

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3388 ORDINANCE COUNCIL SERIES NO.     

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. SINGLETARY SECONDED BY: MR. THOMPSON

ON THE 5<sup>TH</sup> DAY OF OCTOBER, 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 22, west of Perilloux Road, east of LA Highway 1085 and which property comprises a total of 35.379 acres of land more or less, from its present R (Rural) District to an A-4 (Single Family Residential) District, Ward 1, District 1. (ZC06-09-083)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-09-083, 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 an A-4 (Single Family Residential) 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 A-4 (Single Family Residential) 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 an A-4 (Single Family Residential) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC06-09-083

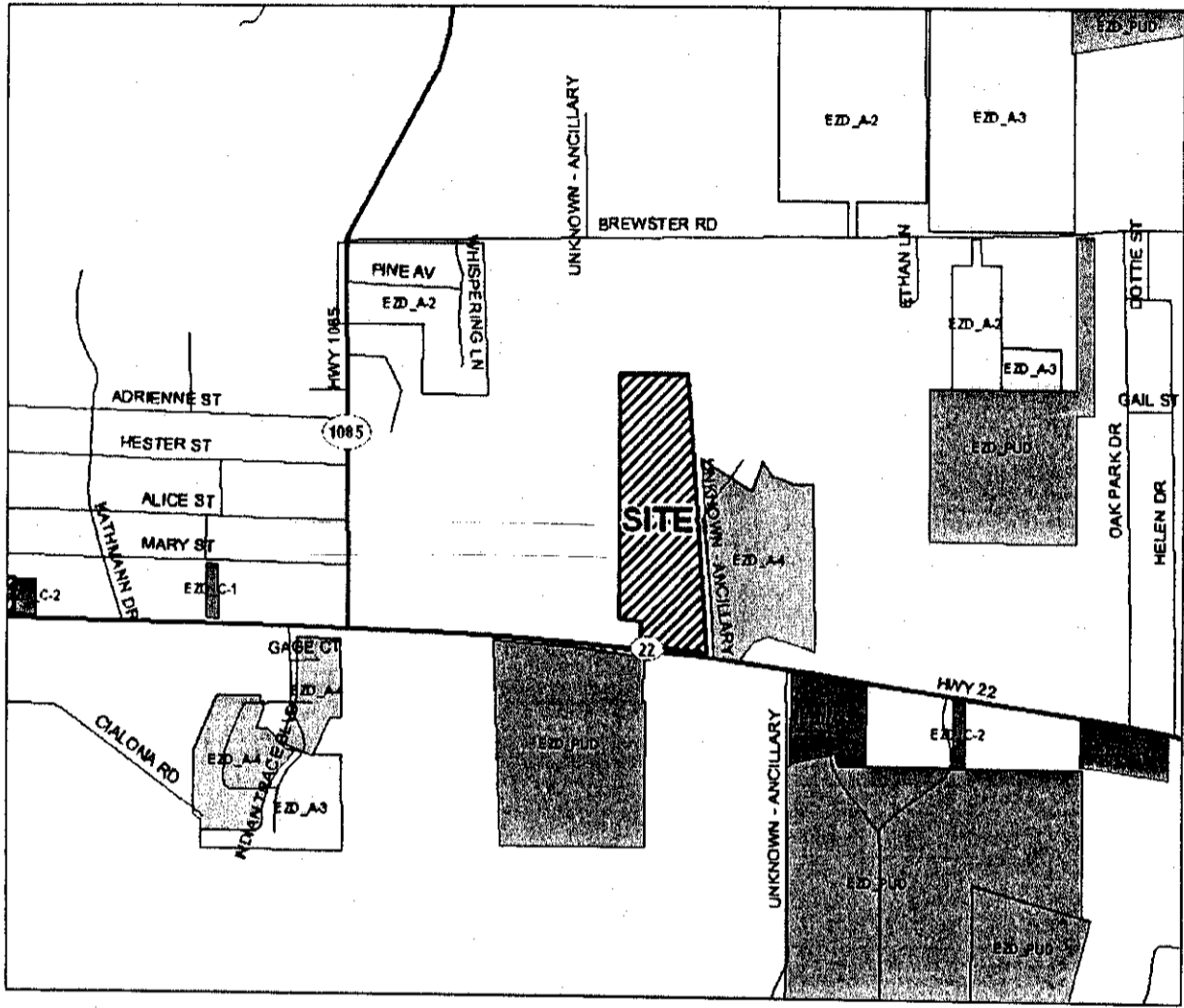
35.379 ACRES

A certain parcel of land situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter Section Corner common to Sections 8 and 17, Township 7 South, Range 10 East and measure EAST a distance of 1,330.96 feet; thence South 00 degrees 01 minutes 55 seconds West a distance of 1,221.30 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run EAST a distance of 618.44 feet; thence South 04 degrees 18 minutes 23 seconds East a distance of 2,277.98 feet; thence South 85 degrees 41 minutes 37 seconds West a distance of 140.00 feet; thence South 04 degrees 18 minutes 23 seconds East a distance of 30.00 feet to a point of curve; thence along a curve to the right having a radius of 240.00 feet, a delta of 12 degrees 09 minutes 15 seconds, an arc length of 50.91 feet, and a chord which bears South 01 degrees 46 minutes 15 seconds West having a chord distance of 50.82 feet to a point on a line; thence South 07 degrees 44 minutes 39 seconds West a distance of 44.03 feet to a point on a curve; thence along a curve to the left having a radius of 28,697.80 feet, a delta of 00 degrees 09 minutes 35 seconds, an arc length of 80.00 feet, and a chord which bears North 82 degrees 00 minutes 32 seconds West having a chord distance of 80.00 feet to a point on a line; thence North 07 degrees 44 minutes 39 seconds East a distance of 43.83 feet to a point on a curve; thence along a curve to the left having a radius of 160.00 feet, a delta of 12 degrees 09 minutes 15 seconds, an arc length of 33.94 feet, and a chord which bears North 01 degrees 46 minutes 15 seconds East having a chord distance of 33.88 feet to a point of tangency; thence North 04 degrees 18 minutes 23 seconds West a distance of 30.00 feet; thence North 85 degrees 41 minutes 37 seconds East a distance of 10.00 feet; thence North 04 degrees 18 minutes 23 seconds West a distance of 103.15 feet; thence North 83 degrees 01 minutes 20 seconds West a distance of 577.80 feet; thence North 00 degrees 01 minutes 55 seconds East a distance of 2,114.26 feet to the POINT OF BEGINNING, and containing 35.379 acres of land, more or less.

**CASE NO.:** ZC06-09-083 3388  
**PETITIONER:** Montgomery Trace Development Corp.  
**OWNER:** Mr. Steve Chatellier  
**REQUESTED CHANGE:** From R (Rural) District to A-4 (Single Family Residential) District  
**LOCATION:** Parcel located on the north side of LA Highway 22, west of Perilloux Road, east of LA Highway 1085; S17, T7S, R10E; Ward 1, District 1  
**SIZE:** 35.379 acres



3388

THIS POINT LOCATED  
EAST-1330.96' AND  
S 00°01' 55" W - 1221.30'  
FROM THE 1/4 CORNER COMMON  
TO SECTIONS 8 & 17, T-7-S, R-10-E

East 618.44'



N 00°01'55" E 2114.26'

35.379 ACRES

S 04°18'23" E 2277.96'

S 85°41'37" W 140.00'

N 83°01'20" W 577.80'

N 85°41'37" E 10.00'  
N 04°18'23" W 30.00'  
R=160.00' L=33.94'  
N 07°44'39" E 43.83'

N 04°18'23" W  
103.15'

S 04°18'23" E 30.00'  
R=240.00' L=50.91'  
S 07°44'39" W 44.03'

R=28697.80'  
L=80.00'

LA. HWY. NO. 22

SKETCH OF:

**35.379 ACRES**  
**SECTION 17, T-7-S, R-10-E**  
**ST. TAMMANY PARISH, LA.**

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

SCALE:	1" = 300'	DATE:	8-31-2006
DRAWN:	R.F.D.	JOB NO.:	06-368
REVISED:			