

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3216 ORDINANCE COUNCIL SERIES NO. 06-

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. BURKHALTER

ON THE 2<sup>ND</sup> DAY OF FEBRUARY, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the west side of LA Highway 11, south of Eden Isles Drive and which property comprises a total of 0.52 acres of land more or less, from its present SA (Suburban Agricultural) District to a C-2 (Highway Commercial) District, Ward 9, District 13. (ZC05-12-080)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-12-080, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

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ZC05-12-080

LEGAL DESCRIPTION - 0.52 ACRE  
SECTION 44 - TOWNSHIP 9 SOUTH - RANGE 14 EAST  
SAINT TAMMANY PARISH, LOUISIANA  
For : Marilyn Ward

Reference: J. V. Burkes @ Associates, Inc. survey # 970745 (5-20-97) and Parcels A & B in Act of Sale of property from Janet Cazebonne wife of / and Stanley J. Richard, Emily Ruth Russ Richard and Jean Carol Arbisi wife of / and Ronald Jude Richard to Nick's Enterprises, Inc. before Marcus L Guisti, attorney, Jefferson Parish, Louisiana on October 31, 2001.

A certain parcel of land, lying and situated in Section 44, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

From Mile Post #170 set on the N.O. & N.E. branch of the Southern Railroad; thence go S.34°37'W.- 1593.3 ft. to an iron pipe set 25 ft. south of Telegraph pole # E-32; thence S.55°23'E.- 1825 ft. to the westerly edge of U. S. Hwy. #11 and S.34°37'W.- 510.00 ft. along said edge to the northeast corner of referenced Parcel A and **Point of Beginning**. Thence continue

South 34 Degrees 37 minutes West – 300.00 feet along said westerly edge of U. S. Hwy. # 11 to the southeast corner of Parcel B; thence

North 55 Degrees 23 minutes West – 75.00 feet to the southwest corner of said Parcel B in a canal; thence

North 34 Degrees 37 minutes East – 300.00 feet to the northwest corner of said Parcel A in a canal; thence

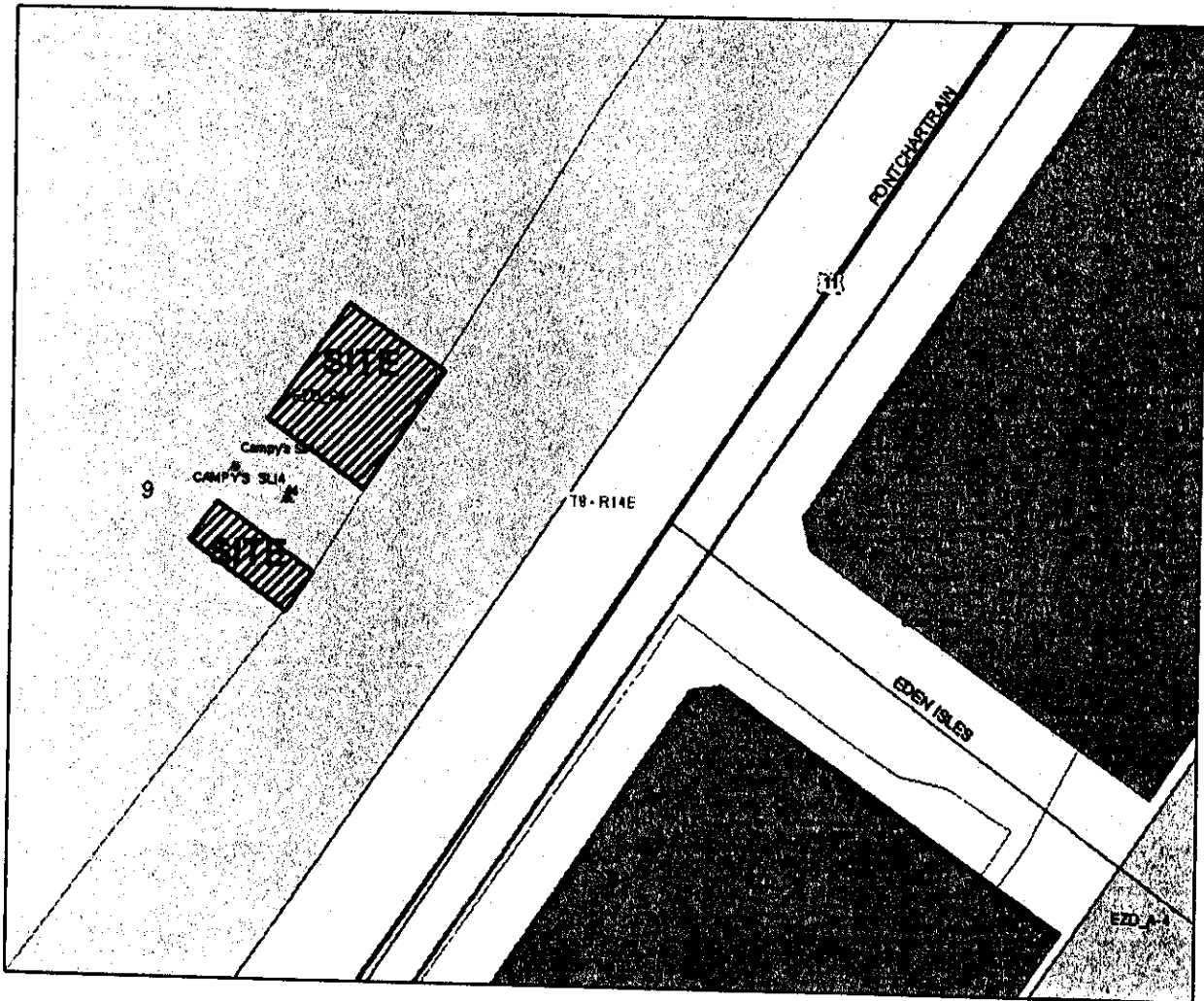
South 55 Degrees 23 minutes East – 75.00 feet to the **Point of Beginning**.

Containing 0.52 acre of land more or less, lying and situated in Section 44, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.

**Note:** This description is written without benefit of a current on-the-ground survey by this firm, therefore the actual bearings and distances may vary from these.

**CASE NO.:** ZC05-12-080  
**PETITIONER:** Marilyn Ward  
**OWNER:** Nick's Enterprises, Inc.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the west side of LA Highway 11, south of Eden Isles Drive; S44, T9S, R14E; Ward 9, District 11  
**SIZE:** 0.52 acre

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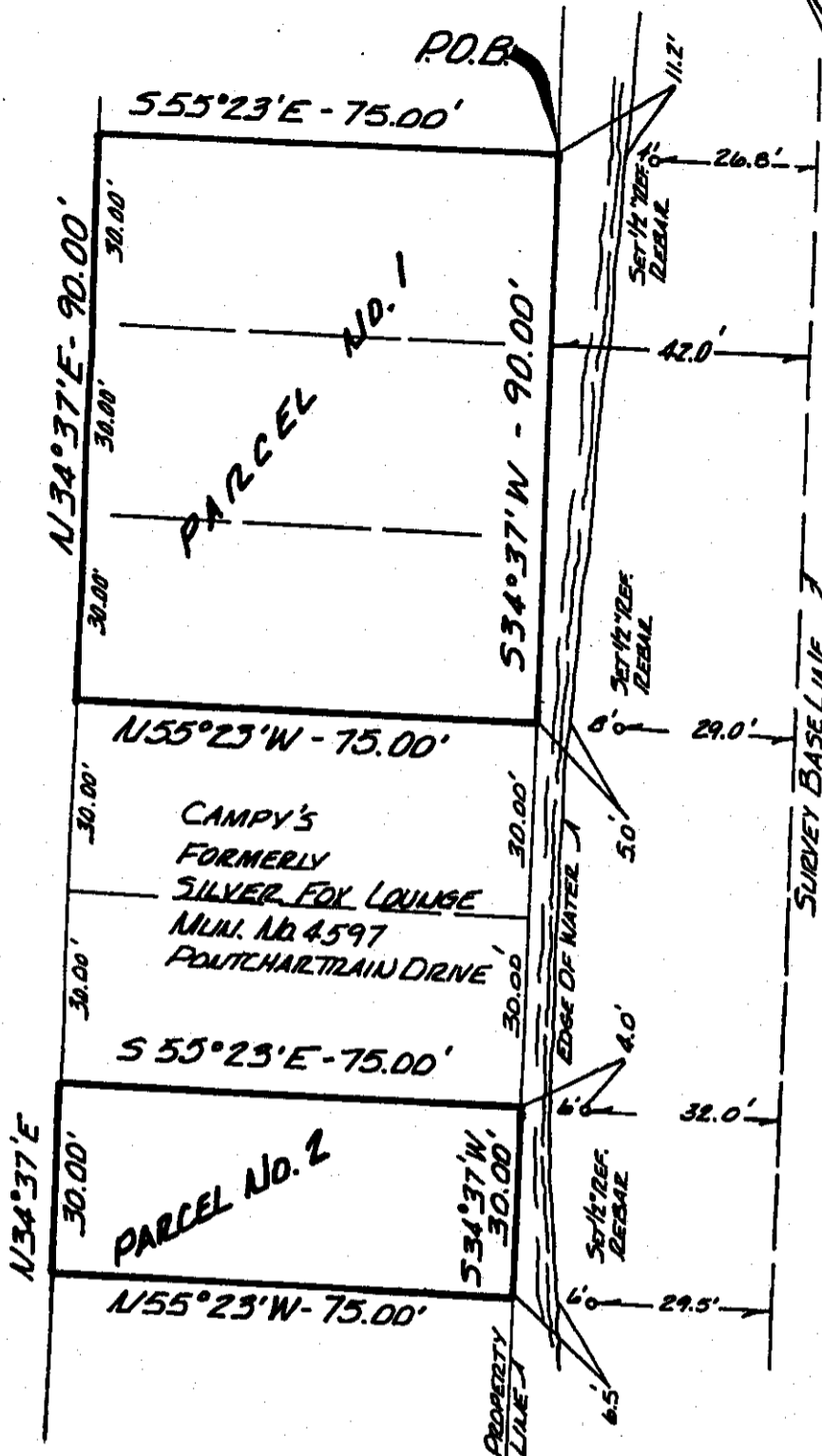
BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

ANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.

ZC05-12-080

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CANAL



FROM MILE POST 170 SET ON THE N.D. NE BRANCH OF THE SOUTHERN RAILWAY, GO S.34°37'W - 1593.3' TO AN IRON PIPE SET 25' SOUTH OF TELEGRAPH POLE NO. E-32, THENCE S.55°23'E - 1825' TO THE WESTERLY EDGE OF U.S. HIGHWAY 11; THENCE S.34°37'W - 540.' TO THE P.O.B.

U.S. HWY. 11  
(150' R.O.W.)

NOTE: P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.

F.I.R.M. 225 205 0535 C

10-17-89

ZONE A-10 B.F.E. 71.2' 120'

ADDRESS:

SURVEY No. 970745

DATE: 5-20-97

REVISED:

**J. V. BURKES & ASSOC., INC.**  
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461  
504 • 649 • 0075

DRAWN BY: Kp

SCALE: 1"=30'

SURVEY MAP OF: **TWO PARCELS OF LAND**

LOCATED IN: **SEC. 44, T-9-S, R-14-E,**

ST. TAMMANY PARISH, LOUISIANA

