

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3459 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. THOMPSON

ON THE 7TH DAY OF DECEMBER, 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 81.69 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

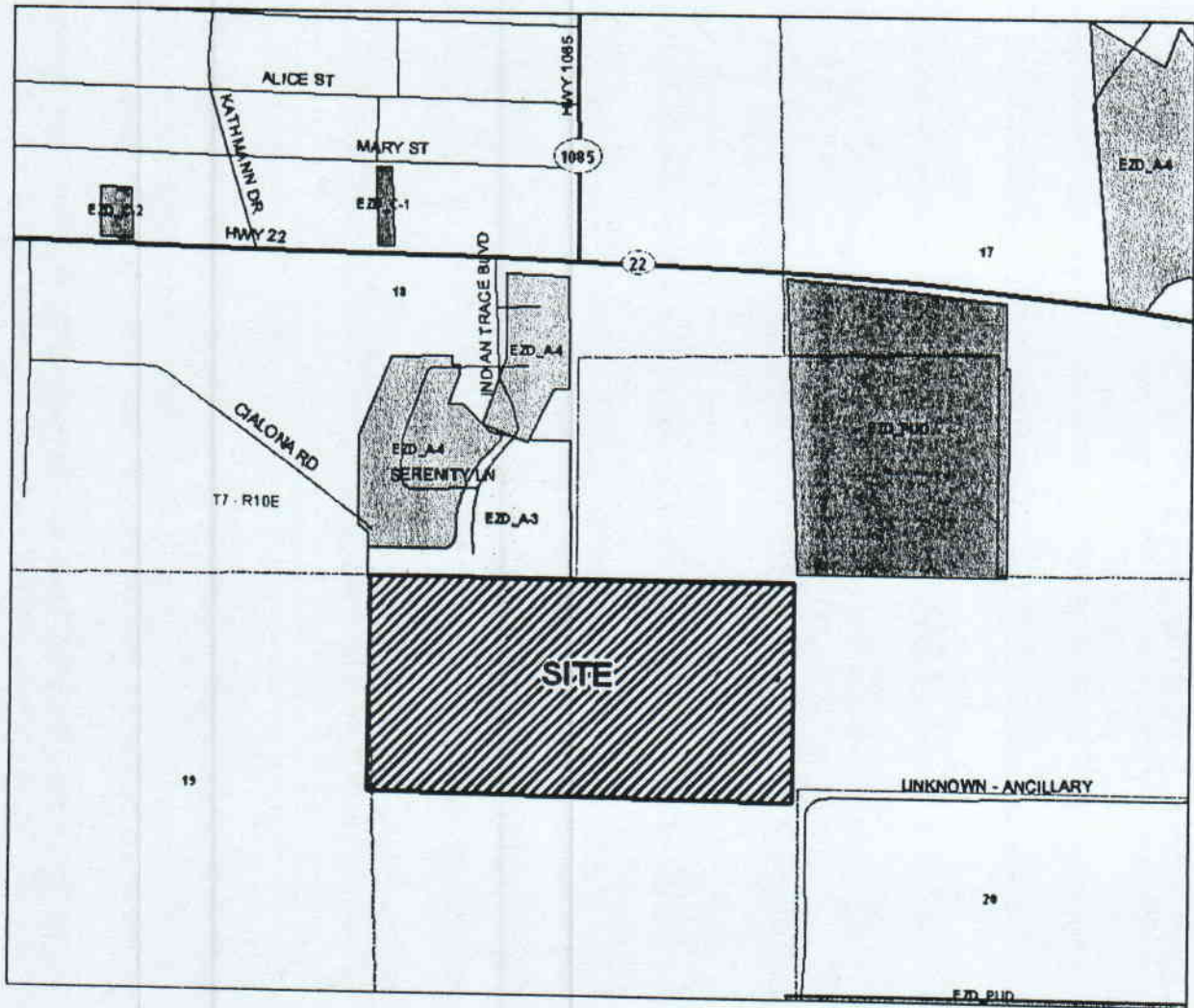
ZC06-11-110

A certain parcel of land situated in Section 19, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

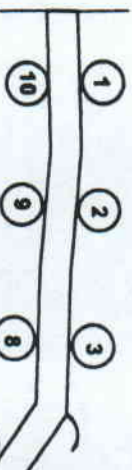
Commence at the one quarter (1/4) corner common to Sections 18 and 19, Township 7 South, Range 10 East, said point being the POINT OF BEGINNING, and measure South 89 degrees 45 minutes 00 seconds East a distance of 1,342.51 feet; thence South 00 degrees 02 minutes 08 seconds West a distance of 1,319.30 feet; thence North 89 degrees 45 minutes 00 seconds West a distance of 1,342.51 feet; thence North 00 degrees 02 minutes 08 seconds East a distance of 1,319.30 feet to the POINT OF BEGINNING, and containing 40.660 acres of land, more or less, all as per survey and plat by Kelly J. McHugh and Associates, Inc., dated 9-19-03 and numbered 03-362.

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and more fully described as the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 19, Township 7 South, Range 10 East, containing 40.78 acres, as shown on plan by L. E. Cummings, Reg. Surveyor, dated November 15, 1951.

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: 81.69 acres



MITCHAM ROAD



SERVITUDE OF PASSAGE AS SHOWN ON A SURVEY BY FRED L. TILLEY, DATED MAY 8, 1965, NUMBER 86-63-P AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, INSTRUMENT PROCEEDS.

- 1. N 89°03'00" E 286.65'
- 2. S 84°33'00" E 237.35'
- 3. S 89°07'00" E 273.15'
- 4. S 89°27'00" E 283.61'
- 5. S 00°32'21" E 268.88'
- 6. N 00°32'21" W 226.92'
- 7. N 55°22'00" W 246.05'
- 8. N 88°07'00" W 263.80'
- 9. N 84°33'00" W 236.28'
- 10. S 89°03'00" W 267.14'

SERVITUDE OF PASSAGE AS SHOWN ON A SURVEY BY FRED L. TILLEY, DATED MAY 8, 1965, NUMBER 86-63-P AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, INSTRUMENT PROCEEDS.

L.A. HWY 22 (SIDE)

REFERENCE:
 1. BOUNDARY SURVEY BY THE FIRM OF 40.86 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 THE 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'; F.L.R.M. 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

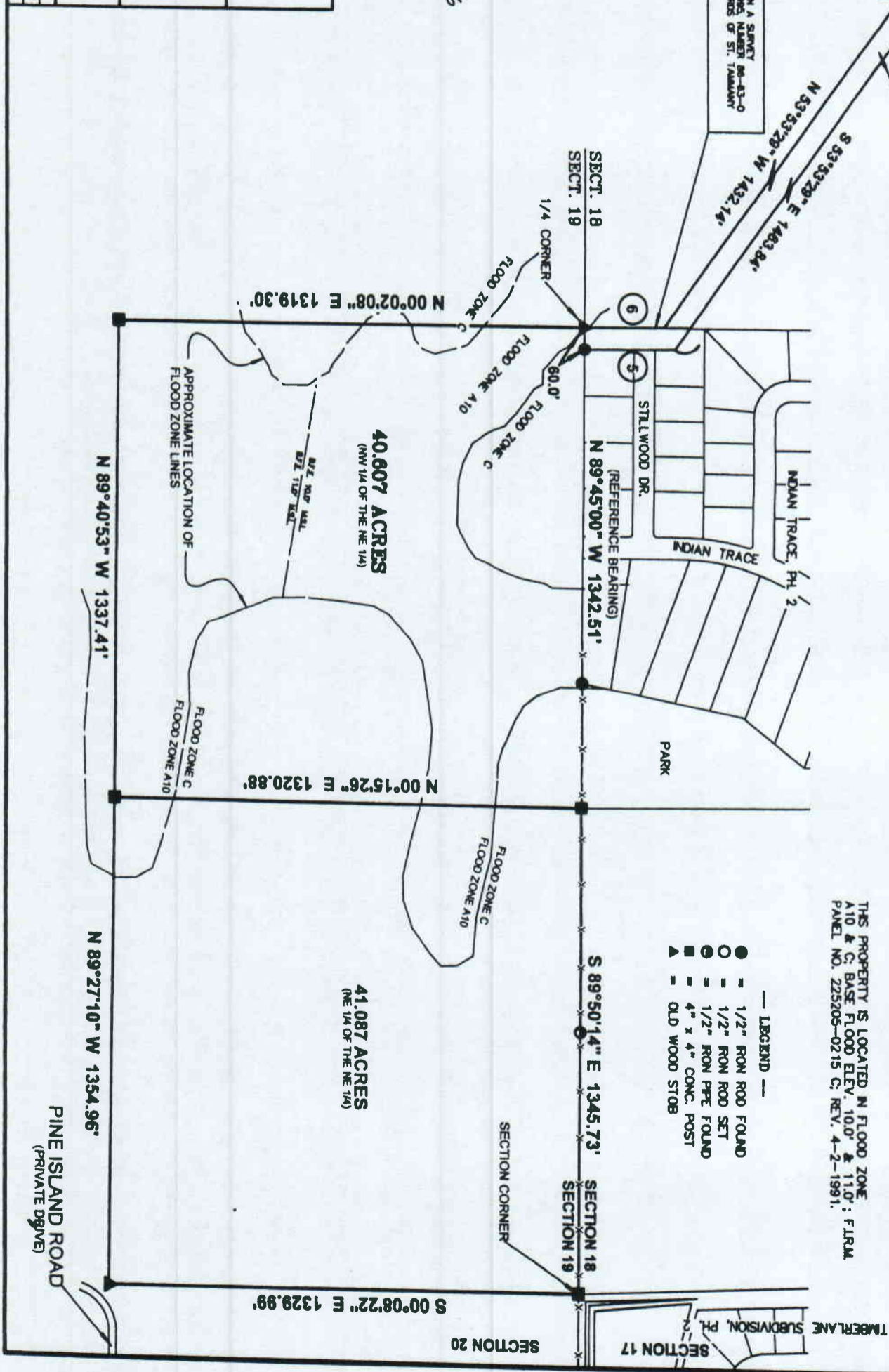


KELLY J. MCHUGH REG. NO. 4443
 CERTIFIED FOREST AND N. COORDINATE SYSTEMS A PROFESSIONAL SURVEYOR
 I HEREBY CERTIFY THAT THE SURVEY AND PLAT WERE MADE IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE PROFESSION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF LOUISIANA.
 DATE: 9-15-2006

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

BY SURVEY OF: I.M.D., L.L.C.; LANDMARK TITLE; AND FIRST AMERICAN TITLE INSURANCE CO.

BY: KELLY J. MCHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MADEVILLE, LA. 626-5611
 DATE: 9-13-06
 JOB NO.: 03-362, 06-355



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

FLOOD ZONE C
 FLOOD ZONE A10

SECTION 20

SECTION 17

PINE ISLAND ROAD (PRIVATE DRIVE)