

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3592

ORDINANCE COUNCIL SERIES NO. _____

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 north side of Brownsitch Road, east of Robert Road, west of Dauphine Street and which property comprises a total of 14 acres of land more or less, from its present C-1 (Neighborhood Commercial) District & SA (Suburban Agricultural) District to a ID (Institutional) District, Ward 8, District 9. (ZC07-02-007)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-02-007, 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 C-1 (Neighborhood Commercial) District & SA (Suburban Agricultural) District to a ID (Institutional) 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 ID (Institutional) 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 C-1 (Neighborhood Commercial) District & SA (Suburban Agricultural) District to a ID (Institutional) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3592

ZC07-02-007

All that certain parcel of land in **SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST**, St. Tammany Parish, Louisiana, more fully described as follows:

From the Northeast corner of the Northwest quarter of Section 36 in said township and range, go South 89 degrees 25 minutes 41 seconds East-827.49 feet to a point; thence go South-70.39 feet to the **POINT OF BEGINNING**;
thence go East-518.88 feet to a point;
thence go South 00 degrees 00 minutes 41 seconds East-1110.03 feet to a point on the northerly right-of-way line of Dauphine Street;
thence go along said right-of-way line in four courses;
South 87 degrees 51 minutes 03 seconds West-220.51 feet to a point;
South 46 degrees 44 minutes 19 seconds West-43.51 feet to a point;
South 16 degrees 24 minutes 43 seconds West-90.32 feet to a point;
and South 47 degrees 25 minutes 48 seconds West-37.18 feet to a point on the northerly right of way line of Brownswitch Rd;
thence go along said right-of-way line North 89 degrees 56 minutes 16 seconds West-192.02 feet to a point;
thence go North 223.36 feet to a point;
thence go North 21 degrees 30 minutes 03 seconds West-61.39 feet to a point;
thence go North 979.21 feet to the **POINT OF BEGINNING**.
Containing in all 14.00 acres of land.

S89°25'41"E

827.49ft

SOUTH 70.39ft

EAST 518.88ft

207-02-007

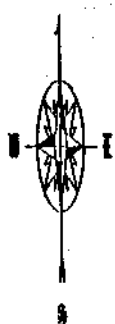
REFERENCE BEARING EAST 540.00ft

COMMENCEMENT POINT
NORTHEAST CORNER OF
NORTHWEST QUARTER OF
SEC 36, T-8-S, R-14-E

POINT OF BEGINNING

LEGEND

- = Iron rod found
- = pipe found



OZONE PINES SUBDIVISION

PLAN OF SURVEY:

1 inch = 150 feet

SURVEY OF A CERTAIN PARCEL OF LAND, A-1, SITUATED IN SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA

PARCEL 'A-1' (14.00 ACRES)

PROPERTY DESCRIPTION:

A CERTAIN PARCEL OF LAND SITUATED IN SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA;

THENCE S89°25'41"E A DISTANCE OF 827.49 FEET; TO A POINT ON THE NORTH MARGIN OF W-15 CANAL, IRON ROD FOUND;

THENCE SOUTH A DISTANCE OF 70.39 FEET TO A POINT ON THE SOUTH MARGIN OF SAID CANAL, BEING THE POINT OF BEGINNING, IRON ROD FOUND;

THENCE ALONG THE SOUTH MARGIN OF SAID CANAL EAST A DISTANCE OF 518.88 FEET TO THE NORTHWEST CORNER OF OZONE PINES SUBDIVISION, IRON ROD FOUND;

THENCE ALONG THE WEST LINE OF SAID SUBDIVISION S00°00'41"E A DISTANCE OF 1110.03 FEET TO THE NORTH MARGIN OF DAUPHINE STREET, IRON PIPE FOUND;

THENCE ALONG THE NORTH MARGIN OF SAID STREET S87°51'03"W A DISTANCE OF 220.15 FEET, IRON ROD FOUND;

THENCE CONTINUE ALONG THE NORTH MARGIN OF SAID STREET S46°44'19"W A DISTANCE OF 43.51 FEET, IRON ROD FOUND;

THENCE CONTINUE ALONG THE NORTH MARGIN OF SAID STREET S16°24'43"W A DISTANCE OF 90.32 FEET, IRON ROD FOUND;

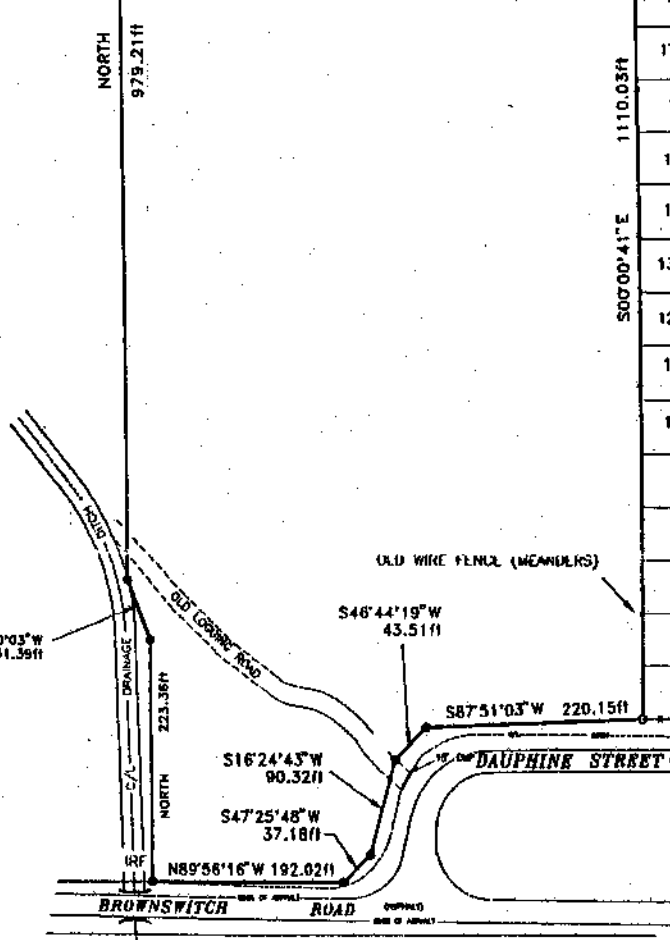
THENCE CONTINUE ALONG THE NORTH MARGIN OF SAID STREET S47°25'48"W A DISTANCE OF 37.18 FEET TO A POINT ON THE NORTH MARGIN OF BROWNSWITCH ROAD, IRON ROD FOUND;

THENCE ALONG THE NORTH MARGIN OF BROWNSWITCH ROAD N89°56'16"W A DISTANCE OF 192.02 FEET, IRON ROD FOUND;

THENCE NORTH A DISTANCE OF 223.36 FEET, IRON ROD FOUND;

THENCE N21°30'03"W A DISTANCE OF 61.39 FEET, IRON ROD FOUND;

THENCE NORTH A DISTANCE OF 979.21 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.00 ACRES.

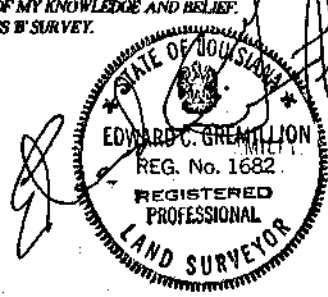


- REFERENCES:
- 1) OZONE PINES S/D PLAT BY M.G. FRITCHIE, DATED MARCH 25, 1955.
 - 2) OAK RIDGE S/D PLAT DATED MARCH 12, 1928.
 - 3) SURVEY BY BORGES ENGINEERING, DATED 9/12/78, DRAWING #16770.

CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREBY DESCRIBED AND DELINEATED AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS IS A CLASS 'B' SURVEY.

This property is located in Zone C, as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 222205 0440 D, revised April 27, 1999.

- NOTES:
- 1) Property is subject to any Easements, Rights of Way, and/or Restrictions on Record.
 - 2) There are no visible encroachments existing other than those shown herein.
 - 3) No excavations were made during the progress of this survey to locate buried utilities or structures.
 - 4) All bearings on this plot are based on the record bearing of the north line of Ozone Pines Subdivision as per Plat by Borges Engineering, dated 9/12/78, drawing # 16770.
 - 5) Property surveyed without the benefit of a current title search.



EDWARD C. GREMILLION PLS #1682

| REVISIONS | | |
|-----------|------|----|
| REVISED | DATE | BY |
| | | |
| | | |
| | | |

DESCRIPTION

SURVEY OF A PARCEL OF LAND, A-1 CONTAINING 14 ACRES, SITUATED IN SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

EDWARD C. GREMILLION, PLS
P.O. BOX 1771
SLIDELL, LOUISIANA 70469
(866) 774-3566

SFE, LLC.

| OWNER | TJ |
|------------|----------|
| CREATED BY | BB |
| DATE | 10/29/06 |
| JOB NO. | 001 |

SHEET 1 OF 1

CASE NO.: ZC07-02-007
PETITIONER: Ron Duhe
OWNER: Summerfield Retirement Comm, LLC
REQUESTED CHANGE: From C-1 (Neighborhood Commercial) District & SA (Suburban Agricultural) District to ID (Institutional) District
LOCATION: Parcel located on the north side of Brownsitch Road, east of Robert Road, west of Dauphine Street; S36,T8S, R14E; Ward 8, District 9
SIZE: 14 acres

