

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3317 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 northeast corner of Tranquility Road & US Highway 190 and which property comprises a total of 3.982 acres of land more or less, from its present SA (Suburban Agricultural) District to a C-1 (Neighborhood Commercial) District (1.952 acres) and C-2 (Highway Commercial) District (2.030 acres), Ward 7, District 7. (ZC06-06-037)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-06-037, 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 to a C-1 (Neighborhood Commercial) District (1.952 acres) and C-2 (Highway Commercial) District (2.030 acres) (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-1 (Neighborhood Commercial) District (1.952 acres) and C-2 (Highway Commercial) District (2.030 acres)

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 to a C-1 (Neighborhood Commercial) District (1.952 acres) and C-2 (Highway Commercial) District (2.030 acres).

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC06-06-037

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 Southeast 1/4 of the Northwest 1/4 of Section 34, Township 8 South, Range 13 East and commencing at a point designated as center of Section 34 on a plan of Jeron R. Fitzmorris, registered land surveyor, dated April 9, 1973; thence go North 14 feet to the Southern boundary of U.S. 190, thence 9.4 feet North to a point, along the Northern boundary of U.S. 190, thence 83 degrees 7 minutes West 675.5 feet to the Point of Beginning; thence continue North 83 degrees 7 minutes West 330.0 feet along the Northern boundary of U.S. 190 to a point on the Eastern boundary of Tranquility Road, thence North 2 degrees 4 minutes East 660.0 feet along the Southern boundary of Tranquility Road to a point, thence South 83 degrees 7 minutes East 330.0 feet to a point, thence South 2 degrees 4 minutes West 660.0 feet to the Point of Beginning.

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone C
 FIRM Panel# 225205 0395 D Rev. 4-2-1991

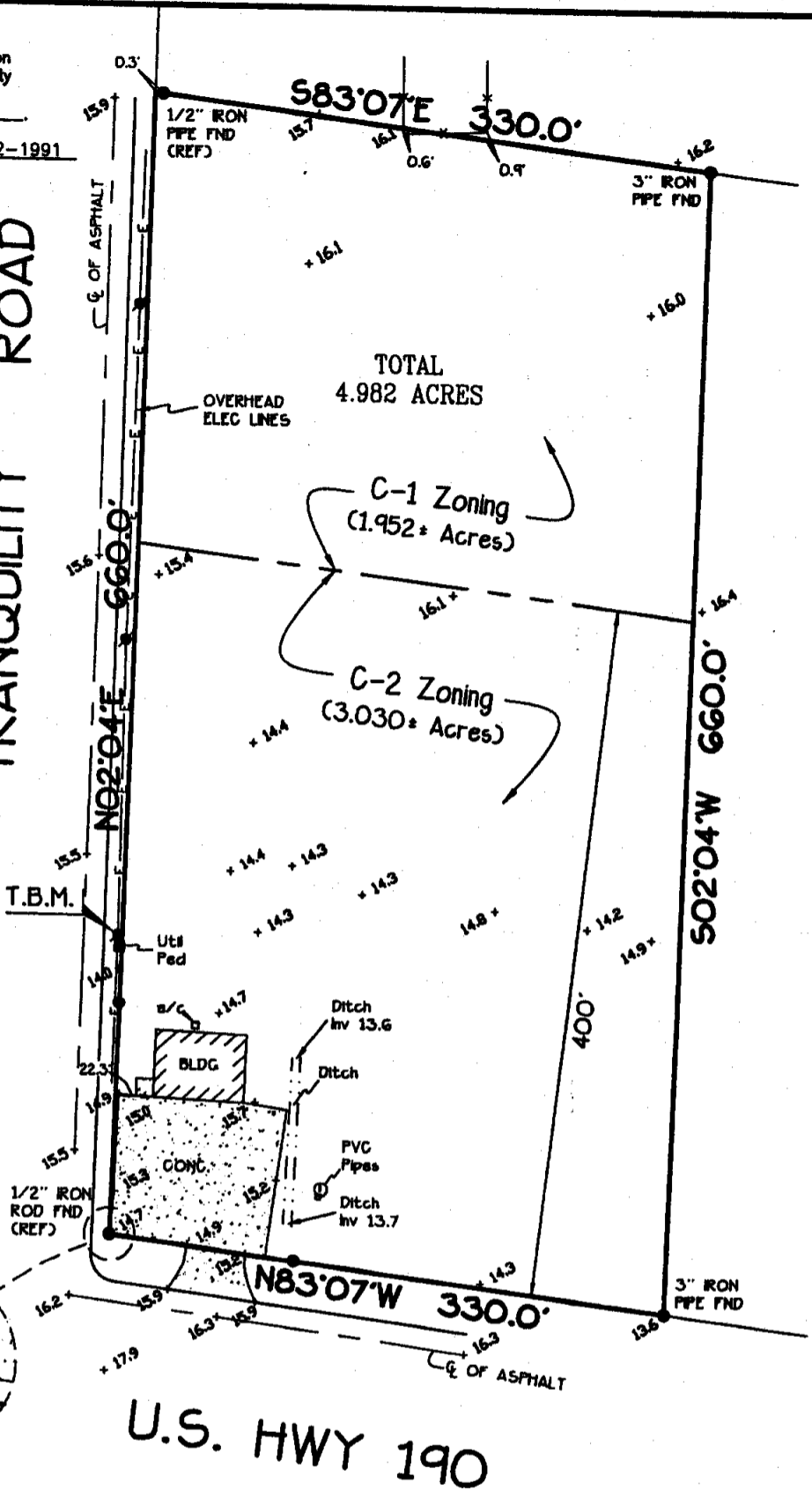
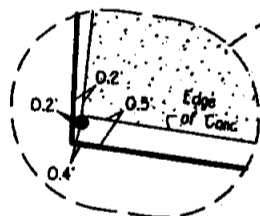
TRANQUILITY ROAD

REFERENCE
 SURVEY BY LAND SURVEYING, INC.
 DRAWING No. 190
 DATED: APRIL 9, 1973

NOTE:
 OWNER OR BUILDER RESPONSIBLE
 FOR OBTAINING SETBACKS BEFORE
 CONSTRUCTION BEGINS.

T.B.M. = 60d NAIL IN POWER POLE ON THE
 EAST SIDE OF TRANQUILITY ROAD,
 APPROXIMATELY 175 FEET NORTH OF
 U.S. HWY. 190. ELEV=17.03 NAVD 88

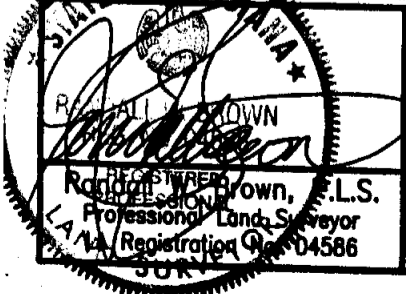
● DENOTES 1/2" IRON ROD FND
 UNLESS OTHERWISE NOTED



Survey of
 A PARCEL OF GROUND SITUATED IN
 SECTION 34, TOWNSHIP 8 SOUTH - RANGE 13 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 NC INVESTMENTS, L.L.C.

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.



Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners • Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309

Date: JANUARY 27, 2006
 Survey No. 06009
 Project No. (CR5) B06009.CR5
 Scale: 1"=100'±
 Drawn By: M.F.H.
 Revised: 6-12-06/MFH/Add
 Zoning Areas

CASE NO.: ZC06-06-037
PETITIONER: Weldon Crawford
OWNER: NC Investments, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) (1.952 acres) & C-2 (Highway Commercial) (2.030 acres) Districts
LOCATION: Parcel located on the northeast corner of Tranquility Road & US Highway 190; S34, T8S, R13E; Ward 7, District 7
SIZE: 3.982 acres

