

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3321 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. BURKHALTER

ON THE 6<sup>TH</sup> DAY OF JULY, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Hard Hat Drive, east of LA Highway 25, being lot 2A, Covington Industrial Park and which property comprises a total of 46,345 sq. ft. of land more or less, from its present M-2 (Intermediate Industrial) District to a C-2 (Highway Commercial) District, Ward 3, District 2. (ZC06-06-045)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-06-045, 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 M-2 (Intermediate Industrial) 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 M-2 (Intermediate Industrial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

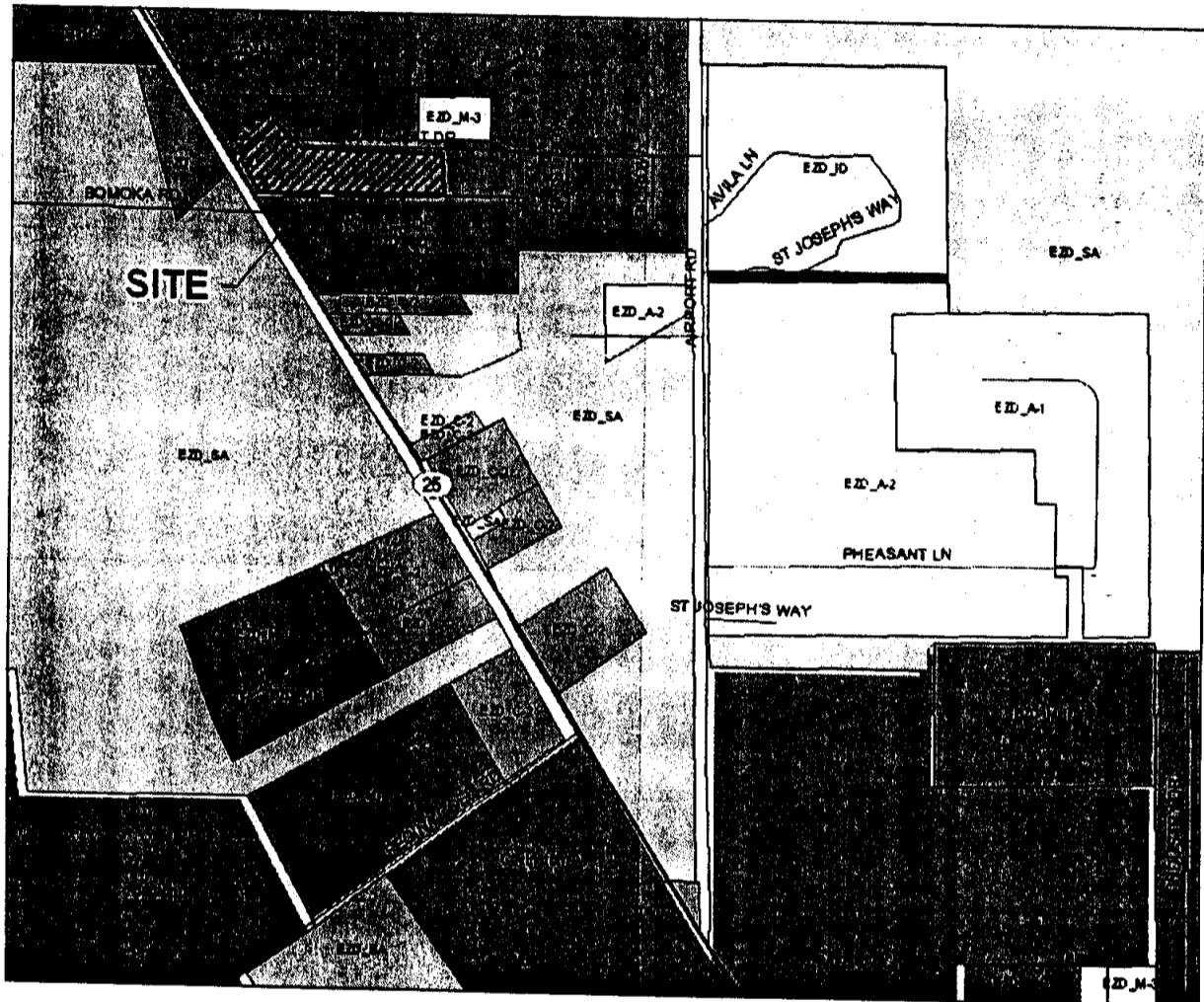
EXHIBIT "A"

3321

ZC06-06-045

A parcel of land situated in Section 20, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana in that portion thereof designated as Covington Industrial Park, Phase I and being more fully described as Lot 2A, Covington Industrial Park, Phase I all as more fully shown on the map and plat of resubdivision by Wilson-Pope, Inc., dated October 17, 1989, being Map file 1788 of the records of St. Tammany Parish.

**CASE NO.:** ZC06-06-045 3321  
**PETITIONER:** Vincent P. Saia  
**OWNER:** Telesmar, L.L.C.  
**REQUESTED CHANGE:** From M-2 (Intermediate Industrial) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the south side of Hard Hat Drive, east of LA Highway 25, being lot 2A, Covington Industrial Park; S20, T6S, R11E; Ward 3, District 2  
**SIZE:** 46,345 sq. ft.



LEGAL DESCRIPTION:

A Resubdivision of Lots 1, 2, 3, 4, and S, Covington Industrial Park, Phase I, Section 20, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, into Lots 1A, 2A, 3A, 4A, and 4A.

2000-06-045  
800°35'00"E 228.80

3321

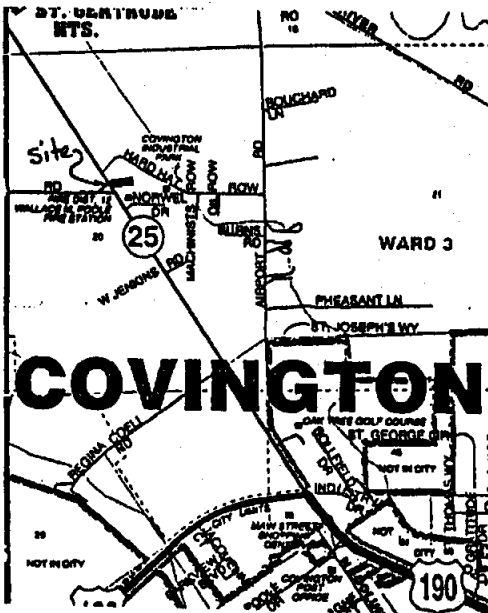
LEGEND:  
LOT 1A- 80583.93 SQ. FT.  
LOT 2A- 46345.78 SQ. FT.  
LOT 3A- 48830.34 SQ. FT.  
LOT 4A- 83841.17 SQ. FT.  
TOTAL SQUARE FOOTAGE- 254401.23 SQ. FT.  
TOTAL ACREAGE- 5.07 ACRES

No.	Direction	Length
1	N28°43'02"E	89.88
2	N45°58'10"E	157.78
3	S43°47'02"E	111.80
4	N88°52'40"E	74.48

CURVE TABLE:

	RADIUS	ARC LENGTH
C1	40.00	83.00
C2	130.00	58.87
C3	130.00	48.27

CPN: 225208 0150 C  
FIRM DATE: 17 OCT 99  
FIRM ZONE: "C"



ZONING: B-2  
SETBACK LINES:  
FRONT- 25  
SIDES- 3  
REAR- 75

APPROVALS:

*Emilio Lombard*  
CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

*John H. Shiver*  
SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

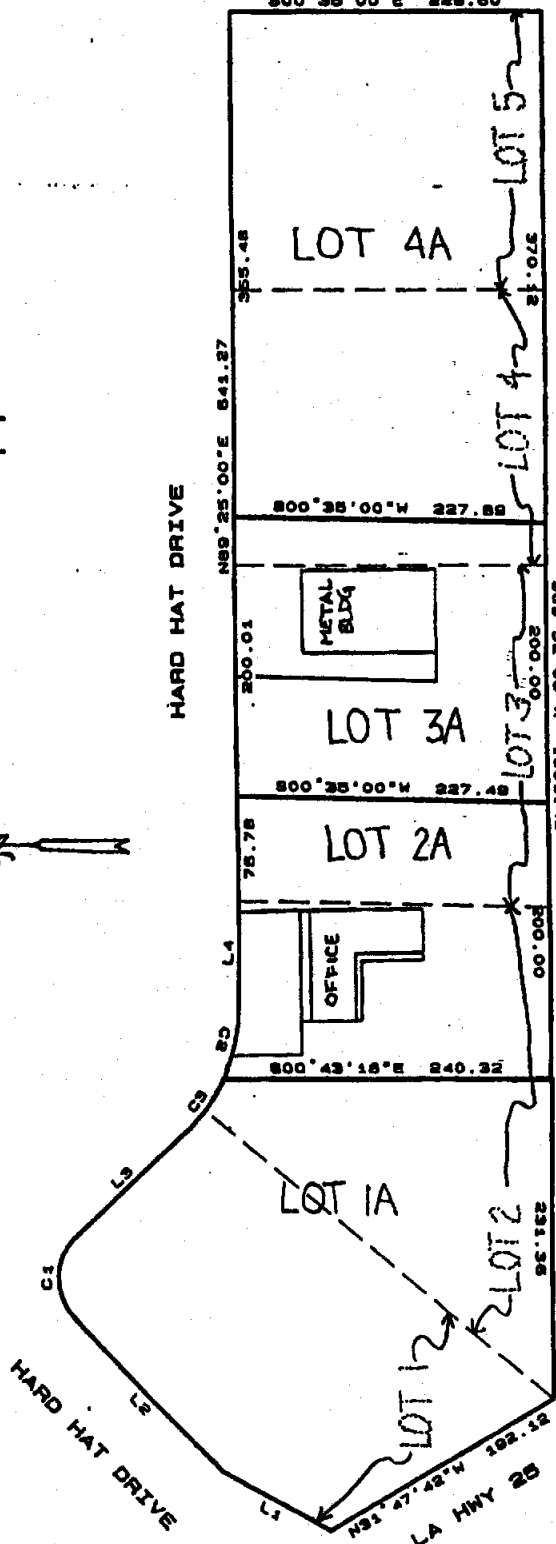
ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

1-7-2000 1788  
DATE FILED: MAP FILE NO.

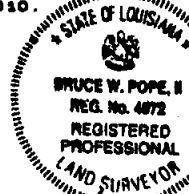
*Jane C. Murphy*  
ST. TAMMANY PARISH CLERK OF COURT

DATE: MAP FILE NO.

OWNER: UNCAS B. FAVRET, JR.



I HEREBY CERTIFY THIS PLAT CONFORMS TO THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH AND THE STATE OF LOUISIANA, IN ACCORDANCE WITH RE: 33-5010



*Bruce W. Pope, II*  
WILSON-POPE, INC.

LOUISIANA REGISTERED LAND SURVEYORS  
1990 BURGIE DRIVE  
MANDEVILLE, LOUISIANA, 70448  
(504) 628-8851

DATE: 18 NOV 99 SCALE: 1"=100' JOB NO: 5083

Map File # 1788