

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3295 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 LA Highway 36, west of Nursery Street and which property comprises a total of 4.35 acres of land more or less, from its present SA (Suburban Agricultural) District to a C-2 (Highway Commercial) District, Ward 3, District 3. (ZC06-05-035)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-05-035, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

3295

ZC06-05-035

A PARCEL OF LAND located in SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Sections 25 and 36 of said township and range, thence South 00 degrees 42 minutes 20 seconds West 878.93 feet to a point in Rose Street; thence South 89 degrees 26 minutes 49 seconds West 991.40 feet to a 1/2 inch iron rod set on the South side of Rose Street (gravel); thence South 01 degrees 05 minutes 14 seconds East 739.43 feet to the POINT OF BEGINNING.

Thence North 76 degrees 45 minutes 13 seconds East 129.43 feet to an 1/2 inch iron rod set; thence South 00 degrees 19 minutes East 200.0 feet to an 1/2 inch iron rod set; thence North 89 degrees 26 minutes 49 seconds East 150.0 feet to a 1/2 inch iron rod set; thence South 18 degrees 05 minutes East 131.09 feet to an 1/2 inch iron rod set; thence North 89 degrees 26 minutes 49 seconds East 60.0 feet to an 1/2 inch iron rod set; thence South 00 degrees 19 minutes East 123.45 feet to a 1/2 inch iron rod set; thence South 79 degrees 33 minutes West 86.76 feet to a 1/2 inch iron rod set; thence North 78 degrees 19 minutes 58 seconds West 189.56 feet to a 1/2 inch iron rod set; thence South 84 degrees 07 minutes 17 seconds West 100.35 feet to a 1/2 inch iron rod set; thence North 01 degrees 05 minutes 14 seconds West 404.13 feet to the POINT OF BEGINNING, Containing 2.37 acres.

NOTE: Said parcel of land is subject to an Access Easement as shown on survey by Fred L. Tilley & Associates, dated June 10, 1996, number 96-74. Said parcel is designated as J-2 on a survey by Fred L. Tilley & Associates, Land Surveyors, dated June 10, 1996.

A PARCEL OF LAND located in SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Sections 25 and 36 of said Township and Range; thence South 00 degrees 42 minutes 20 seconds West 878.93 feet to a point in Rose Street; thence South 89 degrees 26 minutes 49 seconds West 605.30 feet to a 1-1/4 inch iron pipe found on the South side of Eden Street (gravel); thence South 00 degrees 19 minutes East 1159.41 feet to a 1/2 inch iron rod set; thence South 79 degrees 33 minutes West 86.76 feet to a 1/2 inch iron rod set and being the POINT OF BEGINNING.

Thence South 16 degrees 13 minutes 26 seconds East 96.47 feet to a 1/2 inch iron rod set; thence South 77 degrees 45 minutes 27 seconds East 60.42 feet to a 1/2 inch iron rod set; thence South 00 degrees 19 minutes East 100.00 feet to a 1/2 inch iron rod set; thence South 89 degrees 08 minutes 28 seconds West 23.38 feet to a 1/2 inch iron rod set; thence South 03 degrees 15 minutes 43 seconds East 132.76 feet to a 1/2 inch iron rod set on the North side of Louisiana Highway Number 36 (asphalt); thence South 86 degrees 27 minutes 10 seconds West 249.40 feet along the North side of said highway to a 1/2 inch iron pipe found; thence North 01 degree 05 minutes 14 seconds West 392.17 feet to a 1/2 inch iron rod set; thence South 78 degrees 19 minutes 58 seconds East 189.56 feet to the POINT OF BEGINNING, Containing 1.98 ACRE.

3295

**CASE NO.:** ZC06-05-035  
**PETITIONER:** Jeffrey D. Schoen  
**OWNER:** TRRB Enterprises, LLC  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the north side of LA Highway 36, west of Nursery Street; S36, T6S, R11E; Ward 3, District 3  
**SIZE:** 4.35 acres



