

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3253 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of US Highway 190, west of I-10 being lots 7 & 8 and which property comprises a total of 2.5 acres of land more or less, from its present SA (Suburban Agricultural) District to a C-2 (Highway Commercial) District, Ward 8, District 14. (ZC06-03-015)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-03-015, 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 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 SA (Suburban Agricultural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC06-03-015

THAT PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Southwest Quarter of the Southeast Quarter of

Being the same property acquired by vendor herein under deed from Homer G. Fritchie, dated January 25, 1955, registered in C.O.B. 227, folio 293, Records of St. Tammany Parish, Louisiana.

THAT 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 the Parish of St. Tammany, State of Louisiana, Lots 7 and 8 as shown on a plat of survey No. 1528, dated February 4, 1955, made by H.G. Fritchie, Parish Surveyor, of the property belonging to Joseph Baroni, in the Southwest quarter of Southeast quarter, Section 11, Township 9 South, Range 14 East, 8<sup>th</sup> Ward, St. Tammany Parish, Louisiana, and said Lots 7 and 8 are described by meets and bounds together as follows:

From the northeast corners of the aforementioned southwest quarter of southeast quarter go west 40 feet; thence south 648 feet to U.S. Highway No. 190; thence along the northerly line of right of way of U.S. Highway No. 190, north 68 degrees 30 minutes west 161.10 feet to a point of beginning which is the southeast corner of said Lot 7; thence north along the line between lots 7 and 3, 4, 5, and 6, a distance of 240.90 feet to a south line of lot two; thence west long the south line of lot 2, 100 feet to the northwest corner of said lot 8; thence south along the line between lots 8 and 9 a distance of 201.50 feet to U.S. Highway No. 190 south 68 degrees 30 minutes east 107.40 feet to the point of departure.

Being the same property acquired by vendor herein under deed from Homer G. Fritchie, dated January 14, 1957, registered in Conveyance Office Book 249, page 51, St. Tammany Parish, Louisiana.

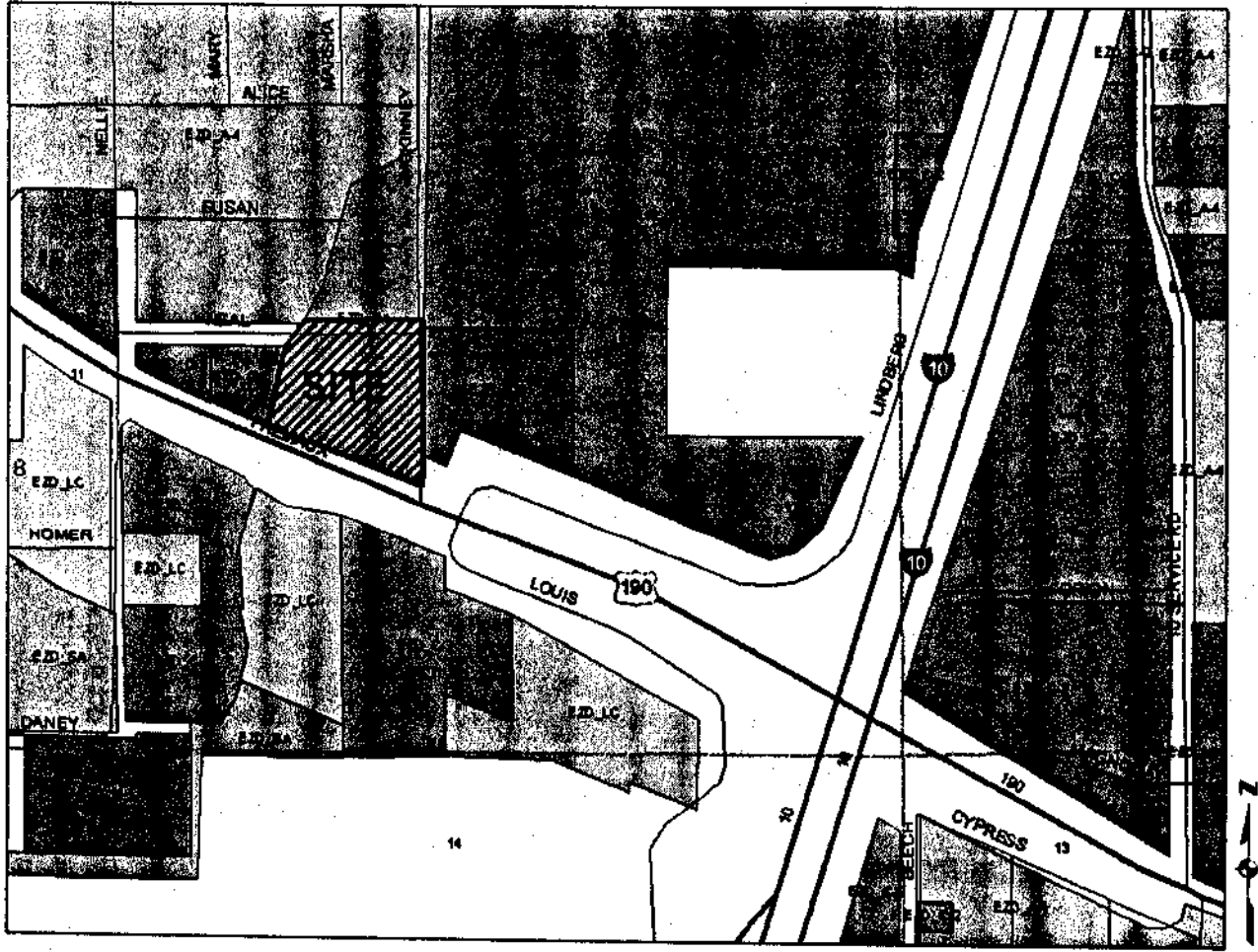
LESS AND EXCEPT THE FOLLOWING:

A certain piece of parcel of land lying and situated in Section 11, Township 9 South, Range 14 east, Greensburg Lang District, St. Tammany Parish, Section 11, Township 9 South, Range 14 East, in the Eighth Ward of the Parish of St. Tammany, State of Louisiana, designated as Lots 1, 2, 3, 4, 5, 6, and 9 of the subdivision of the Baroni property, which lots are shown on a plat of survey by H.G. Fritchie, Parish Surveyor, dated February 19, 1957, annexed hereto, and together, are described as follows:

From the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 11, Township 9 South Range 14 East, run West 40 feet to west line of public road; thence South along said road, 199.8 feet to Northeast corner and point of beginning of property herein described. Thence South along said road 448.2 feet intersect North right-of-way line of U.S. Highway No. 190; thence in a Westerly direction, along north line of said Highway 161.10 feet to Southeast corner of Lot 7; thence in a Westerly direction, along north line of said Highway 161.10 feet to Southeast corner of Lot 7; thence North along the east line of Lot 7 which is also the rear or west line of Lots 3, 4, 5, and 6, 240.90 feet to a point in south line of Lot 2; thence West along the north or rear line of Lots 7 and 8 which is also the south sideline of Lot 2, 100 feet to the rear corner common to Lots 8 and 9; Thence South along the side line between Lots 8 and 9, 201.50 feet to a point in north line of U.S. highway No. 190; thence in a westerly direction along the north line of said Highway, 74.40 feet to a point thence North 5 degrees, 45 minutes East, along the west line of Lot 9, 167.20 feet to a point; thence North 35 degrees, 30 minutes East, along the West line of Lot 9 and the rear or west line of Lots 1 and 2, 190 feet to the northwest corner of Lot 1; thence East, along North line of Lot 1, 191.70 feet to a point of beginning on Public Road.

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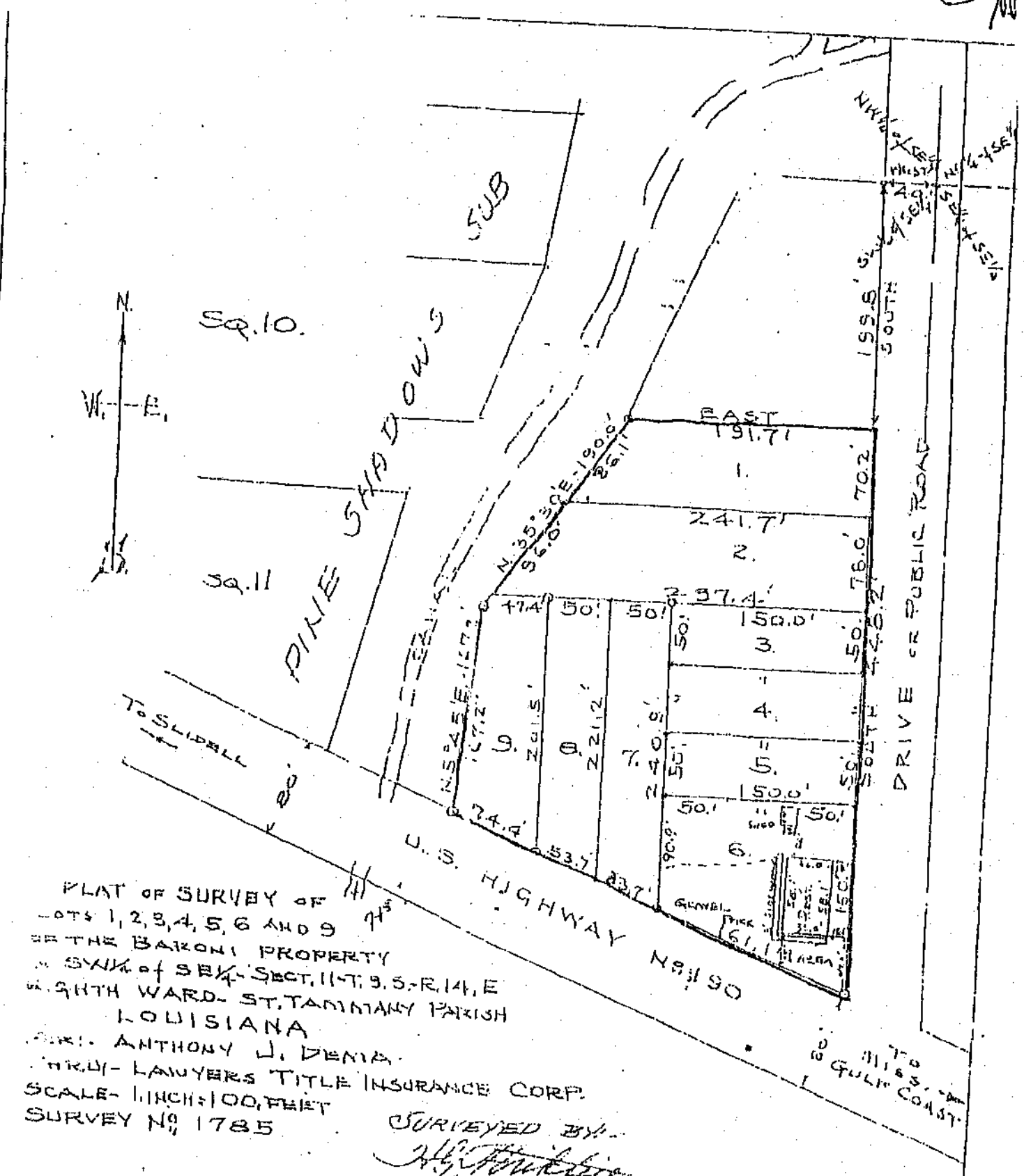
**CASE NO.:** ZC06-03-015  
**PETITIONER:** Keith Baker  
**OWNER:** Michael, Anthony & Eddie Dema & Maryann Moreland  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the north side of US Highway 190, west of I-10 being lots 7 & 8; S11, T9S, R14E; Ward 8, District 14  
**SIZE:** 2.5 acres



206-03-015  
3253

EXHIBIT I - 28 AC ±  
FRENCH AVE. CONTRACT

*P.J.R.*  
*[Signature]*



PLAT OF SURVEY OF  
 LOTS 1, 2, 3, 4, 5, 6 AND 9  
 OF THE BAKONI PROPERTY  
 IN SW 1/4 of SE 1/4, SECT. 11, T. 9, S. R. 14, E  
 EIGHTH WARD, ST. TAMMANY PARISH  
 LOUISIANA

PREPARED BY: ANTHONY J. DENIA  
 TITLE INSURANCE CORP.  
 SCALE - 1 INCH = 100 FEET  
 SURVEY NO. 1785

SURVEYED BY:  
*[Signature]*  
 PARISH SURVEYOR  
 SLIDELL, LA.  
 FEB. 19, 1957

RECORDED SURVEY 112152B  
 FEB 24, 1958