

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3277 ORDINANCE COUNCIL SERIES NO. _____
COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING
INTRODUCED BY: MR. BURKHALTER SECONDED BY: MR. BAGERT
ON THE 4TH DAY OF MAY, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the west side of Perrilloux Road, north of LA Highway 22 and which property comprises a total of 0.92 acres of land more or less, from its present R (Rural) District to a C-2 (Highway Commercial) District, Ward 1, District 1. (ZC06-04-023)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-04-023, 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 R (Rural) 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 R (Rural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC06-04-023

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in Section 16, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

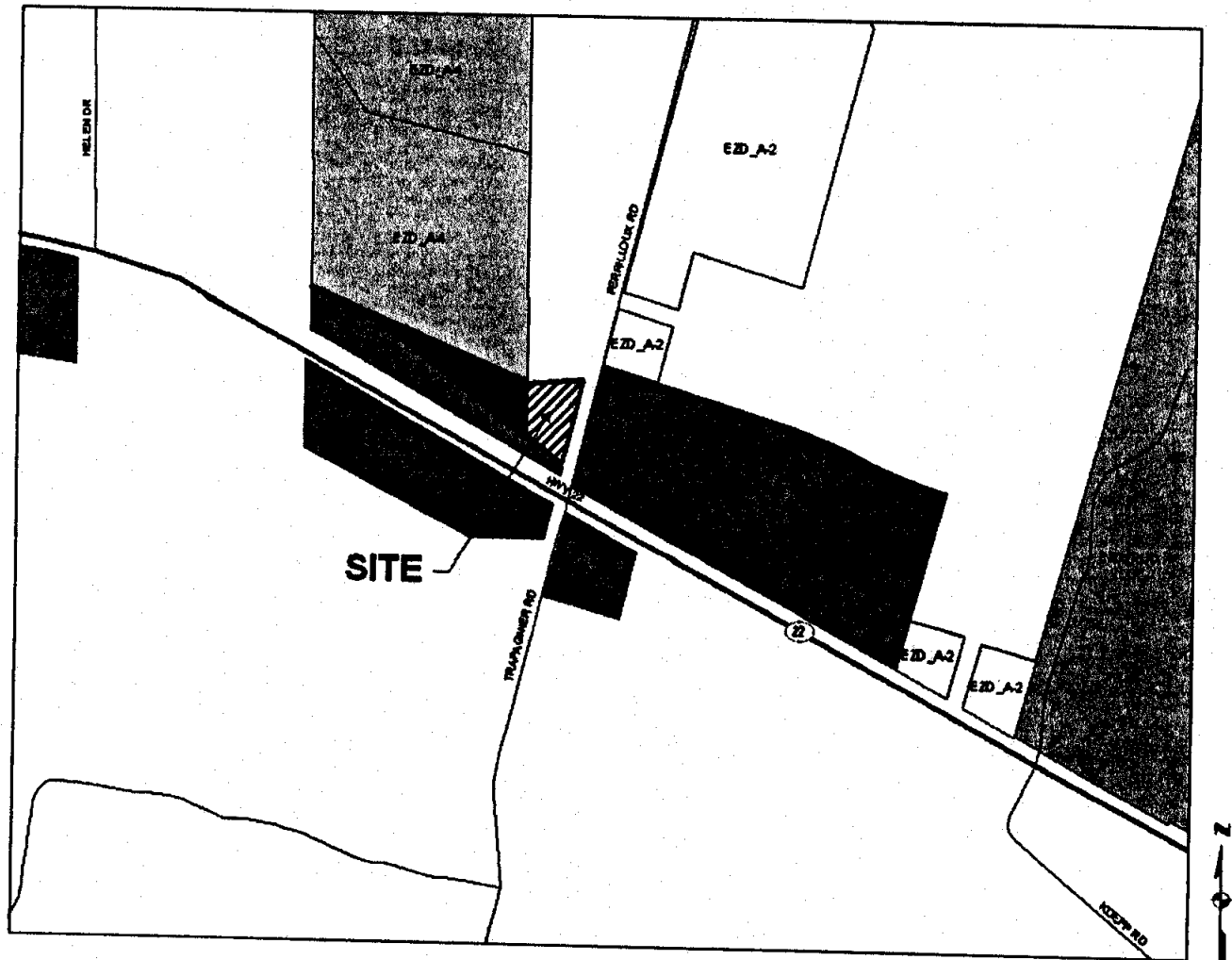
Commencing from the Northwest Corner of Section 42, of said township and range, Thence South 16 degrees 01 minutes 49 seconds West 2575.66 feet to a 5/8 inch Iron Rod Found on the West side of Perrilloux Road and being the POINT OF BEGINNING.

Thence South 14 degrees 33 minutes 09 seconds West 297.29 feet along the West side of said Road to a 1/2 inch Iron Rod Set, thence North 53 degrees 38 minutes 22 seconds West 160.96 feet to a 1/2 inch Iron Rod Set, thence North 00 degrees 27 minutes 24 seconds West 172.49 feet to a 5/8 inch Iron Rod Found, thence North 84 degrees 29 minutes 30 seconds East 206.65 feet to the POINT OF BEGINNING, containing 0.92 Acre.

All as more particularly described by that survey by John G. Cummings & Associates, dated April 2, 1991, Map File #2252050215C.

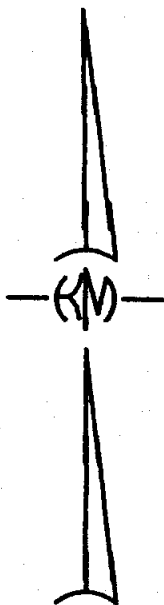
Being the same property acquired by Ann Olivier from Victor W. Olivier, III et al, herein through Act dated January 22, 1998 and recorded in COB Instrument No. 1080241 and dated January 8, 1996 in COB Inst. #979723 of the official records of St. Tammany Parish, Louisiana.

CASE NO.: ZC06-04-023 3277
PETITIONER: Phillip G. Mayeaux
OWNER: Belle Pointe Dev. L.L.C.
REQUESTED CHANGE: From R (Rural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the west side of Perrilloux Road, north of LA Highway 22; S16, T7S, R10E; Ward 1, District 1
SIZE: 0.92 acres



2506 04-023

3277



THIS POINT DESCRIBED AS BEING
S 16°01'49" W - 2575.68' FROM THE
NORTHWEST CORNER OF SECTION 42,
T-7-S, R-10-E.

2.30'

(T-N 84°29'30" E 206.65')
N 84°09'26" E 204.38'

0.912 ACRES

(N 00°27'24" W 172.48')
N 00°09'45" W 173.05'

(T-N 53°38'22" W 160.96')
N 53°54'00" W 160.43'

S 14°14'34" W 297.82'
(T-S 14°33'08" W 297.29')

PERRILLOUX ROAD

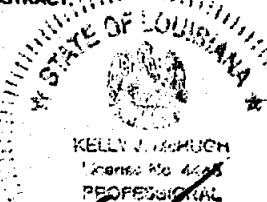
LA. HWY. 22

— LEGEND —

- = 3/4" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A;
FIRM PANEL NO. 225205 0215 C, REV. 04-02-91.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE
SEARCH OR ABSTRACT.



KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

1. SURVEY BY JOHN G. CUMMINGS, & ASSOC., DATED
6-29-04, JOB NO. 04131, FROM WHICH THE TITLE CALLS
AND P.O.B. WERE TAKEN.
2. SURVEY BY THIS FIRM DATED 9-20-2005, JOB NO. 04-333
FROM WHICH THE BASIS OF BEARINGS WAS TAKEN.

BOUNDARY SURVEY OF:

0.912 ACRES
SECTION 16, T-7-S, R-10-E
ST. TAMMANY PARISH, LA.

PREPARED FOR:

BELLE POINTE DEVELOPMENT, L.L.C.

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 100'	DATE:	1-27-2006
DRAWN:	R.F.D.	JOB NO.:	04-333-2
REVISED:			