

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3598

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 north of LA Highway 22, east of LA Highway 1085, west of Oak Park Drive and which property comprises a total of 4.7 acres of land more or less, from its present A-4 (Single Family Residential) District to a C-1 (Neighborhood Commercial) District (2.082 acres) and C-2 (Highway Commercial) District (2.618 acres), Ward 1, District 1. (ZC07-06-030)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-06-030, 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-4 (Single Family Residential) District to a C-1 (Neighborhood Commercial) District (2.082 acres) and C-2 (Highway Commercial) District (2.618 acres)(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 C-1 (Neighborhood Commercial) District (2.082 acres) and C-2 (Highway Commercial) District (2.618 acres).

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-4 (Single Family Residential) District to a C-1 (Neighborhood Commercial) District (2.082 acres) and C-2 (Highway Commercial) District (2.618 acres).

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3598

ZC07-06-030

A certain parcel of land situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter (1/4) Section Corner common to Sections 8 and 17, Township 7 South, Range 10 East and measure South 00 degrees 54 minutes 59 seconds East a distance of 494.22 feet; thence South 89 degrees 26 minutes 49 seconds East a distance of 443.72 feet; thence South 00 degrees 43 minutes 27 seconds East a distance of 857.09 feet; thence North 89 degrees 26 minutes 49 seconds West a distance of 114.90 feet; thence South 00 degrees 59 minutes 21 seconds East a distance of 2236.32 feet, to the POINT OF BEGINNING

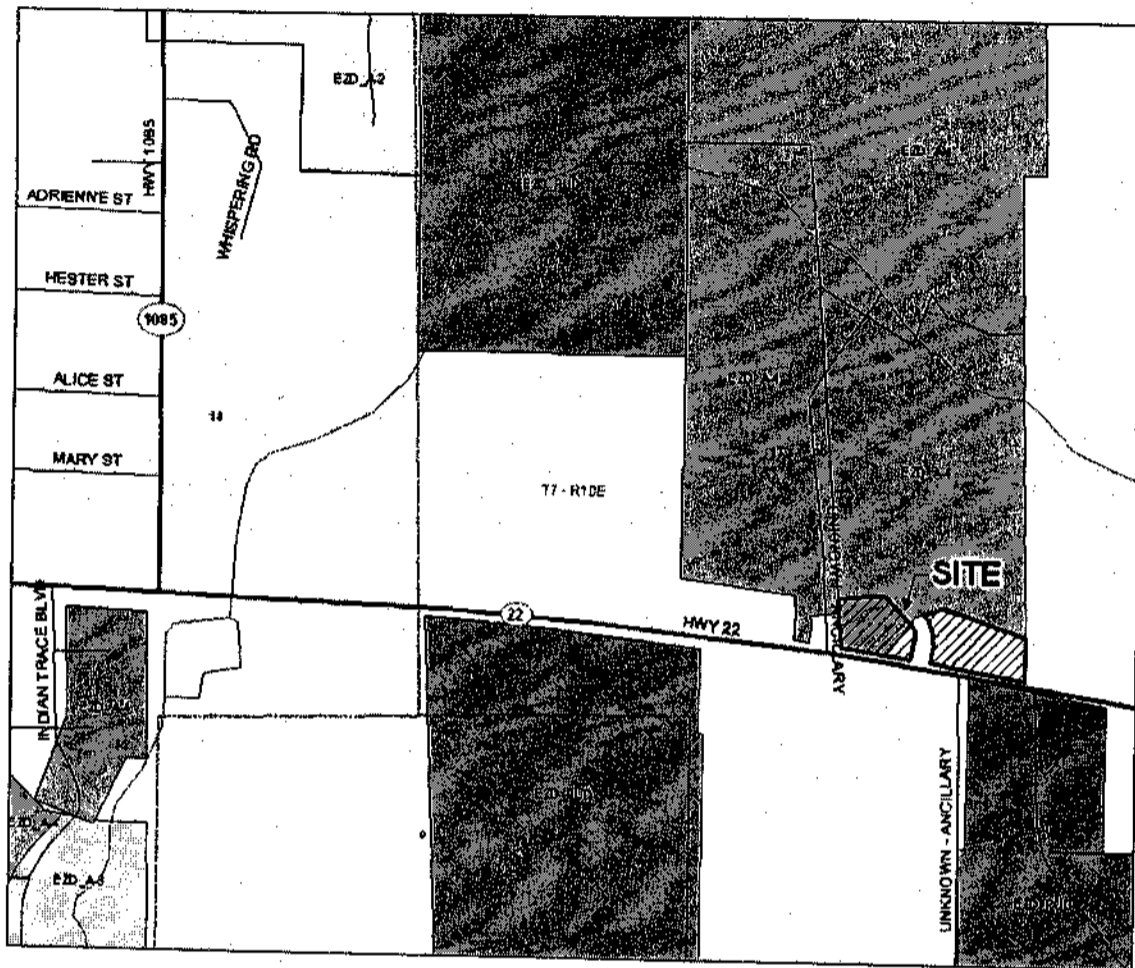
From the POINT OF BEGINNING
continue South 00 degrees 59 minutes 21 seconds East a distance of 207.76 feet ;
thence North 80 degrees 37 minutes 13 seconds West a distance of 480.15 feet ;
thence North 09 degrees 22 minutes 47 seconds East a distance of 100.00 feet ;
thence North 80 degrees 37 minutes 13 seconds West a distance of 8.17 feet to a point on a curve;
thence along a curve to the left having a radius of 159.35 feet, a delta of 41 degrees 19 minutes 15 seconds, an arc length of 114.92 feet, and a chord which bears North 22 degrees 39 minutes 04 seconds West having a chord distance of 112.45 feet to a point of tangency;
thence North 43 degrees 18 minutes 41 seconds West a distance of 30.67 feet ;
thence North 71 degrees 04 minutes 05 seconds East a distance of 104.58 feet ;
thence South 73 degrees 00 minutes 47 seconds East a distance of 446.83 feet to the POINT OF BEGINNING, and containing 114,022.01 square feet or 2.618 acres of land, more or less.

A certain parcel of land situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

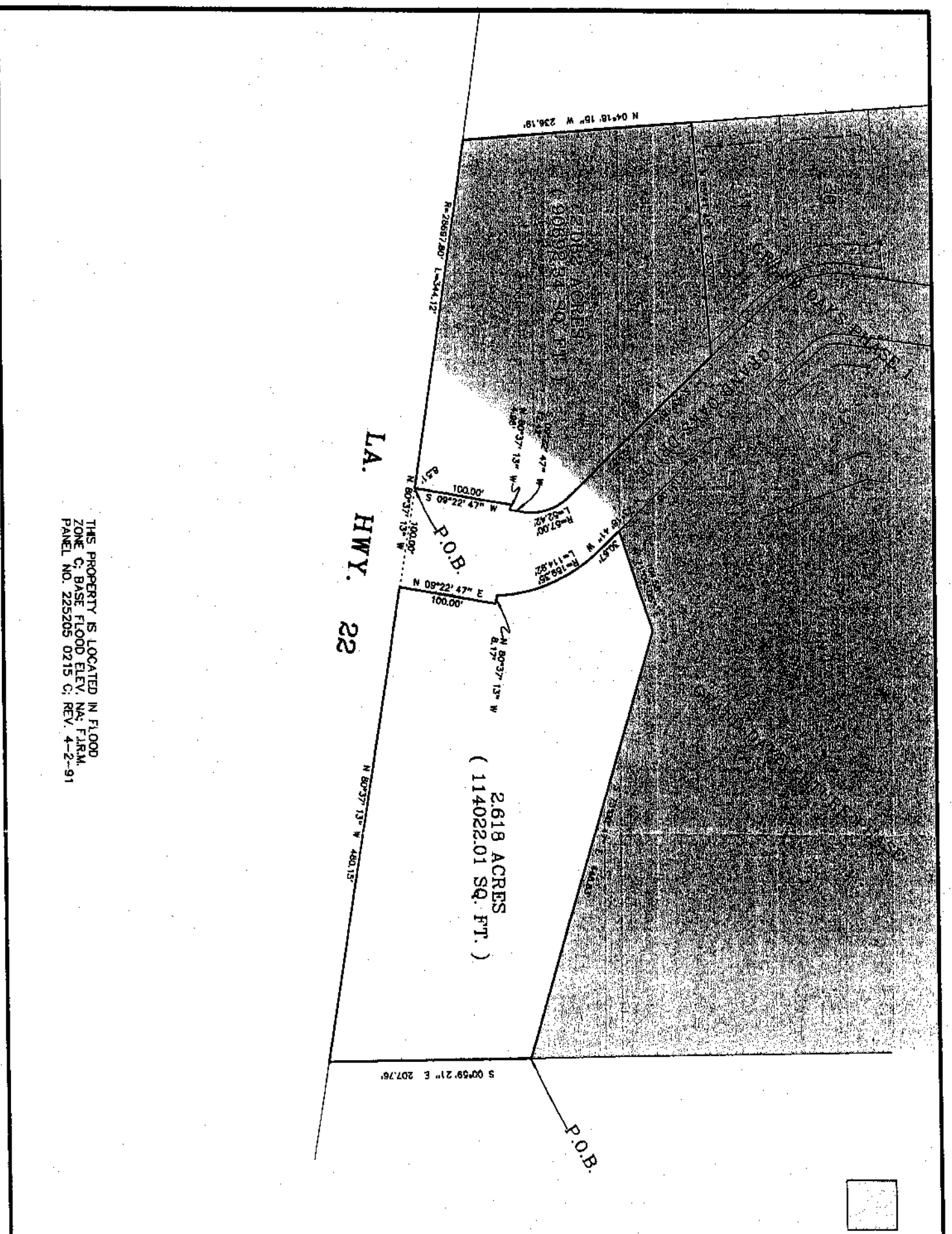
Commence at the Quarter (1/4) Section Corner common to Sections 8 and 17, Township 7 South, Range 10 East and measure South 00 degrees 54 minutes 59 seconds East a distance of 494.22 feet; thence South 89 degrees 26 minutes 49 seconds East a distance of 443.72 feet; thence South 00 degrees 43 minutes 27 seconds East a distance of 857.09 feet; thence North 89 degrees 26 minutes 49 seconds West a distance of 114.90 feet; thence South 00 degrees 59 minutes 21 seconds East a distance of 2444.08 feet, thence North 80 degrees 37 minutes 13 seconds West a distance of 580.15 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING
continue North 80 degrees 37 minutes 13 seconds West a distance of 8.51 feet to a point on a curve;
thence along a curve to the left having a radius of 28,697.80 feet, a delta of 00 degrees 41 minutes 13 seconds, an arc length of 344.12 feet, and a chord which bears North 81 degrees 17 minutes 58 seconds West having a chord distance of 344.12 feet to a point on a line;
thence North 04 degrees 18 minutes 15 seconds West a distance of 236.19 feet ;
thence North 85 degrees 41 minutes 45 seconds East a distance of 235.72 feet ;
thence South 43 degrees 18 minutes 41 seconds East a distance of 203.62 feet to a point of curve;
thence along a curve to the right having a radius of 57.00 feet, a delta of 52 degrees 41 minutes 26 seconds, an arc length of 52.42 feet, and a chord which bears South 16 degrees 57 minutes 58 seconds East having a chord distance of 50.59 feet to a point of tangency;
thence South 09 degrees 22 minutes 47 seconds West a distance of 12.42 feet ;
thence North 80 degrees 37 minutes 13 seconds West a distance of 4.96 feet ;
thence South 09 degrees 22 minutes 47 seconds West a distance of 100.00 feet to the POINT OF BEGINNING, and containing 90,692.34 square feet or 2.082 acres of land, more or less.

CASE NO.: ZC07-06-030
PETITIONER: John J. Ploue, III
OWNER: Grand Oaks Development/Marina Developers
REQUESTED CHANGE: From A-4 (Single Family Residential) District to C-1 (Neighborhood Commercial) (2.082 acres) & C-2 (Highway Commercial) (2.618 acres) Districts
LOCATION: Parcel north of LA Highway 22, east of LA Highway 1085, west of Oak Park Drive;
SIZE: S17, T7S, R10E; Ward 1, District 1
4.7 acres



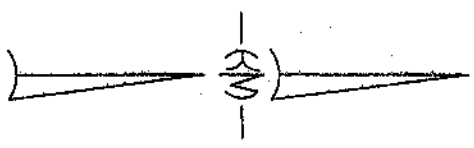
25092107



THIS PROPERTY IS LOCATED IN FLOOD
 ZONE C, BASE FLOOD ELEV. NA, F.I.R.M.
 PANEL NO. 225205 0215 C, REV. 4-2-91



= PREVIOUSLY REZONED TO A4



SKETCH OF:
 TWO PARCELS BEING 4.700 ACRES IN
 SECTION 17, T-7-S, R-10-E,
 ST. TAMMANY PARISH, LA.

PREPARED FOR:
 MARINA DEVELOPERS, L.L.C.

KELLY J. MCHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA 70401

SCALE:	1" = 100'	DATE:	10-12-06
DRAWN:	DRJ	JOB NO.:	05-055
REVISED:			