

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3293 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MS. BRISTER SECONDED BY: MR THOMPSON

ON THE 1ST DAY OF JUNE, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the northwest corner of LA Highway 1085 & LA Highway 1077 and which property comprises a total of 14.406 acres of land more or less, from its present M-2 (Intermediate Industrial) District to a C-2 (Highway Commercial) District, Ward 1, District 1. (ZC06-04-029)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-04-029, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3293

ZC06-04-029

ALL THAT CERTAIN TRACT OR PORTION OF LAND, 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 Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, said property being more fully described as follows, to-wit:

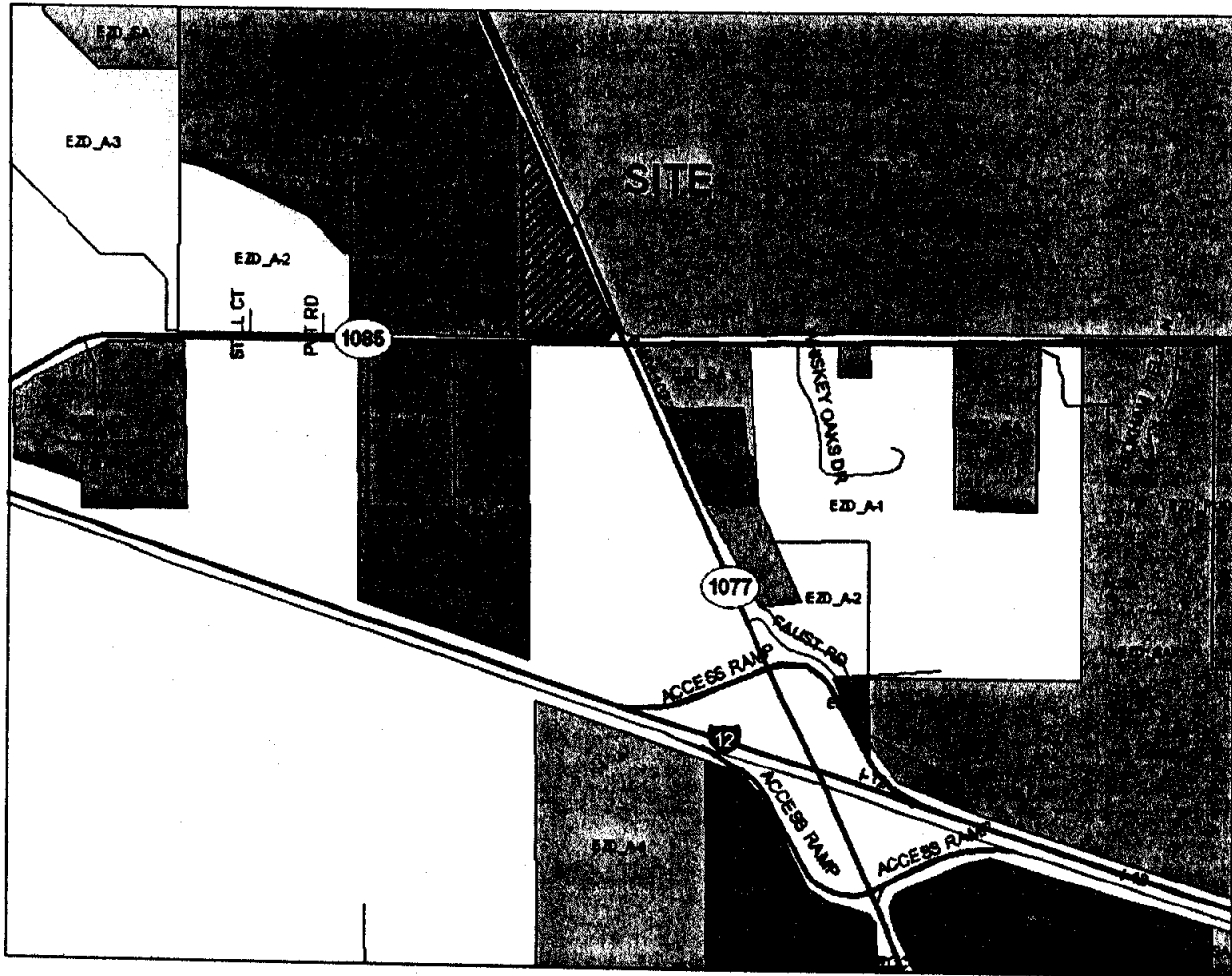
The Point of Beginning is the intersection of the North right-of-way line of La. Hwy. 1085 with the center of Section 3, Township 7 South, Range 10 East.

From the Point of Beginning, thence run 00 degrees 13 minutes 00 seconds West a distance of 1689.02 feet to an iron located on the westerly boundary of La. Hwy. 1077; thence along the westerly boundary of La. Hwy. 1077 go South 23 degrees 56 minutes 26 seconds East a distance of 1775.44 feet to a concrete highway monument; thence go South 33 degrees 04 minutes 02 seconds West a distance of 86.33 feet to a concrete highway monument located on the northerly boundary of La. Hwy. 1085; thence go along the northerly boundary of La. Hwy. 1085 North 89 degrees 28 minutes 57 seconds West a distance of 666.99 feet back to the Point of Beginning.

This parcel contains 14.406 acres, and is more fully shown on the survey of Randall W. Brown & Associates, Inc., Survey No. 06120, dated January 24, 2006.

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CASE NO.: ZC06-04-029
PETITIONER: Jeffrey D. Schoen
OWNER: Varuso Enterprises, Inc.
REQUESTED CHANGE: From M-2 (Intermediate Industrial) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the northwest corner of LA Highway 1085 & LA Highway 1077; S3, T7S, R10E; Ward 1, District 1
SIZE: 14.406 acres

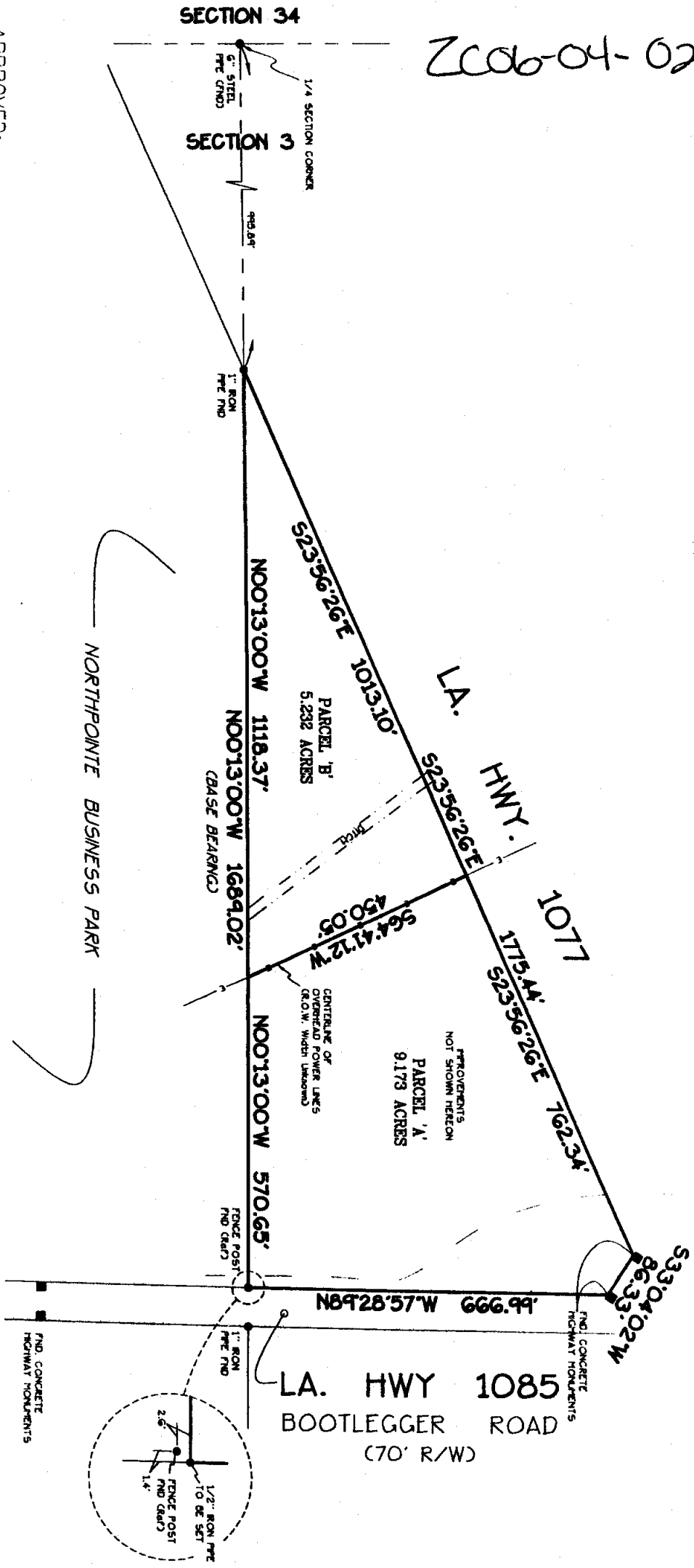


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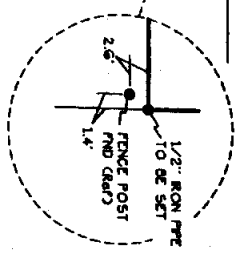
Survey of
 A 14.406 ACRE PARCEL OF GROUND SITUATED IN
 SECTION 3, TOWNSHIP 7 SOUTH - RANGE 10 EAST
 ST. TAMMANY PARISH, LOUISIANA
 INTO
 PARCEL 'A' AND PARCEL 'B'

FLOOD ZONE A
 FLOOD ZONE B
 FLOOD ZONE C
 APPROXIMATE LOCATION OF FEMA
 FLOOD ZONE TRANSITION LINE



NORTHPOINTE BUSINESS PARK

LA. HWY 1085
 BOOTLEGGERS ROAD
 (70' R/W)



APPROVED:

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE FILED

FILE NO.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described _____ located in a special flood hazard area. It is located in Flood Zone _____
 FRM Panel# _____ Rev. _____

<p>THE SURVEY 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 REGULATIONS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO OTHER SEARCH OF PUBLIC RECORDS SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.</p>	<p>SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS _____ SURVEY.</p>	<p>Randall W. Brown & Associates, Inc. Professional Land Surveyors Planners - Consultants 228 W. Causeway App. Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309</p>	<p>Date: JANUARY 24, 2006 Survey No. 06120</p>