

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3523 ORDINANCE COUNCIL SERIES NO. 07-

COUNCIL SPONSOR BAGERT/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east side of LA Highway 25, north of Hard Hat Road and which property comprises a total of 4.35 acres of land more or less, from its present A-2 (Suburban) District/A-3 (Suburban) District to a M-2 (Intermediate Industrial) District, Ward 3, District 2. (ZC07-03-011)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-03-011, 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 A-2 (Suburban) District/A-3 (Suburban) District to a M-2 (Intermediate Industrial) 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 M-2 (Intermediate Industrial) 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 A-2 (Suburban) District/A-3 (Suburban) District to a M-2 (Intermediate Industrial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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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ZC07-03-011

A CERTAIN PIECE OF LAND BEING 4.35 ACRES SITUATED IN SECTION 20, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

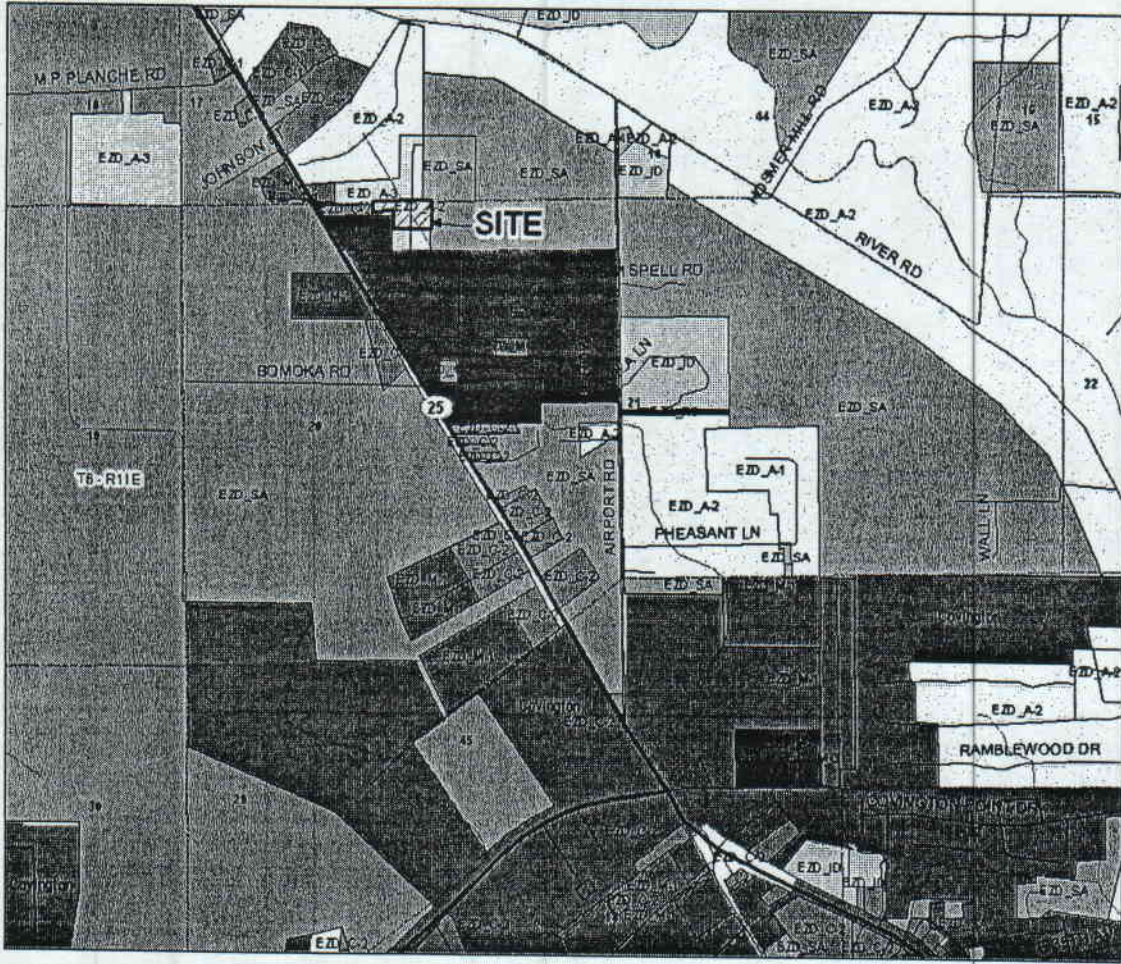
COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 & 21, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND RUN SOUTH 89 DEGREES 15 MINUTES WEST A DISTANCE OF 2,259.56 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 07 MINUTES 06 SECONDS EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

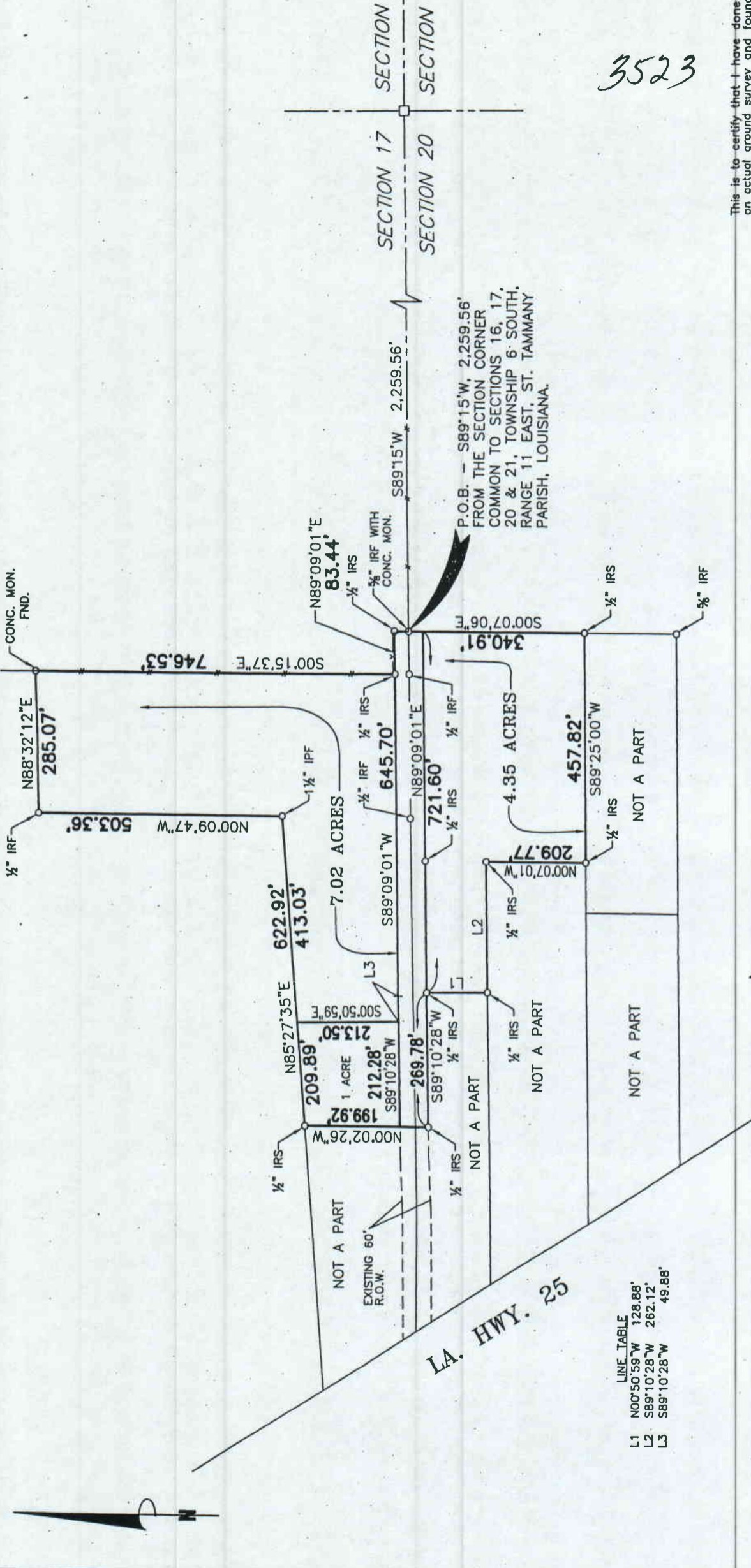
FROM THE POINT OF BEGINNING, CONTINUE SOUTH 00 DEGREES 07 MINUTES 06 SECONDS EAST A DISTANCE OF 340.91 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST A DISTANCE OF 457.82 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 07 MINUTES 01 SECONDS WEST A DISTANCE OF 209.77 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 10 MINUTES 28 SECONDS WEST A DISTANCE OF 262.12 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 50 MINUTES 59 SECONDS WEST A DISTANCE OF 128.88 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 09 MINUTES 01 SECONDS EAST A DISTANCE OF 721.60 FEET BACK TO THE POINT OF BEGINNING.

SAID PIECE OF LAND CONTAINS 4.35 ACRES MORE OF LESS.

CASE NO.: ZC07-03-011
PETITIONER: John R. Bufkin, Jr.
OWNER: John R. Bufkin, Jr.
REQUESTED CHANGE: From A-2 (Suburban) District/A-3 (Suburban) District to M-2 (Intermediate Industrial) District
LOCATION: Parcel located on the east side of LA Highway 25, north of Hard Hat Road; S20, T6S, R11E; Ward 3, District 2
SIZE: 4.35 acres

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This is to certify that I have done an actual ground survey and found no encroachments exist either way on any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS



NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.
 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

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0150 C
 Revised: OCTOBER 17, 1989

Survey No. 2006 939
 Date: AUGUST 7, 2006
 Drawn by: SPH
 Revised: 12/14/06(OFFICE)
 Scale: 1" = 200'
JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA 70471 (985)626-0808
 SLIDELL (985)643-2508 • MANDEVILLE (985)626-3546 • N.O. (504)456-2042
 HALLMARK (888)445-7641 • FAX (504)626-0808

SURVEY MAP OF
7.02, 4.35 & 1.00 ACRE PARCELS OF LAND
 situated in
SECTIONS 17 & 20, T-6-S, R-11-E
 St. Tammany Parish, Louisiana
 for
JOHN RAY BUFKIN, JR.

LINE TABLE

L1	N00°50'59"W	128.88'
L2	S89°10'28"W	262.12'
L3	S89°10'28"W	49.88'

LA. HWY. 25

P.O.B. - S89°15'W, 2,259.56' FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 & 21, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.