASE FLOOD ELEV. UNDETERMINED; F.I.R.M. PANEL NO. 225205 0215 C; REV. 4-2-91.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.



*Kelly J. McHugh* 2-16-05  
KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:	
10.282 ACRES SECTION 16, T-7-S, R-10-E ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
BELLE POINTE DEVELOPMENT, L.L.C.	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 300'	DATE: 10-15-2005
DRAWN: R.F.D.	JOB NO.: 04-333-Z
REVISED:	