

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3459 AS AMENDED

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. DEAN

PROVIDED BY PLANNING DEPT

REINTRODUCED 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 at the end of Indian Trace, south of LA Highway 22 and which property comprises a total of 41.087 acres of land more or less, from its present R (Rural) District to an A-4 (Single Family Residential) District, Ward 1, District 1. (ZC06-11-110)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-11-110, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

3459 AA

EXHIBIT "A"

ZC06-11-110

**LEGAL DESCRIPTION
OF 41.087 ACRES
SECTION 19, T-7-S, R-10-E**

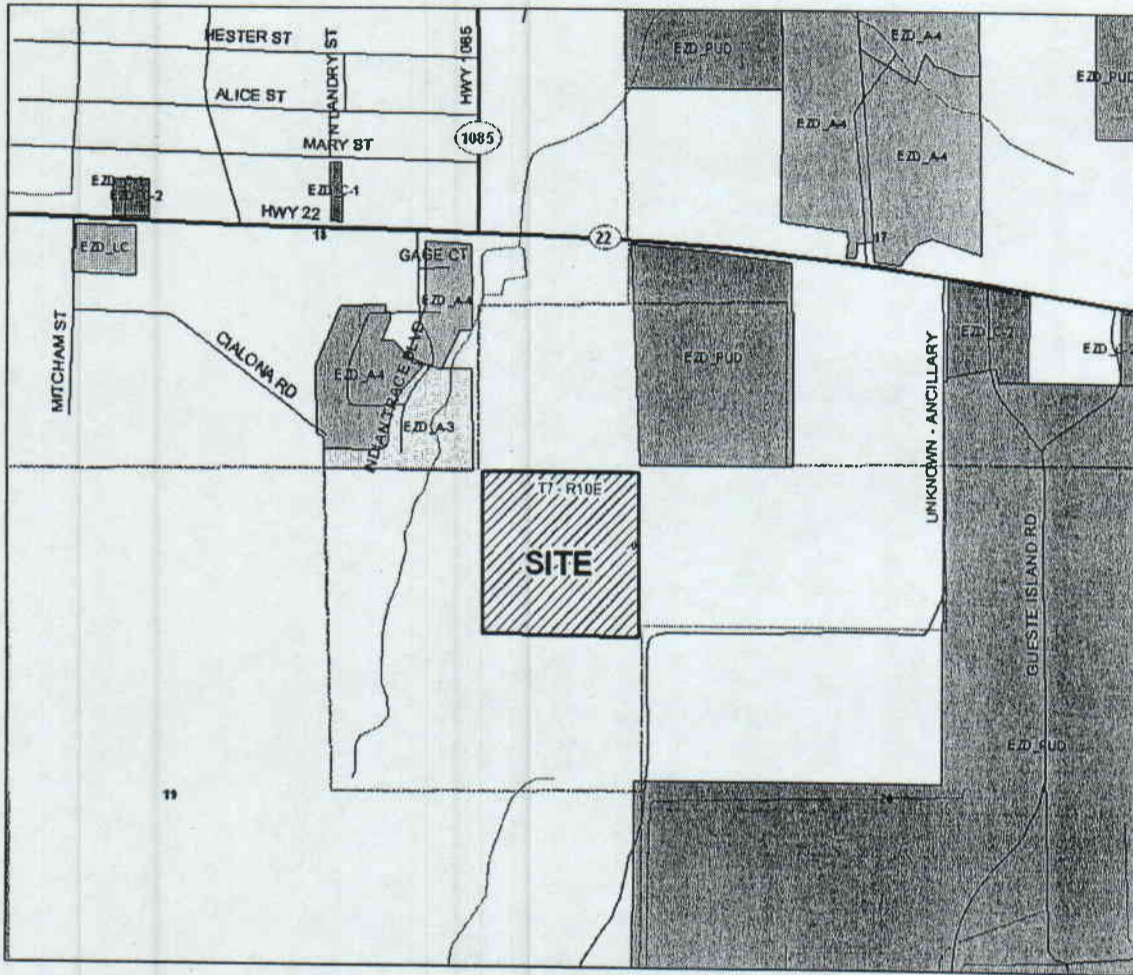
The Northeast Quarter of the Northeast Quarter of Section 19, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more fully described as follows.

Commence at the Section corner common to Sections 17, 18, 19, and 20, T-7-S, R-10-E, St. Tammany Parish, Louisiana, said point being the POINT OF BEGINNING.

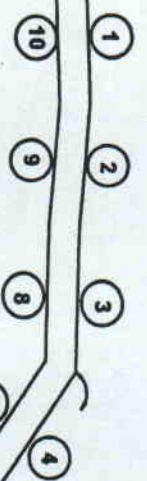
From the POINT OF BEGINNING run South 00 degrees 08 minutes 22 seconds East a distance of 1329.99 feet; thence North 89 degrees 27 minutes 10 seconds West a distance of 1354.96 feet; thence North 00 degrees 15 minutes 26 seconds East a distance of 1320.88 feet; thence South 89 degrees 50 minutes 14 seconds East a distance of 1345.73 feet to the POINT OF BEGINNING, containing 41.087 Acres.

3459 AA

CASE NO.: ZC06-11-110
PETITIONER: MMD, LLC
OWNER: Marigny Trace Development
REQUESTED CHANGE: From R (Rural) District to A-4 (Single Family Residential) District
LOCATION: Parcel located at the end of Indian Trace, south of LA Highway 22;
S20, T7S, R10E; Ward 1, District 1
SIZE: 41.087 acres



MITCHAM ROAD



N 89°03'00" E 266.53'
S 84°33'00" E 237.35'
S 88°07'00" E 273.16'
S 65°22'00" E 263.61'
S 00°32'21" E 256.88'
N 00°32'21" W 225.87'
N 56°22'00" W 246.05'
N 89°07'00" W 253.80'
N 84°33'00" W 236.26'
S 89°03'00" W 287.14'

BY REF. TITLE DATED MAY 8, 1965, NUMBER 96-43-0 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, INSTRUMENT #35003.

SERVITUDE OF PASSAGE AS SHOWN ON A SURVEY 96-43-0 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, INSTRUMENT #35003.



KELLY J. MCHUGH REG. NO. 4443
9-15-206

ORDERED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND CORRELATING WITH THE CURRENT APPLICABLE STANDARDS AND PRACTICE FOR A CLASS "C" SURVEY, RED STAMP SHOWS CORRECT PLAT.

FOR:
40.607 AC. & 41.087 AC. LOCATED IN
SECTION 19, T-7-S, R-10-E
ST. TAMMANY PARISH, LOUISIANA

M.D., L.L.C.; LANDMARK TITLE; AND
FIRST AMERICAN TITLE INSURANCE CO.

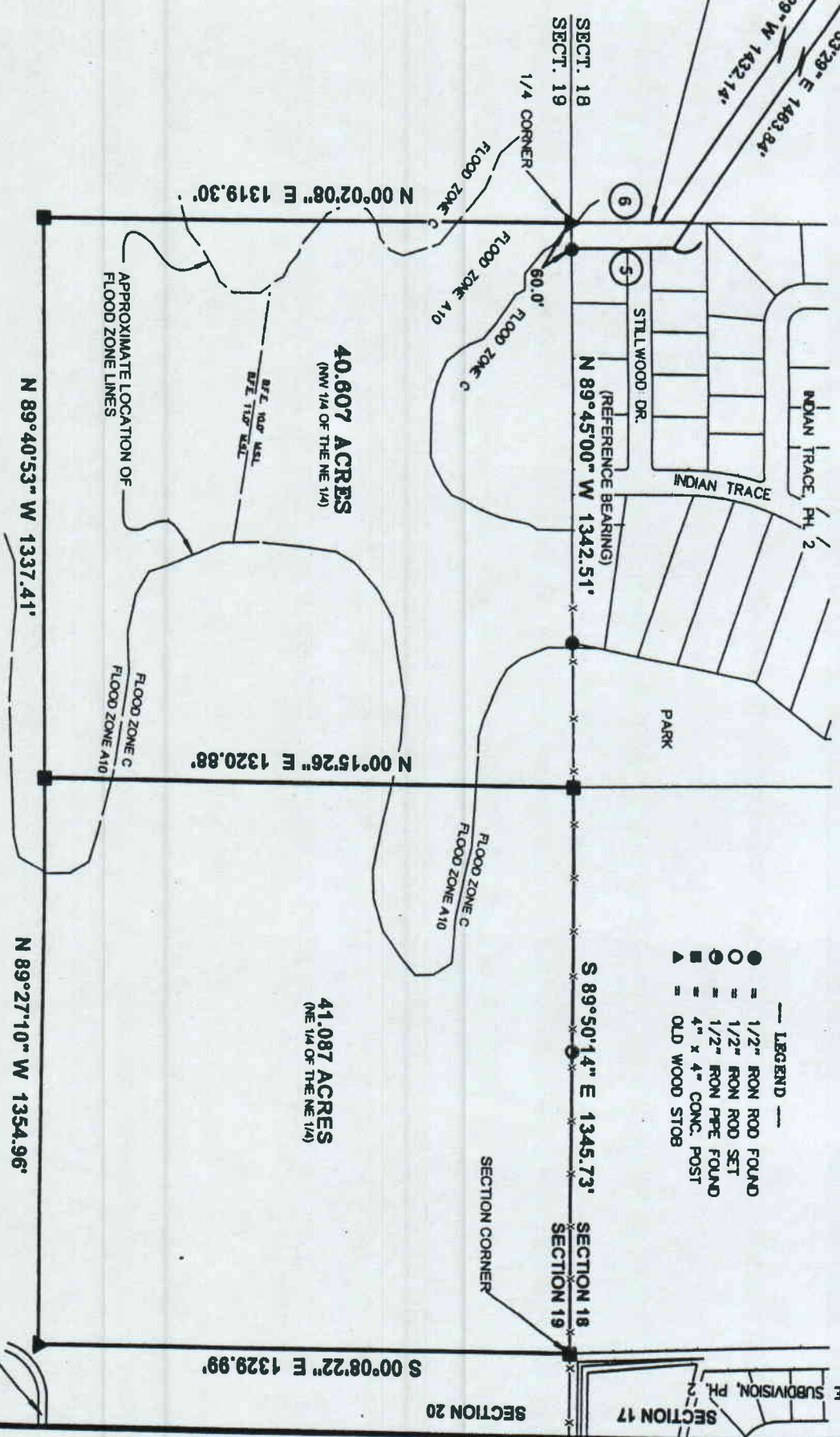
KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
45 GALVEZ ST., MANDEVILLE, LA. 70426-5611
DATE: 9-13-06
JOB NO.: 03-362, 06-355
BY: BWM

LA. HWY 22 (SIDE)

REFERENCE:
1. BOUNDARY SURVEY BY THIS FIRM OF 40.66 AC., DATED 9-19-03 AND REVISED 9-12-06, JOB NO. 03-362, FROM WHICH SERVITUDES AND BASES OF BEARINGS WERE TAKEN.
2. BOUNDARY SURVEY BY THIS FIRM OF 41.087 AC., DATED 9-12-06, JOB NO. 06-355.

THIS PROPERTY IS LOCATED IN FLOOD ZONE A10 & C; BASE FLOOD ELEV. 10.0' & 11.0'; FIRM PANEL NO. 225205-0215 C; REV. 4-2-1991.

- LEGEND
- = 1/2" RON ROD FOUND
 - = 1/2" RON ROD SET
 - ◐ = 1/2" RON PIPE FOUND
 - ◑ = 4" x 4" CONC. POST
 - ▲ = OLD WOOD STOB



40.607 ACRES
(NW 1/4 OF THE NE 1/4)

41.087 ACRES
(NE 1/4 OF THE NE 1/4)

APPROXIMATE LOCATION OF FLOOD ZONE LINES

PINE ISLAND ROAD
(PRIVATE DRIVE)