

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3570

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 Oschner Boulevard, west of LA Highway 21, north of Interstate 12 and which property comprises a total of 19.11 acres of land more or less, from its present A-4 (Single Family Residential) District to a C-3 (Planned Commercial Center) District, Ward 1, District 1. (ZC07-05-025)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-05-025, 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-3 (Planned Commercial Center) 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 C-3 (Planned Commercial Center) 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-4 (Single Family Residential) District to a C-3 (Planned Commercial Center) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC07-05-025

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 46, TOWNSHIP 7 SOUTH, RANGE 10 EAST AND SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 2481.37 FEET TO THE POINT OF BEGINNING.

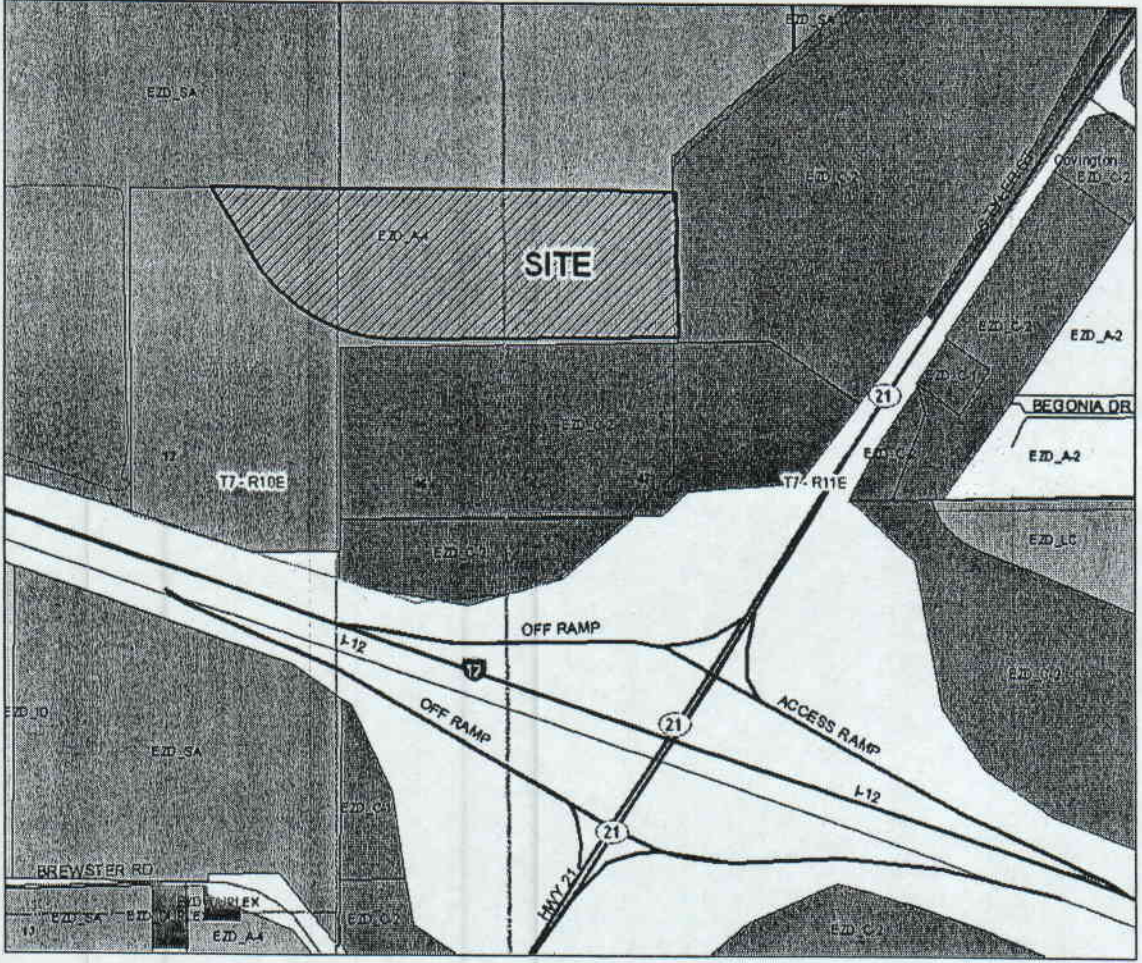
FROM THE POINT OF BEGINNING RUN SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 145.00 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 26 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE RUN EAST FOR A DISTANCE OF 855.79 FEET TO A POINT; THENCE RUN SOUTH FOR A DISTANCE OF 2.76 FEET TO A POINT; THENCE RUN EAST FOR A DISTANCE OF 214.56 FEET TO A POINT ON THE CENTER LINE OF 100 FOOT DRAINAGE SERVITUDE; THENCE RUN ALONG SAID CENTERLINE SOUTH 01 DEGREES 18 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 522.44 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE LEAVING SAID CENTERLINE AND RUNNING ALONG SAID CURVE WITH A RADIUS OF 17,640.00 FEET, AN ARC LENGTH OF 712.01 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 02 MINUTES 40 SECONDS WEST AND A CHORD LENGTH OF 711.96 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 9,945.00 FEET AND AN ARC LENGTH OF 206.43 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 04 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 137.64 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 645.00 FEET AND AN ARC LENGTH OF 656.28 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 37 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 292.85 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 50 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 490.05 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 10.11 ACRES MORE OR LESS.



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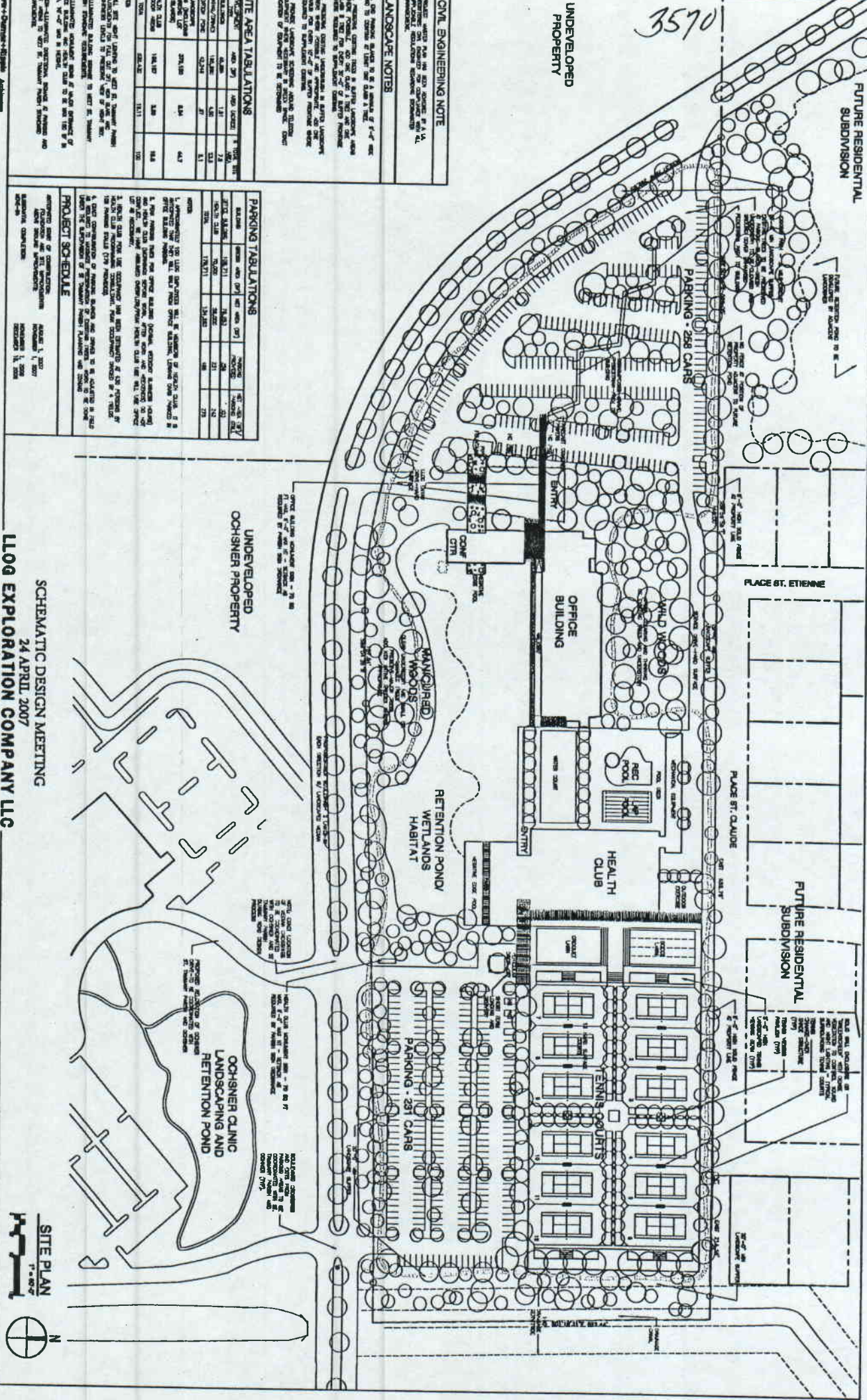
**CASE NO.:** ZC07-05-025  
**PETITIONER:** LLOG Exploration Company, LLC c/o Scott Gutterman  
**OWNER:** Wainer Brothers and Allstate Financial Company  
**REQUESTED CHANGE:** From A-4 (Single Family Residential) District to C-3 (Planned Commercial Center) District  
**LOCATION:** Parcel located on the north side of Oschner Boulevard, west of LA Highway 21, north of Interstate 12; S46, T7S, R10E & S47, T7S, R11E; Ward 1, District 1  
**SIZE:** 19.11 acres





500-50-7002

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**SITE AREA TABULATIONS**

AREA	AREA (SQ FT)	AREA (SQ M)	PERCENT
TOTAL SITE	1,234,567	113,800	100%
OFFICE BUILDING	123,456	11,400	9.2%
HEALTH CLUB	234,567	21,800	17.7%
TENNIS COURTS	345,678	32,000	26.8%
PARKING	456,789	42,300	34.3%
WETLANDS	567,890	52,400	42.5%

**PARKING TABULATIONS**

TYPE	NUMBER	AREA (SQ FT)	AREA (SQ M)
TOTAL	469	42,300	3,910
OFFICE BUILDING	123	11,400	1,050
HEALTH CLUB	234	21,800	2,010
TENNIS COURTS	345	32,000	2,960
WETLANDS	467	42,300	3,910

**SCHEMATIC DESIGN MEETING**  
 24 APRIL 2007  
**LLOG EXPLORATION COMPANY LLC**  
 Corporate Headquarters  
 St. Tammany Parish, Louisiana

**SITE PLAN**  
 1" = 40'

