

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3233 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. THOMPSON

ON THE 2<sup>ND</sup> DAY OF MARCH, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of M.P. Planche Road, west of LA Highway 25, east of Jenkins Road and which property comprises a total of 32.6 acres of land more or less, from its present SA (Suburban Agricultural) District to an A-3 (Suburban) District, Ward 3, District 3. (ZC05-04-024)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-04-024, 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 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 SA (Suburban Agricultural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

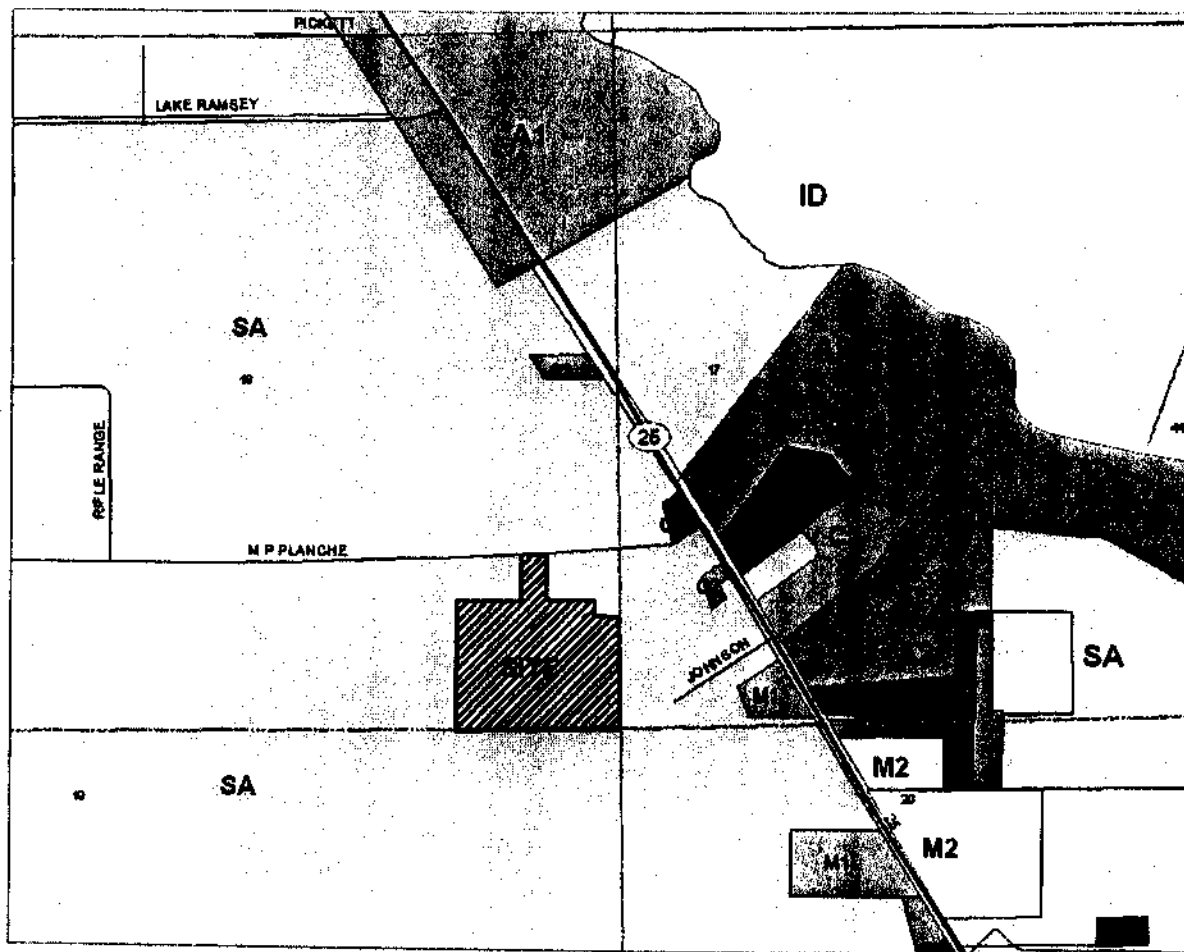
ZCO5-04-024

**A Certain Piece or Parcel of Land situated in Section 18, Township 6 South, Range 11 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:**

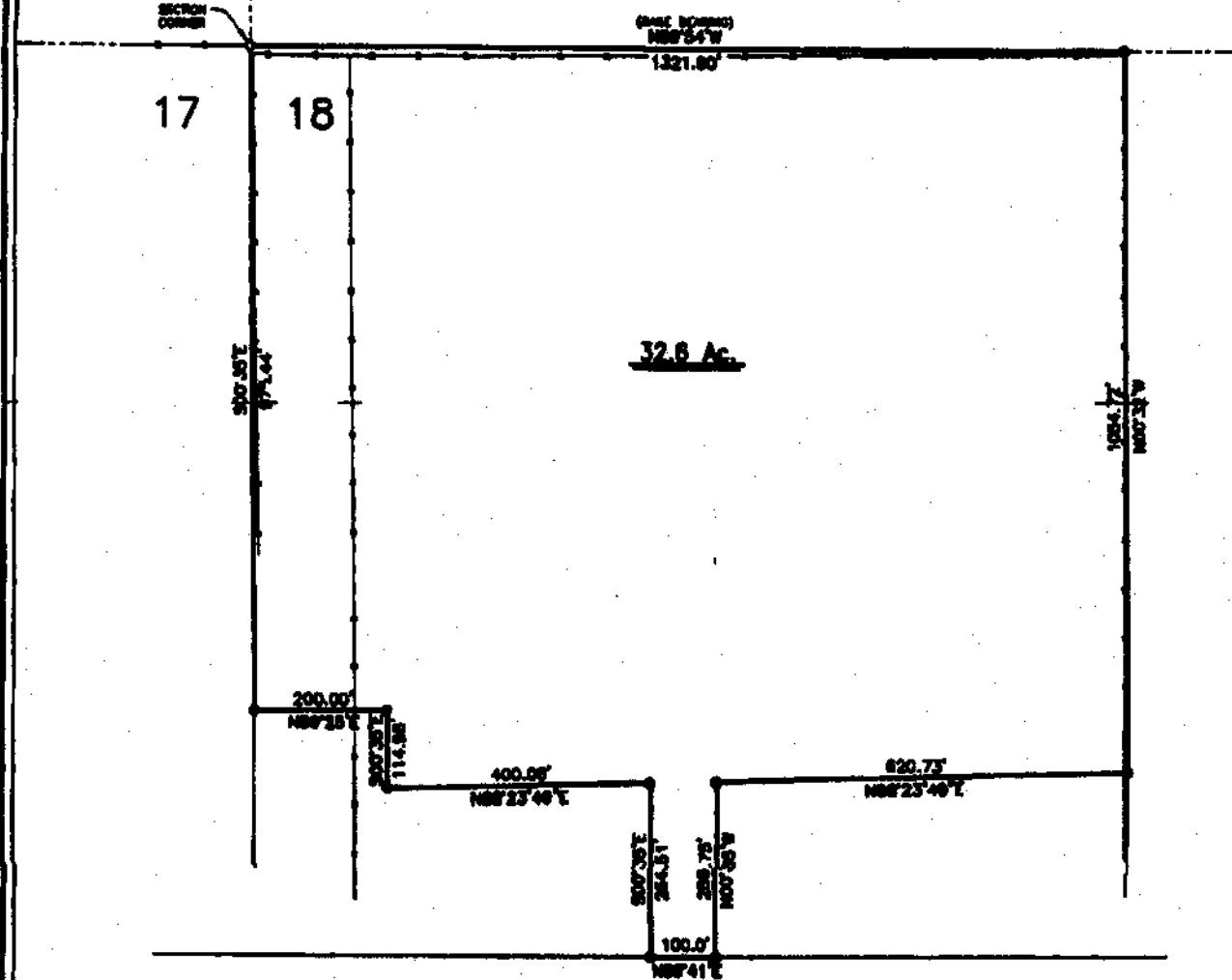
**Commence at the Section Corner common to Sections 17, 18, 19, & 20, Township 6 South, Range 11 East, said point being the Point of Beginning.**

**From the Point of Beginning, measure N89°54'W, a distance of 1321.60 feet to a point; thence measure N00°32'W, a distance of 1054.72 feet to a point; thence measure N88°23'49"E, a distance of 620.73 feet to a point; thence measure N00°35'W, a distance of 256.75 feet to a point; thence measure N89°41'E, a distance of 100.00 feet to a point; thence measure S00°35'E, a distance of 254.51 feet to a point; thence measure N88°23'49"E, a distance of 400.06 feet to a point; thence measure S00°35'E, a distance of 114.98 feet to a point; thence measure N89°25'E, a distance of 200.00 feet to a point; thence measure S00°35'E, a distance of 975.44 feet back to the Point of Beginning, containing 32.6 Acres.**

**CASE NO.:** ZC05-04-024  
**PETITIONER:** Fontcuberta Surveys, Inc.  
**OWNER:** Team Management, L.L.C.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to A-3 (Suburban) District  
**LOCATION:** Parcel located on the south side of M.P. Planche Road, west of LA Highway 25, east of Jenkins Road; S18, T6S, R11E; Ward 3, District 3  
**SIZE:** 32.6 acres



2005-04-024 3233



**M. P. PLANCHE ROAD**  
(Formerly BARRY'S AVENUE)

**NOTE:**  
THIS PROPERTY MAY BE SUBJECT TO A RIGHT OF WAY TO ST. TAMMANY PARISH FOR M. P. PLANCHE ROAD AND DITCHES.

**REFERENCE SURVEY AND PLAN FOR RECORD:**

ACT OF BARRI ET AL  
PLAT BOOK 11-83-2004  
PLAT FILE NO. 210-415.

**NOTE:**  
ANY UTILITIES, DITCHES, OR OTHER FORCES, SERVICES, AND/OR IMPROVEMENTS OF ANY NATURE THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

REVISED 8-01-2005

THIS IS TO ADVISE THAT I HAVE CONSULTED THE F.L.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" FOR FLOOD HAZARD ZONING 0126 C, DATED 10-17-00.

THIS IS A SKETCH FOR RETURN PURPOSES ONLY AND NOT A BOUNDARY SURVEY. THIS PLAN IS NOT IN CONFORMANCE WITH THE ACCEPTED LAND SURVEYING STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

SKETCH OF A PARCEL OF GROUND  
SITUATED IN  
SECTION 18  
TOWNSHIP 8 SOUTH  
RANGE 11 EAST  
ST. TAMMANY PARISH, LA

**Fontcuberta**  
*Surveys*  
INCORPORATED  
PROFESSIONAL  
LAND SURVEYORS

PREPARED FOR  
TAMMANY DEVELOPMENT, LLC

DATE 2-22-2005	SCALE 1" = 200'	P.O. BOX 1150 CONROE, LA. 70048 PHONE (504) 833-7501	DATE OF DPB	DRAWN BY TJF	JOB NO. 452851	PLAT FILE NO. 210-416Z
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