

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3551

ORDINANCE COUNCIL SERIES NO. 07-

COUNCIL SPONSOR MR. HAMAUEI

PROVIDED BY: PLANNING

INTRODUCED BY: MR. HAMAUEI

SECONDED BY: MR. BURKHALTER

ON THE 5TH DAY OF APRIL 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel on the north side of U.S. Highway 190, east of Fish Hatchery Road, west of LA Highway 434 and which property comprises a total of 9.49 acres of land more or less, from its present SA (Suburban Agricultural) District to a C-2 (Highway Commercial) (1.66 acres) District and A-2 (Suburban) (7.83 acres) District, Ward 7, District 7. (ZC07-01-002)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-01-002, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains SA (Suburban Agricultural) District .

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-2 (Highway Commercial)(1.66 acres) District and A-2 (Suburban) (7.83 acres) District (see Exhibit "A") for complete boundaries.

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 SA (Suburban Agricultural) District to a C-2 (Highway Commercial) (1.66 acres) District and A-2 (Suburban) (7.83 acres) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ORDINANCE CALENDAR NUMBER: 3551

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THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ____ DAY OF _____, 2007; AND BECOMES ORDINANCE COUNCIL SERIES NO. 07-.

BARRY BAGERT, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: April 19, 2007

Published Adoption: _____, 2007

Delivered to Parish President: _____, 2007 at _____

Returned to Council Clerk: _____, 2007 at _____

ZC07-01-002

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 43, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190 AND THE LINE COMMON TO LOT 5 AND LOT 7, AND RUN ALONG SAID RIGHT-OF-WAY OF U.S. HIGHWAY 190 SOUTH 39 DEGREES 25 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 222.50 FEET TO A POINT; THENCE RUN SOUTH 39 DEGREES 46 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 91.63 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING CONTIUNE ALONG SAID RIGHT-OF-WAY OF U.S. HIGHWAY 190 SOUTH 39 DEGREES 46 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 436.58 FEET TO A POINT ON THE EAST TOP BANK OF BAYOU LACOMBE; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN ALONG SAID TOP BANK THE FOLLOWING:

1. NORTH 75 DEGREES 34 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 154.34 FEET;
2. SOUTH 88 DEGREES 19 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 153.33 FEET;
3. SOUTH 49 DEGREES 19 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 50.87 FEET;
4. SOUTH 89 DEGREES 25 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 128.49 FEET;
5. NORTH 56 DEGREES 59 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 20.00 FEET;
6. NORTH 05 DEGREES 35 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 131.43 FEET;
7. NORTH 37 DEGREES 14 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 203.54 FEET;
8. NORTH 36 DEGREES 41 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 140.37 FEET;
9. NORTH 25 DEGREES 33 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 140.44 FEET;

THENCE LEAVING SAID TOP BANK RUN SOUTH 57 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISANCE OF 86.30 FEET TO A POINT BEING ON THE CENTERLINE OF THE ABANDONED HIGHWAY 190; THENCE RUN ALONG SAID CENTERLINE NORTH 33 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 308.50 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE RUN NORTH 85 DEGREES 30 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 120.60 FEET TO A POINT; THENCE RUN SOUTH 51 DEGREES 50 MINUTES 38 SECONDS EAST FOR A DISANCE OF 76.01 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 310.00 FEET TO A POINT; THENCE RUN SOUTH 52 DEGREES 03 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 115.74 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 7.83 ACRES OR 341,115.43 SQUARE FEET MORE OR LESS.

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 43, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

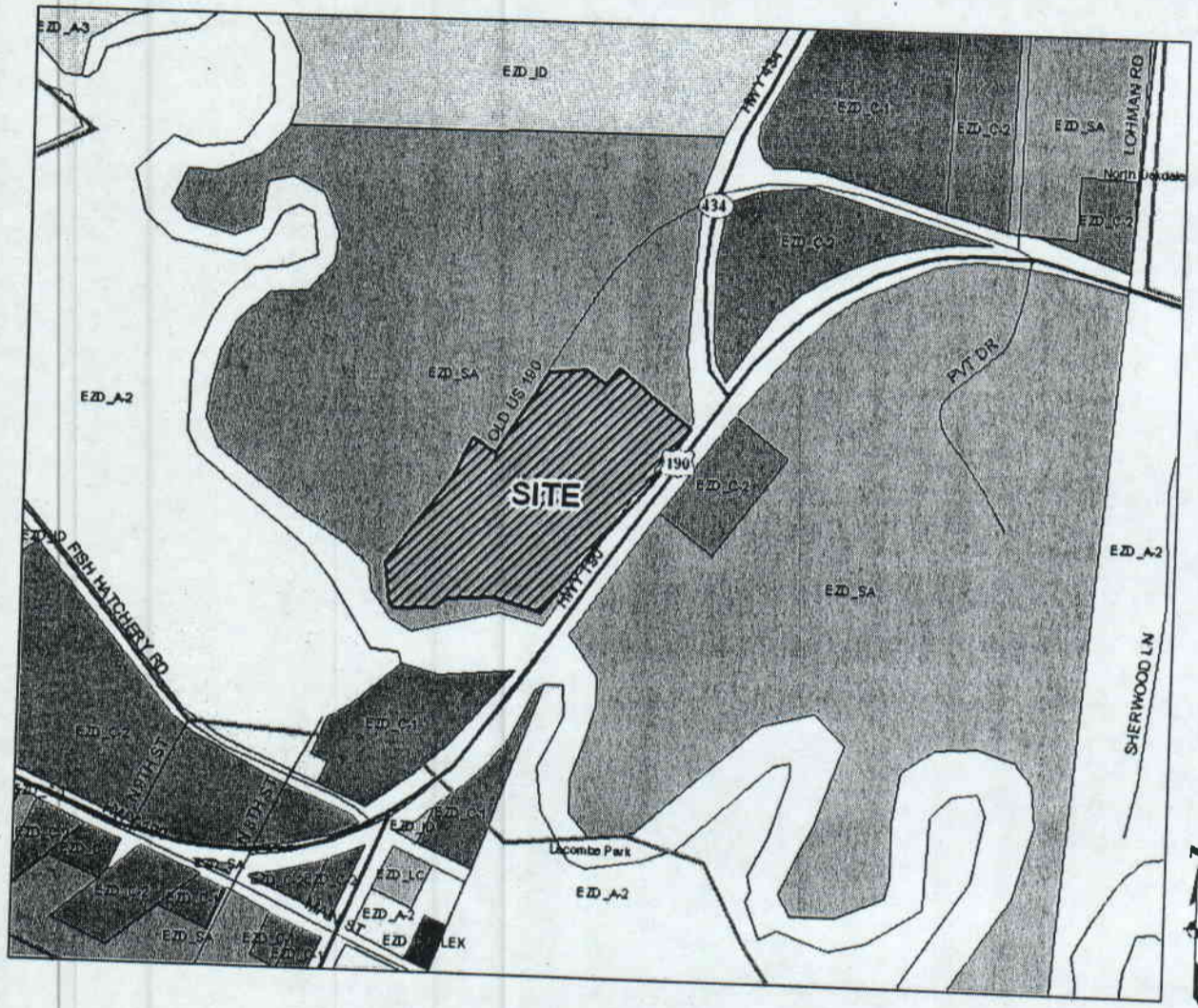
FROM THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190 AND THE LINE COMMON TO LOT 5 AND LOT 7, BEING THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING CONTIUNE ALONG SAID RIGHT-OF-WAY OF U.S. HIGHWAY 190 SOUTH 39 DEGREES 25 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 222.50 FEET TO A POINT; THENCE RUN SOUTH 39 DEGREES 46 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 91.63 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 52 DEGREES 03 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 115.74 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 06 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 310.00 FEET TO A POINT; THENCE RUN NORTH 37 DEGREES 33 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 69.05 FEET TO A POINT; THENCE RUN SOUTH 52 DEGREES 03 MINUTES 00 SECONDS FOR A DISTANCE OF 299.45 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.66 ACRES OR 72,438.02 SQUARE FEET MORE OR LESS.

Ord. 3551

CASE NO.: ZC07-01-002
PETITIONER: Pam McNeely
OWNER: 434 Properties, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to A-2 (Suburban 7.83 acres) C-2 (Highway Commercial 1.66 acres) Districts
LOCATION: Parcel on the north side of U.S. Highway 190, east of Fish Hatchery Road, west of LA Highway 434; S43, T8S, R13E; Ward 7, District 7
SIZE: 9.49 acres



Ord. 3557

LEGAL DESCRIPTION:

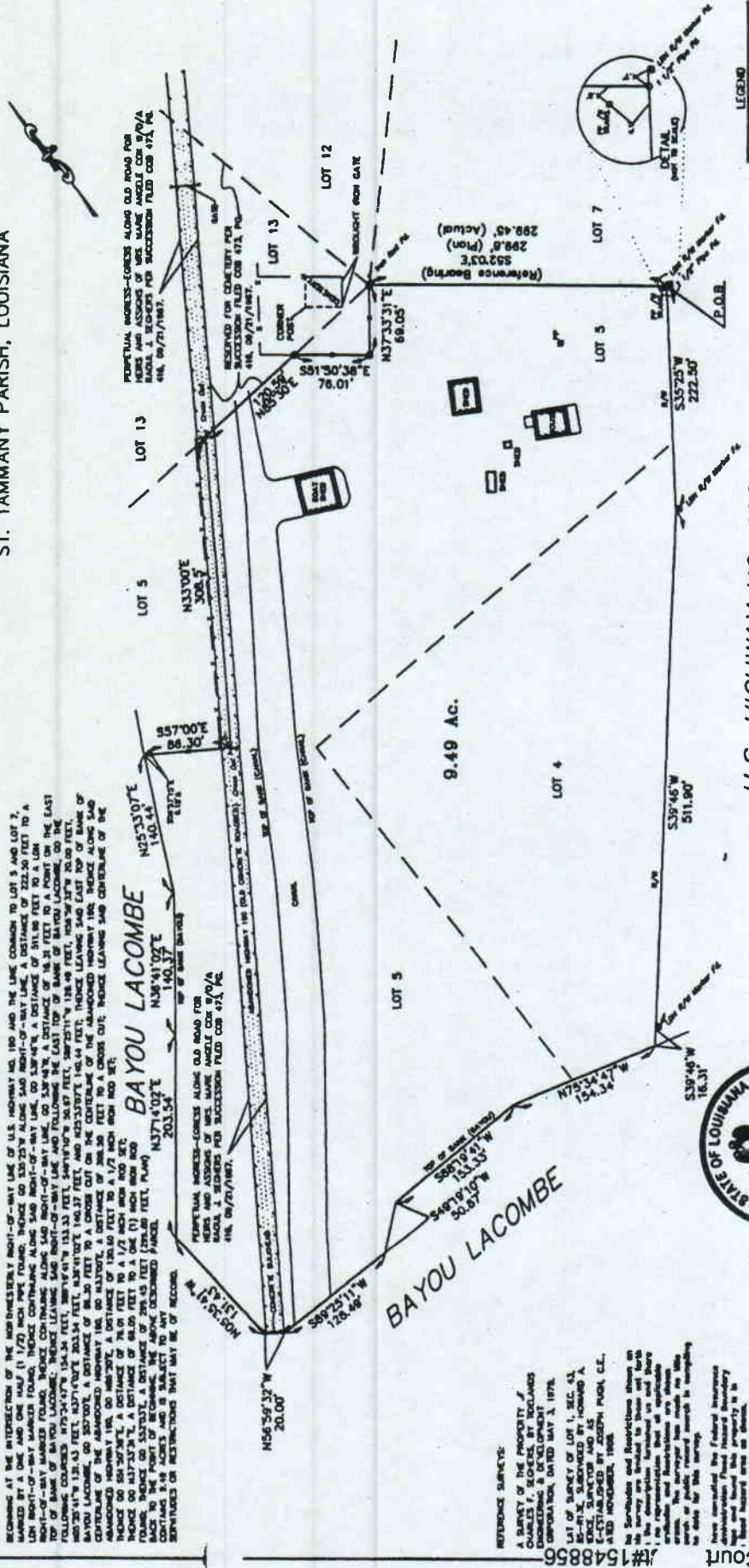
A CERTAIN PIECE OF LAND SITUATED IN SECTION 43, TOWNSHIP 8 SOUTH, RANGE 13 EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEHAVING AT THE INTERSECTION OF THE NORTHWESTLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 190 AND THE LINE COMMON TO LOT 5 AND LOT 7, MARKED BY A ONE (1) AND ONE HALF (1 1/2) INCH PIPE FOUND. THENCE TO S35°25'W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.50 FEET TO A ...

PERPETUAL RIGHTS-GRANTEE ALONG OLD ROAD FOR HEREINAFTER MENTIONED AS BAYOU LACOMBE ...

SECTION 43
18S - R13E
ST. TAMMANY PARISH, LOUISIANA

BAYOU LACOMBE
N35°41'02"E
140.37'



TURNER SURVEYS, LLC
15732 L. KORTMAN ROAD
PO BOX 2164
MOBILE, LA 36688
Phone: (803)386-1308
Fax: (803)386-1309
turner@turnersurveys.com

STANLEY K. TURNER, P.L.L.C.
REGISTERED PROFESSIONAL LAND SURVEYOR

BONNE WHITE
MADE AT THE REQUEST OF:
QUANTITY-PANEL NUMBER: 225205 0385 C
DATE PLACED: OCTOBER 17, 2009

STATE OF LOUISIANA
STANLEY K. TURNER
REG. NO. 4753
REGISTERED
PROFESSIONAL
LAND SURVEYOR

GRAPHIC SCALE
1 inch = 100 ft

**BOUNDARY SURVEY OF
A 9.49 Acre PARCEL OF LAND
BEING A PORTION OF LOT 4 AND LOT 5, LOCATED IN
SECTION 43 T8S - R13E
ST. TAMMANY PARISH, LOUISIANA**

DATE	BY	SCALE	CHK'D BY	APPROVED BY	REVISIONS

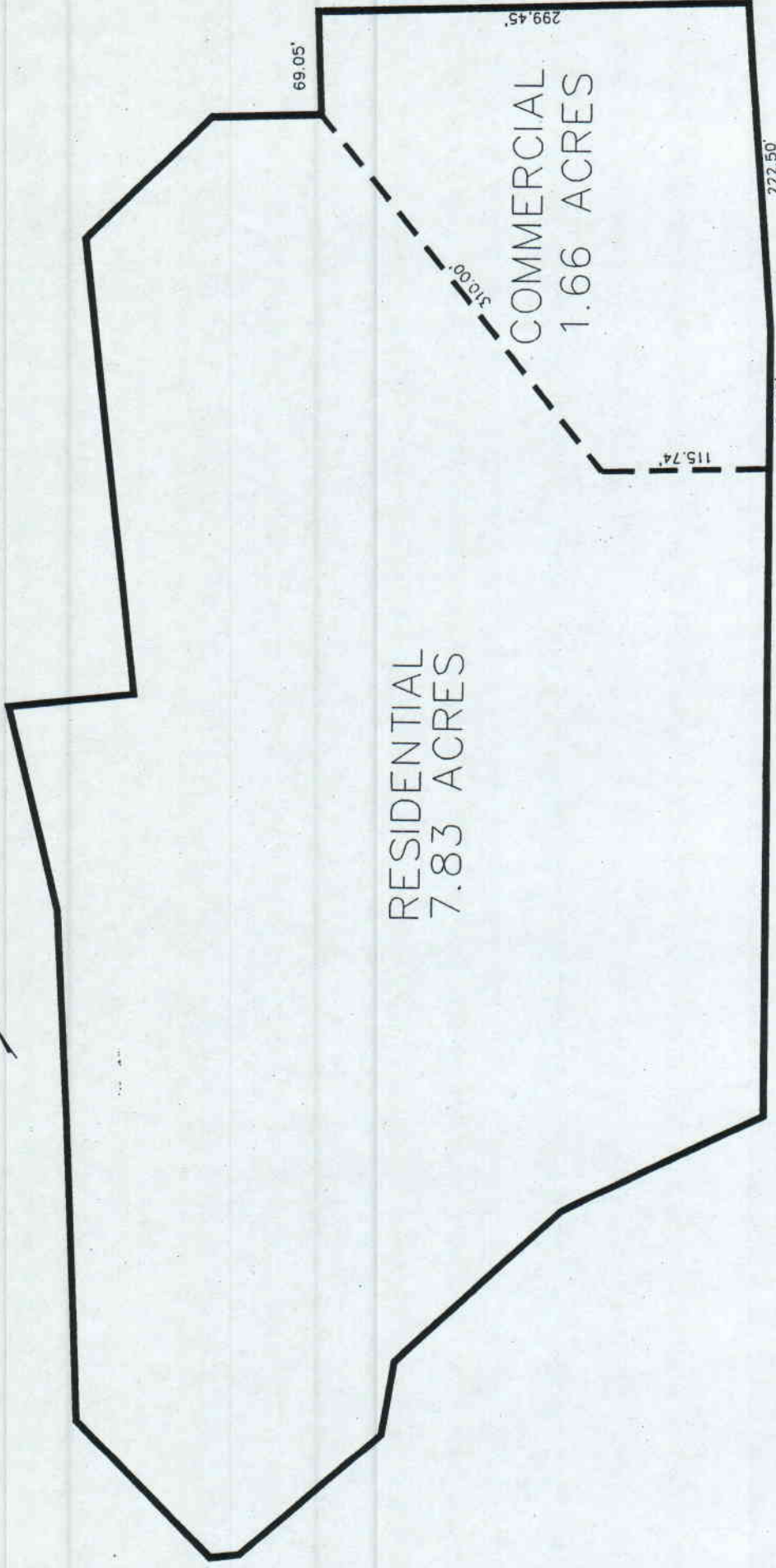
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2007-01-002

Ord. 3551

ZC07-01-002

CAD FILE NAME: LIDAR.dwg	DATE: JAN 2007 JOB NO: 40645	PRELIMINARY ZONING PLAN McNEELY LACOMBE SITE	DATE: _____ REVISION: _____		SHEET NO: _____
	CHECKED BY: _____ SCALE: 1"=100' MAIN				



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