

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 7<sup>TH</sup> 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

3459

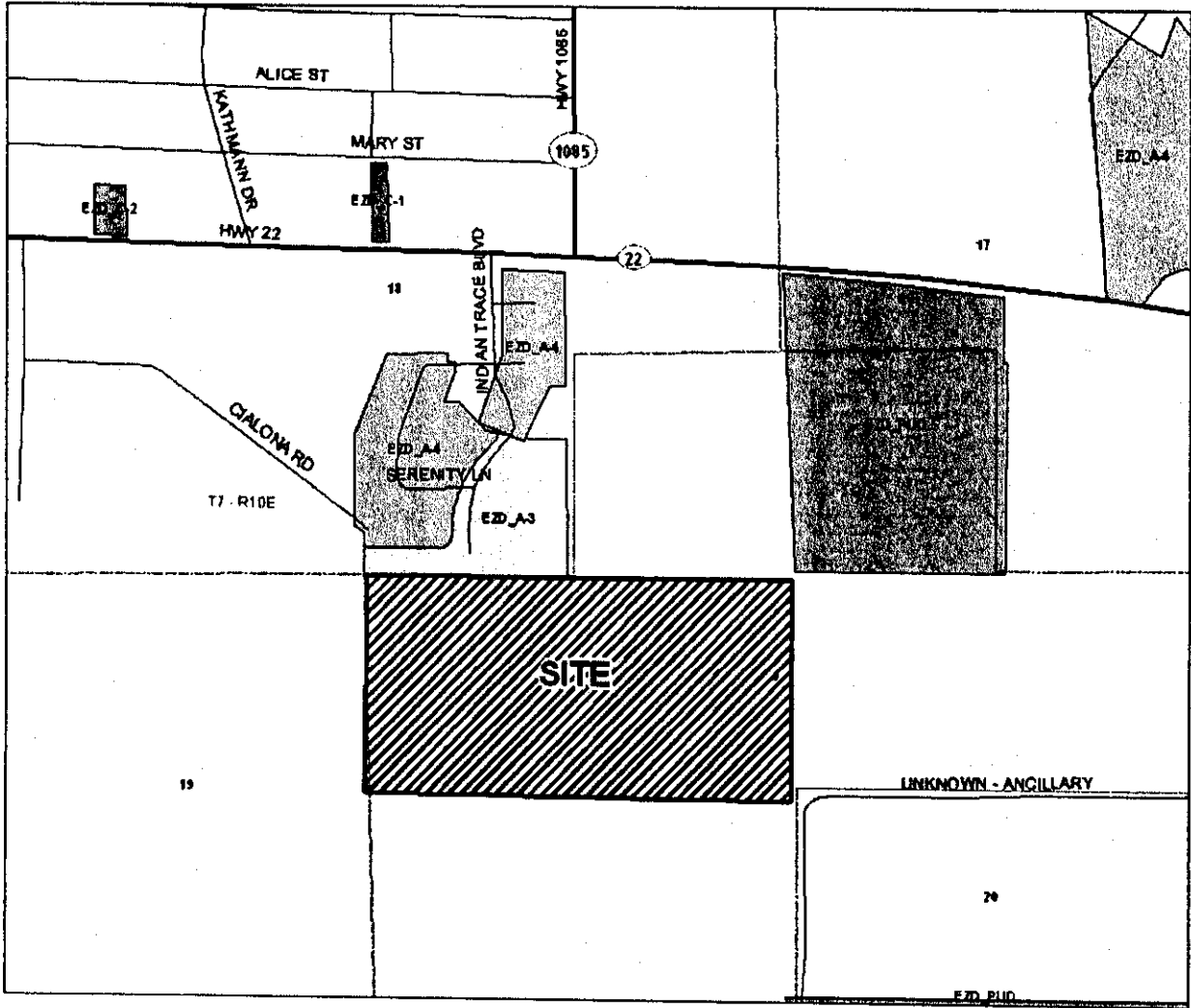
ZC06-11-110

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.

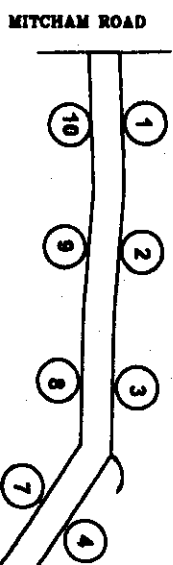
Commence at the one quarter (1/4) corner common to Sections 18 and 19, Township 7 South, Range 10 East, said point being the POINT OF BEGINNING, and measure South 89 degrees 45 minutes 00 seconds East a distance of 1,342.51 feet; thence South 00 degrees 02 minutes 08 seconds West a distance of 1,319.30 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



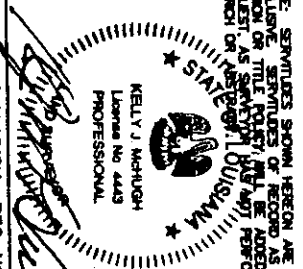
**L.A. HWY 22 (SIDE)**



- 1. N 89°03'00" E 286.53'
- 2. S 84°33'00" E 237.35'
- 3. S 89°07'00" E 273.16'
- 4. S 89°27'00" E 263.61'
- 5. S 00°32'21" E 284.88'
- 6. N 00°32'21" W 226.92'
- 7. N 89°22'00" W 246.05'
- 8. N 89°07'00" W 283.80'
- 9. N 84°33'00" W 226.28'
- 10. S 89°03'00" W 267.14'

SERVITUDE OF PASSAGE AS SHOWN ON A SURVEY 89-83-0 BY FRED L. TILLEY, DATED MAY 5, 1982, NUMBER 89-83-0 AND RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, INSTRUMENT 1683883.

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NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON THE OPENED OR UNOPENED RECORDS OF THIS OFFICE AND RECORDS OF THE STATE OF LOUISIANA ARE NOT TO BE CONSIDERED ANY TITLE SEARCH OR INSTRUMENT RECORDS.

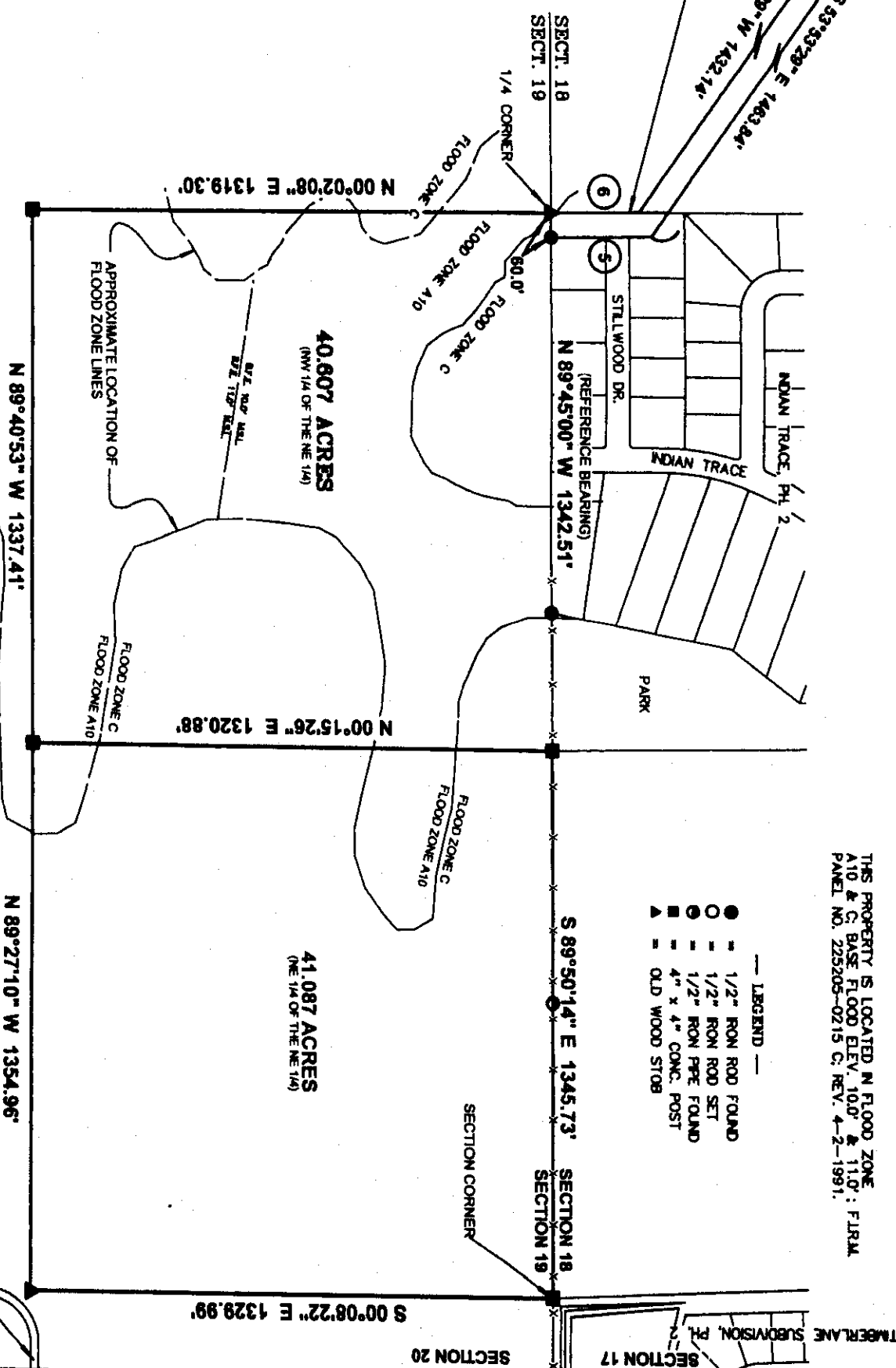
KELLY J. MCHUGH REG. NO. 4443  
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND CORRECTED WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY, RED STAMP SURVEYS CORRECT PLAT.

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

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

ELLY J. MCHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., WADEVILLE LA. 626-5611

DATE: 9-13-08  
 JOB NO.: 03-362-08-355



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 BEARING 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'; F.I.R.M. PANEL NO. 225205-0215 C; REV. 4-2-1991.

- LEGEND —
- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET
  - ⊙ = 1/2" IRON PIPE FOUND
  - = 4" x 4" CONC. POST
  - ▲ = OLD WOOD STOB

PINE ISLAND ROAD (PRIVATE DRIVE)