

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3149 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 36, west of Reed Road, east of Deer Run Road and which property comprises a total of 4.319 acres of land more or less, from its present R (Rural) District to a C-2 (Highway Commercial) District, Ward 6, District 6. (ZC05-08-053)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-08-053, 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 a C-2 (Highway Commercial) 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 C-2 (Highway Commercial) 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 a C-2 (Highway Commercial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC05-08-053

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in St. Tammany Parish, Louisiana, in that part thereof known as Thomas Lynn Crawford Partition and being more fully described as follows, to-wit:

Four and One Half (4 1/2) acres of land being a portion of Lot No. 9 of the Thomas Lynn Crawford partition in the West half of the SE 1/4 of Section 21, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, to-wit:

From the Southwest corner of said Lot No. 9 of the said Thomas Lynn Crawford Partition as described in COB 317, folio 253 which said point is situated in the North line of Pearl River-Abita Springs Highway and to thence in an easterly direction along the said north line of said Highway 303.0 feet to the point of beginning (which said point is the southeast corner of the property of Dennis C. Dean as described in COB 327, folio 356) thence go in an easterly direction along the said north line of said Pearl River-Abita Springs Highway 695.0 feet, thence go north 287.3 feet, thence go in a westerly direction along the north line of said lot no. 9 a distance of 695.0 feet to the East line of the property of Dennis C. Dean aforesaid, thence go South along the said East line of the property of Dennis C. Dean 287.3 feet to the beginning.

LESS AND EXCEPT:

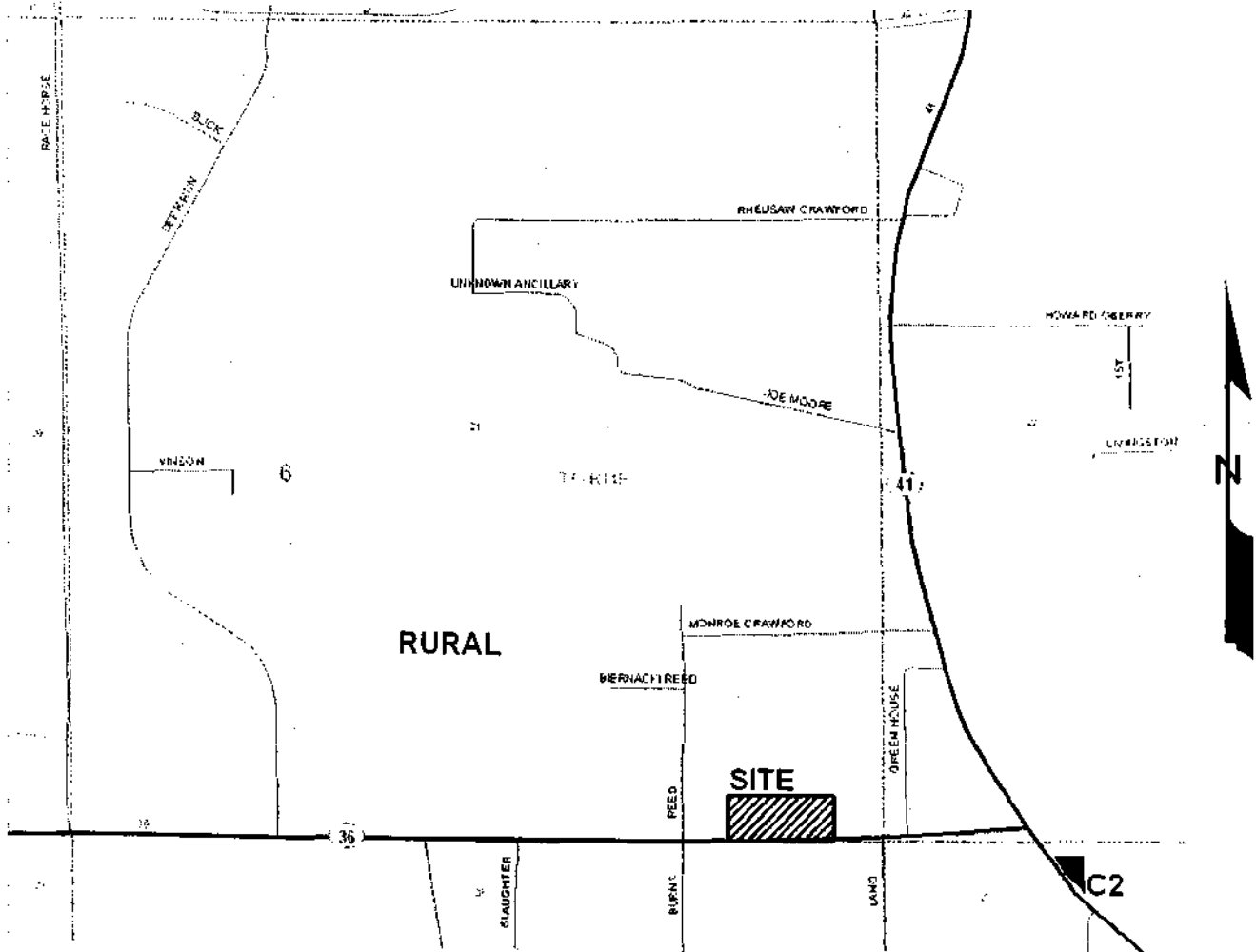
Commencing at the Northeast corner of the West half of the Southeast quarter of Section 21, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana; thence South 2,570.8 feet to a point on the North Right-of-way line of LA Hwy 36; Thence West 907.00 feet along said Right-of-way line to the Point of Beginning.

Thence from said Point of Beginning continue West 110.00 feet along said Right-of-Way line; Thence North 105.00 feet; thence East 110.00 feet; thence South 105.00 feet to the Point of Beginning.

This parcel contains 0.2652 acres of land being situated in Section 21, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana.

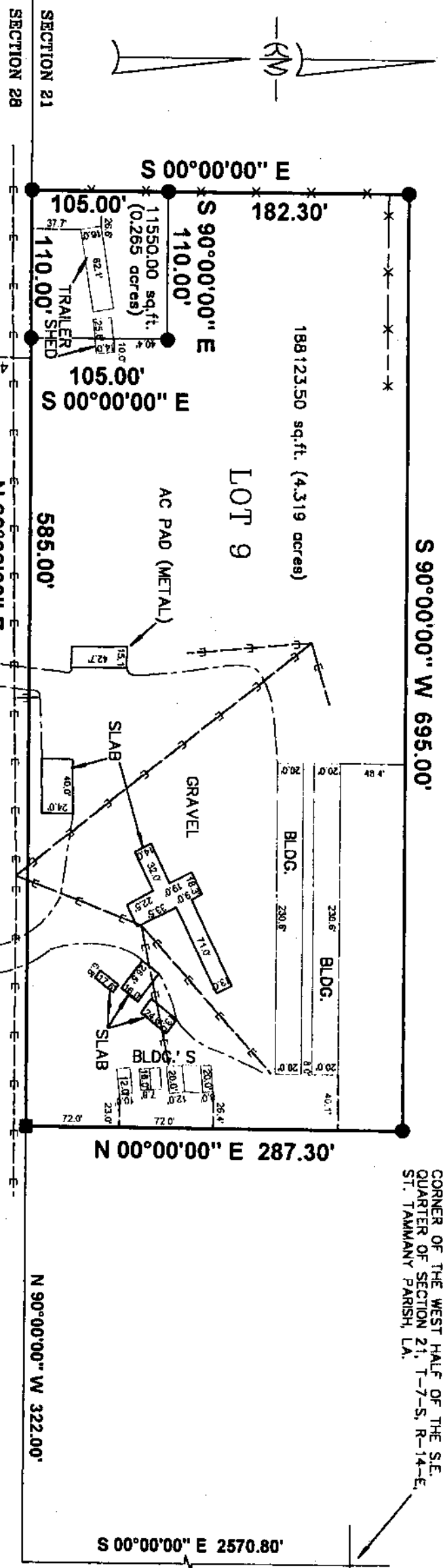
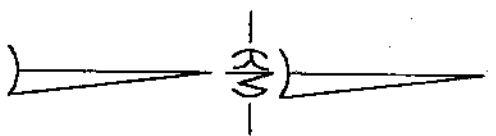
3149

**CASE NO.:** ZC05-08-053  
**PETITIONER:** Bruce J. Roberts  
**OWNER:** John Short  
**REQUESTED CHANGE:** From R (Rural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the north side of LA Highway 36, west of Reed Road, east of Deer Run Road ; S21, T7S, R14E; Ward 6, District 6  
**SIZE:** 4.319 acres



3149

205-08-053



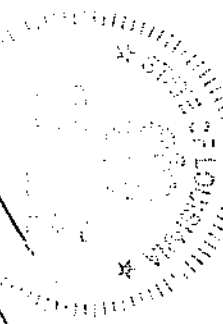
THIS POINT IS DESCRIBED AS THE NE-CORNER OF THE WEST HALF OF THE SE-QUARTER OF SECTION 21, T-7-S, R-14-E, ST. TAMMANY PARISH, LA.

REFERENCE:  
 1. LEGAL DESCRIPTION RECORDED IN ST. TAMMANY PARISH, INSTRUMENT #1175715  
 2. SURVEY BY J.V. BURKES & ASSOC. DATED 11-16-99 AND NUMBERED 992938 FROM WHICH BASIS OF BEARINGS WERE TAKEN. NO SETBACKS OR SERVITUDES SHOWN.

BOUNDARY SURVEY OF:  
 4.584 ACRES, A PORTION OF LOT 9, THOMAS LYNN CRAWFORD PARTITION SECTION 21, T-7-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:  
**JOHN SHORT**

NOTE: SERVITUDE 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*  
 6-20-05

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.

--- LEGEND ---  
 ● = 1/2" IRON ROD FOUND  
 ○ = 1/2" IRON ROD SET  
 ■ = 5/8" IRON ROD FOUND

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0300 C; REV. 10-17-89.

KELLY J. MCHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 100'	DATE: 10-5-04
DRAWN: BWM	JOB NO.: 04-453
REVISED:	FILE: lcta2004/LOT09A.TLC.PARTION.asc