

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3208 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. GOULD PROVIDED BY: PLANNING DEPT.

INTRODUCED BY: MR. GOULD SECONDED BY: MR. BURKHALTER

ON THE 5TH DAY OF JANUARY 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of I-12, east of LA Highway 21 and which property comprises a total of 76.18 acres of land more or less, from its present A-3 (Suburban), A-4 (Single Family Residential) & LC (Light Commercial) Districts to a C-2 (Highway Commercial) District, Ward 1, District 1. (ZC05-09-059)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-09-059, 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 A-3 (Suburban), A-4 (Single Family Residential) & LC (Light Commercial) Districts 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 A-3 (Suburban), A-4 (Single Family Residential) & LC (Light Commercial) Districts 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

LEGAL DESCRIPTION OF A 76.18 ACRE TRACT OF LAND

BEING REZONED FROM L-C, A-4 & A-3 TO C-2

A CERTAIN PIECE OR PORTION OF LAND CONTAINING 76.18 ACRES SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN ALONG SAID RIGHT-OF-WAY SOUTH 48 DEGREES 44 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 326.61 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 46 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 542.03 FEET TO A POINT; THENCE RUN SOUTH 35 DEGREES 57 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 271.95 FEET TO A POINT; THENCE RUN SOUTH 55 DEGREES 13 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 315.57 FEET TO A POINT; THENCE RUN SOUTH 69 DEGREES 56 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 704.32 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 11 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 100.71 FEET TO A POINT ON A CURVE TO RIGHT(CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 20,420.14 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 20 MINUTES 25 SECONDS EAST AND AN ARC LENGTH OF 252.45 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 59 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 1449.55 FEET TO A POINT; THENCE RUN 68 DEGREES 58 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 452.59 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 21 DEGREES 01 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 392.35 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE NORTH 21 DEGREES 01 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 457.78 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 59 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 1622.97 FEET TO A POINT ON A CURVE TO THE LEFT(COUNTER-CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 2667.44 FEET A CHORD BEARING OF NORTH 72 DEGREES 10 MINUTES 50 SECONDS WEST AND AN ARC LENGTH OF 297.44 FEET TO A POINT ON A CURVE TO THE LEFT(COUNTER-CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 1050.00 FEET A CHORD BEARING OF NORTH 78 DEGREES 25 MINUTES 03 SECONDS WEST AND AN ARC LENGTH OF 111.52 FEET TO A POINT ON A CURVE TO THE RIGHT(CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 950.00 FEET A CHORD BEARING OF NORTH 76 DEGREES 02 MINUTES 35 SECONDS WEST AND AN ARC LENGTH OF 179.64 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 10.11 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 49 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 928.14 TO A POINT ON A CURVE TO THE

ZCO5-09-059 CONT'D

LEFT(COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 490.00 FEET A CHORD BEARING OF NORTH 31 DEGREES 57 MINUTES 19 SECONDS WEST AND AN ARC LENGTH OF 73.24 FEET; THENCE RUN NORTH 58 DEGREES 04 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 151.99 FEET TO A POINT ON A CURVE TO THE RIGHT(CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 268.86 FEET A CHORD BEARING OF NORTH 66 DEGREES 23 MINUTES 23 SECONDS EAST AND AN ARC LENGTH OF 80.22 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 45 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 66.33 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 1899.96 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 549.73 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 59 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 800.00 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 01 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 570.00 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 59 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 1549.89 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 00 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 1411.58 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 01 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 656.42 FEET TO A POINT ON A CURVE TO THE LEFT(COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 490.00 FEET A CHORD BEARING OF NORTH 84 DEGREES 52 MINUTES 47 SECONDS WEST AND ARC LENGTH OF 420.77 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 76.18 ACRES OR 3,318,480.57 SQ. FT. MORE OR LESS.

2605-09-059

RE-ZONING MAP

JE
JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors - Planners - Geomatics
 1000 Lakeshore Drive, Suite 100, Lake Charles, LA 70601
 Phone: (337) 533-3333 Fax: (337) 533-3334
 www.jebon.com

PROPERTY INFORMATION

TRACT NO.	ACRES	OWNER
1	1.25	...
2	1.25	...
3	1.25	...
4	1.25	...
5	1.25	...
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20	1.25	...

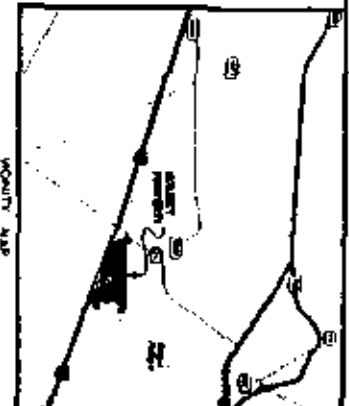
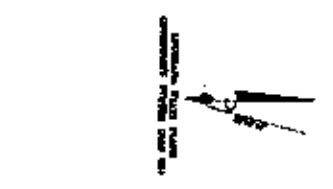
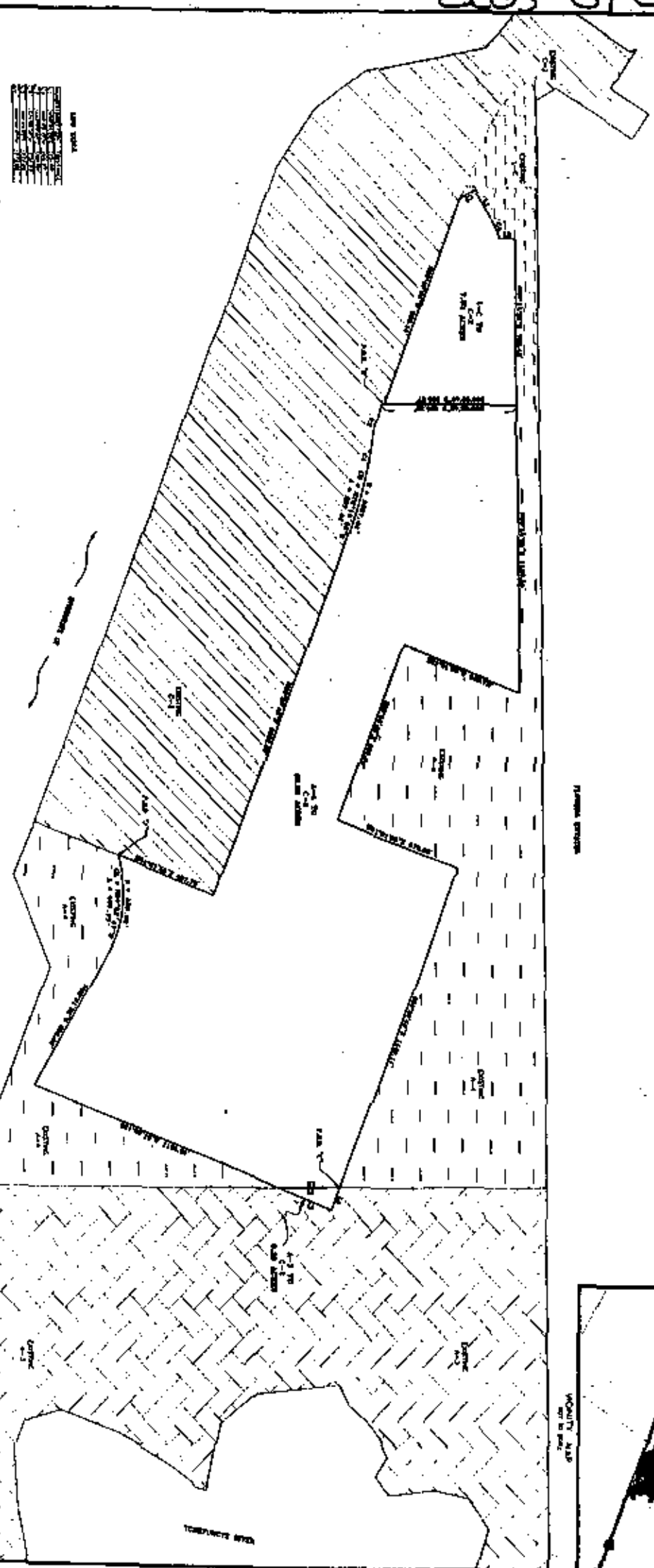
THIS MAP WAS PREPARED BY THE SURVEYOR FROM THE INFORMATION PROVIDED BY THE OWNER OF THE PROPERTY AND THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY AND HAS NOT MEASURED THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY AND HAS NOT MEASURED THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY AND HAS NOT MEASURED THE PROPERTY.

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1 OF 1	Prepared by COLONIAL PROPERTIES REZONING MAP OF VARIOUS TRACTS OF LAND LOCATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA		Date: 11-1-2011 Scale: 1" = 200'	Author: JB Checker: JB	Project: 11-0001 Date: 11/1/11	
	<p>THIS MAP WAS PREPARED BY THE SURVEYOR FROM THE INFORMATION PROVIDED BY THE OWNER OF THE PROPERTY AND THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY AND HAS NOT MEASURED THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL SURVEY OF THE PROPERTY AND HAS NOT MEASURED THE PROPERTY.</p>					

CASE NO.: ZC05-09-059
PETITIONER: Colonial Properties Trust
OWNER: Wainer Brothers & Affiliated Co.
REQUESTED CHANGE: From A-3 (Suburban), A-4 (Single Family Residential) & LC (Light Commercial) Districts to C-2 (Highway Commercial) District
LOCATION: Parcel located on the north side of I-12, east of LA Highway 21; S47, T7S, R11E; Ward 1, District 1
SIZE: 76.18 acres

