

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3276 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 LA Highway 40 & LA Highway 21 and which property comprises a total of 18.964 acres of land more or less, from its present R (Rural) District to a C-2 (Highway Commercial) District, Ward 5, District 2. (ZC06-04-022)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-04-022, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

3276

EXHIBIT "A"

ZC06-04-022

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 41, Township 5 South, Range 13 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Southwest corner of Section 41, T-5-S, R-13-E, run North a distance of 1857.0 feet; thence North 67 degrees 00 minutes East a distance of 42.50 feet; thence North 66 degrees 57 minutes 51 seconds East a distance of 360.87 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, run North a distance of 755.18 feet; thence South 79 degrees 05 minutes 44 seconds East a distance of 283.29 feet; thence South 06 degrees 16 minutes 20 seconds East a distance of 563.34 feet; thence South 68 degrees 05 minutes 00 seconds West a distance of 133.14 feet; thence South 66 degrees 57 minutes 51 seconds West a distance of 234.94 feet to the POINT OF BEGINNING.

Said parcel contains 4.688 acres, all as per survey by James J. Jones & Assoc., Inc., numbered 05-092-T10 and dated 12/05/2005.

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 Section 41, Township 5 South, Range 13 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Southwest corner of Section 41, T-5-S, R-13-E, run North a distance of 1857.0 feet; thence North 67 degrees 00 minutes East a distance of 42.50 feet; thence North 66 degrees 57 minutes 51 seconds East a distance of 595.81 feet; thence North 68 degrees 05 minutes 00 seconds East a distance of 133.14 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, run North 06 degrees 16 minutes 20 seconds West a distance of 563.34 feet; thence South 79 degrees 05 minutes 44 seconds East a distance of 283.29 feet; thence South 11 degrees 47 minutes 32 seconds East a distance of 419.43 feet; thence South 74 degrees 18 minutes 14 seconds West a distance of 106.56 feet; thence South 72 degrees 47 minutes 00 seconds West a distance of 105.84 feet; thence South 70 degrees 08 minutes 16 seconds West a distance of 104.90 feet the POINT OF BEGINNING.

Said parcel contains 3.250 acres, all as per survey by James J. Jones & Assoc., Inc., numbered 05-092-T9 and dated 12/05/2005.

ZC06-04-022 Cont'd

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 41, Township 5 South, Range 13 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Southwest corner of Section 41, T-5-S, R-13-E, run North a distance of 1857.0 feet; thence North 67 degrees 00 minutes East a distance of 42.50 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, run North a distance of 425.03 feet; thence 137.21 feet along a curve concave to the left, having a radius of 611.19 feet and a delta angle of 12 degrees 51 minutes 47 seconds; thence North 76 degrees 37 minutes 24 seconds East a distance of 357.11 feet; thence South a distance of 502.50 feet; thence South 66 degrees 57 minutes 51 seconds West a distance of 360.87 feet to the POINT OF BEGINNING.

Said parcel contains 4.085 acres, all as per survey by James J. Jones & Assoc., Inc., numbered 05-092-T1 and dated 12/05/2005.

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 41, Township 5 South, Range 13 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

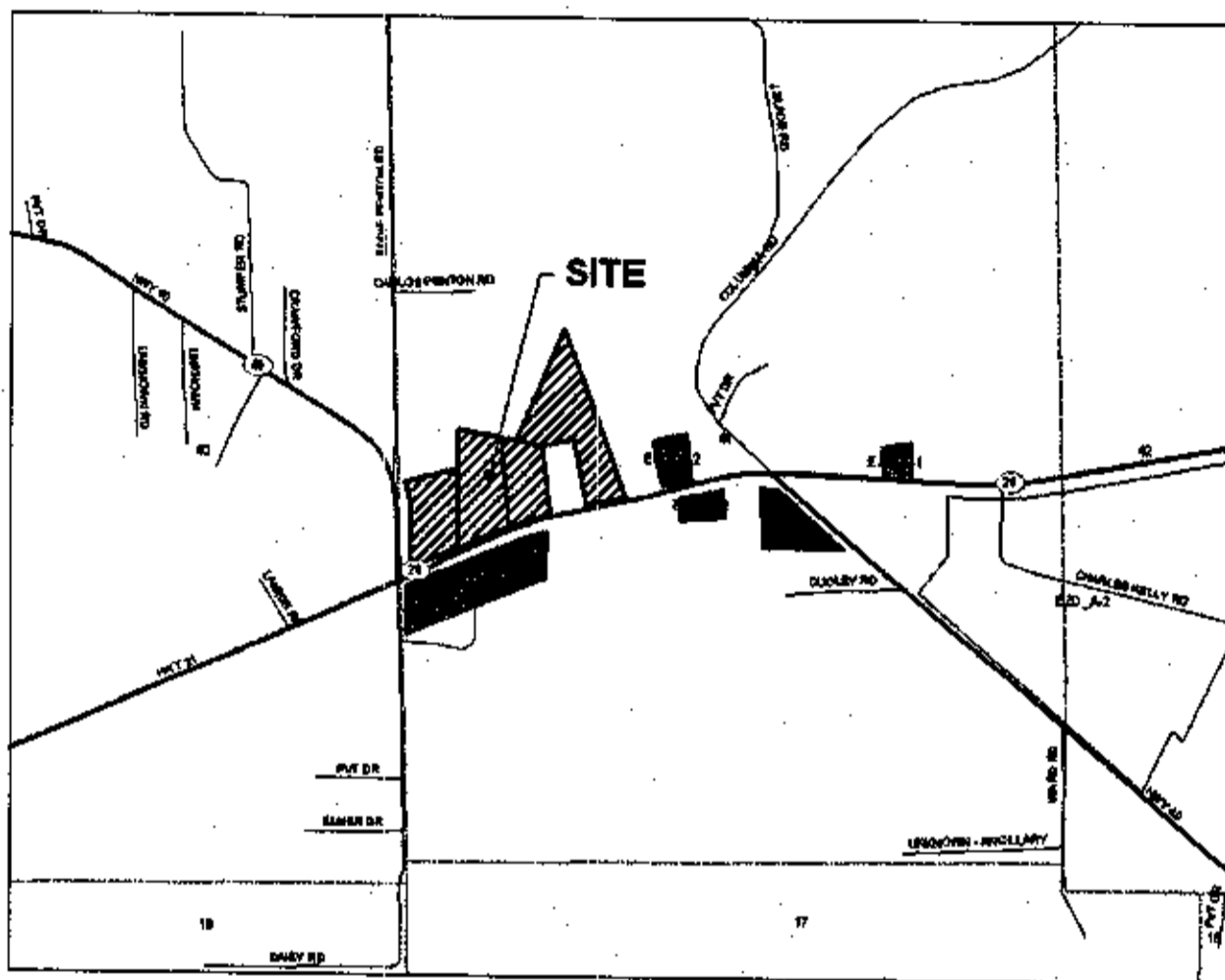
From the Southwest corner of Section 41, T-5-S, R-13-E, run North a distance of 1857.0 feet; thence North 67 degrees 00 minutes East a distance of 42.50 feet; thence North 66 degrees 57 minutes 51 seconds East a distance of 360.87 feet; thence North a distance of 755.18 feet; thence South 79 degrees 05 minutes 44 seconds East a distance of 391.58 to the POINT OF BEGINNING.

From the POINT OF BEGINNING, run North 23 degrees 23 minutes 11 seconds East a distance of 781.78 feet; thence South 20 degrees 47 minutes 32 seconds East a distance of 1137.95 feet; thence South 78 degrees 22 minutes 46 seconds West a distance of 258.34 feet; thence North 11 degrees 49 minutes 29 seconds West a distance of 417.01 feet; thence South 78 degrees 06 minutes 27 seconds West a distance of 208.39 feet; thence North 79 degrees 05 minutes 44 seconds West a distance of 175.00 feet to the POINT OF BEGINNING.

Said parcel contains 6.941 acres, all as per survey by James J. Jones & Assoc., Inc., numbered 05-092-T8 and dated 12/05/2005.

CASE NO.: ZC06-04-022
PETITIONER: Jeffrey D. Schoen
OWNER: H & S Holding, L.L.C.
REQUESTED CHANGE: From R (Rural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the northeast corner of LA Highway 40 & LA Highway 21; S41, T5S, R13E; Ward 5, District 2
SIZE: 18.964 acres

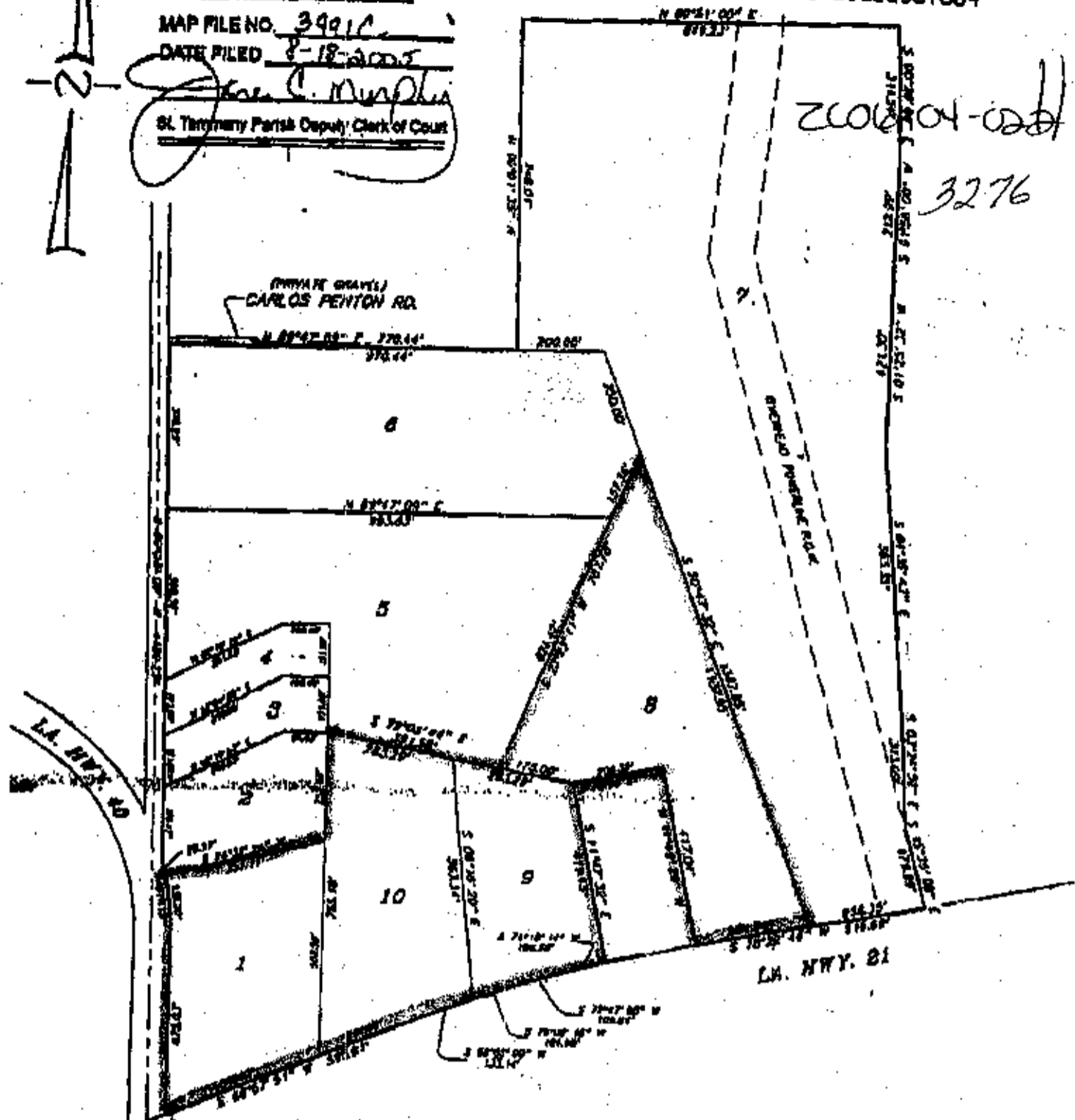
3276



MAP FILE NO. 3991C
DATE FILED 8-18-2005
Brent R. Beauvais
St. Tammany Parish Deputy Clerk of Court

2006-04-02

3276



THIS POINT IS DESCRIBED AS BEING
NORTH - 1837.0' & N 67°00' E -
42.20' FROM THE SW CORNER OF
SECTION 11, T-5-S, R-13-E.

TRACT 1	4.085 ACRES
TRACT 2	2.000 ACRES
TRACT 3	1.000 ACRES
TRACT 4	1.000 ACRES
TRACT 5	0.841 ACRES
TRACT 6	0.849 ACRES
TRACT 7	27.111 ACRES
TRACT 8	0.841 ACRES
TRACT 9	3.230 ACRES
TRACT 10	4.688 ACRES

PLAT DOES NOT REPRESENT A
SURVEY AND SHOULD NOT BE
FOR THAT PURPOSE. THE
THE BOUNDARY OF THIS PARCEL
CALLS AS PER SURVEY BY
JONES, DATED 11/19/03.

Purchasers
Brent Beauvais
Seller

OF LOUISIANA
J. JONES
NO. 4825
REGISTERED
SURVEYOR
REG. NO. 4825

PREPARED FOR

BRENT BEAUVAIS

PROPOSED PARTITION IN
SECTION 41, T-5-S, R-18
ST. TAMMANY PARISH, LA

JAMES J. JONES & ASSOC.,
LAND SURVEYORS

1509 CLAY ST., FRANKLINTON, LOUISIANA
PHONE: 838-8318 FAX: 838-8318

SCALE: 1" = 300' DATE: 8-18-05
DRAWN: J.J.J. JOB NO: 05-092

REVIEWED: