

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3664 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BAGERT/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. BURKHALTER

ON THE 4<sup>TH</sup> DAY OF OCTOBER 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of River Highlands Boulevard, west of U.S. Highway 190, south of the Abita River and which property comprises a total of 9.922 acres of land more or less, from its present A-2 (Suburban) District, A-3 (Suburban) District, A-4 (Single Family Residential) District & LC (Light Commercial) District to a C-2 (Highway Commercial) District, Ward 3, District 1. (ZC07-09-053)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-09-053, 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-2 (Suburban) District, A-3 (Suburban) District, A-4 (Single Family Residential) District & LC (Light Commercial) District to a C-2 (Highway Commercial) 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-2 (Highway Commercial) 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-2 (Suburban) District, A-3 (Suburban) District, A-4 (Single Family Residential) District & LC (Light Commercial) District to a C-2 (Highway Commercial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

3664

EXHIBIT A

ZC07-09-053

All that certain parcel of ground being in sections 3 and 48, Township 7 South – Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

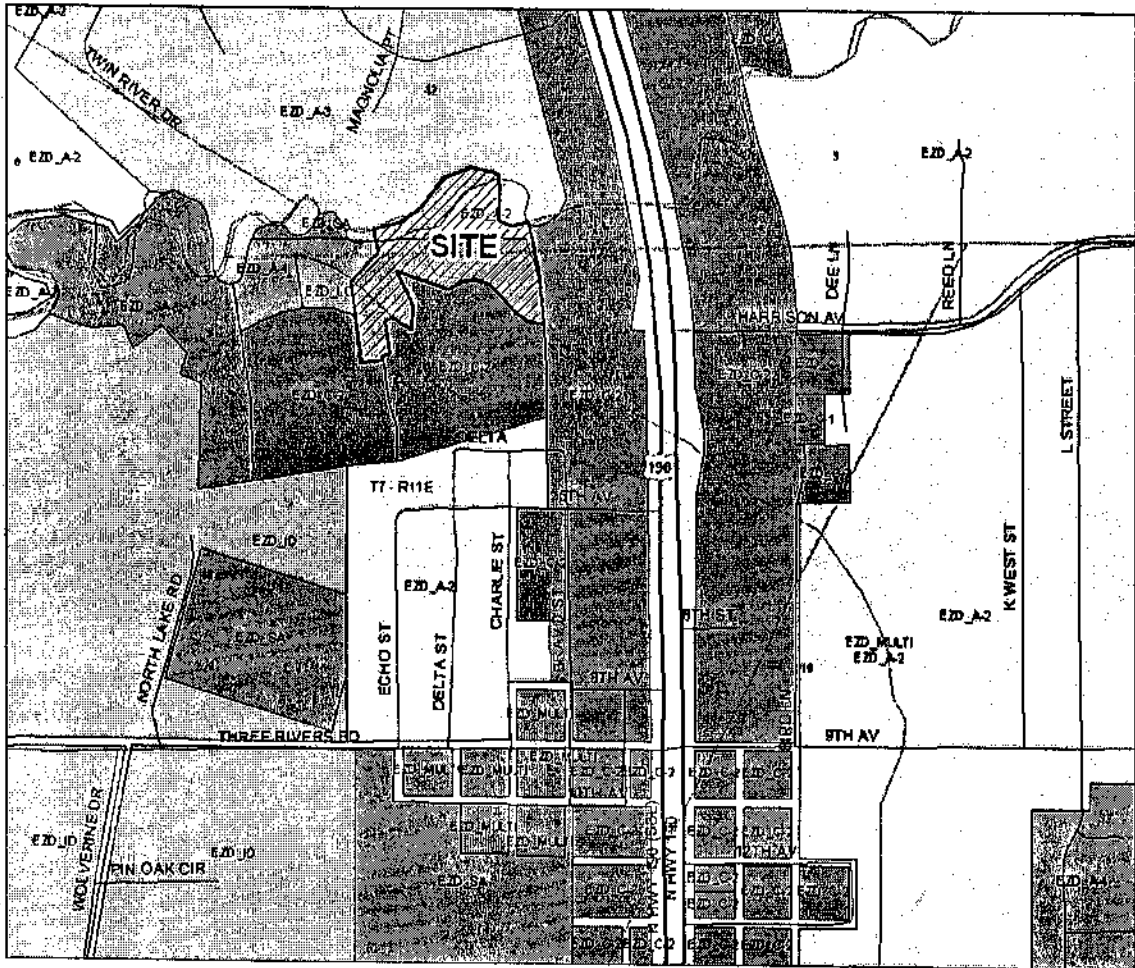
Commence from corner common to sections 3, 10 and 48, Township 7 South - Range 11 East, go South 89 degrees 30 minutes West, a distance of 2,139.43 feet to the Point of Beginning.

From the Point of Beginning go South 09 degrees 34 minutes 46 seconds East, a distance of 95.63 feet; thence go on a curve to the right having a radius of 3173.72 feet, a distance of 265.21 feet to a point on the northerly right of way line of River Highland Boulevard; thence leave said right of way and go North 76 degrees 44 minutes 58 seconds West, a distance of 91.36 feet; thence go North 57 degrees 07 minutes 32 seconds West, a distance of 60.54 feet; thence go North 43 degrees 39 minutes 24 seconds West, a distance of 188.05 feet; thence go North 72 degrees 24 minutes 11 seconds West, a distance of 71.16 feet; thence go South 79 degrees 01 minutes 35 seconds West, a distance of 67.38 feet; thence go South 64 degrees 37 minutes 21 seconds West, a distance of 80.57 feet; thence go North 72 degrees 15 minutes 49 seconds West, a distance of 268.15 feet; thence go South 26 degrees 27 minutes 25 seconds East, a distance of 179.38 feet; thence go South 01 degrees 52 minutes 01 seconds West, a distance of 114.00 feet; thence go North 59 degrees 41 minutes 03 seconds West, a distance of 103.35 feet; thence go South 82 degrees 35 minutes 00 seconds West, a distance of 41.80 feet; thence go South 07 degrees 25 minutes 00 seconds East, a distance of 157.00 feet; thence go South 82 degrees 35 minutes 00 seconds West, a distance of 35.53 feet; thence go South 07 degrees 25 minutes 00 seconds East, a distance of 22.85 feet; thence go South 82 degrees 35 minutes 00 seconds West, a distance of 107.22 feet; thence go North 07 degrees 25 minutes 00 seconds West, a distance of 372.04 feet; thence go North 41 degrees 33 minutes 59 seconds East, a distance of 197.92 feet; thence go North 10 degrees 20 minutes 41 seconds West, a distance of 125.08 feet to a point on the left descending bank of the Abita River; thence go along said left descending bank in an easterly direction a distance of 1232.6 feet; thence leaving said left descending bank go South 09 degrees 34 minutes 00 seconds East, a distance of 54.60 feet back to the Point of Beginning.

Said parcel contains 9.922 acres more or less.

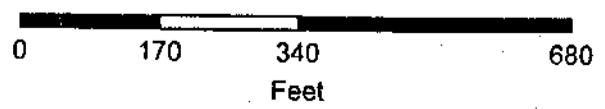
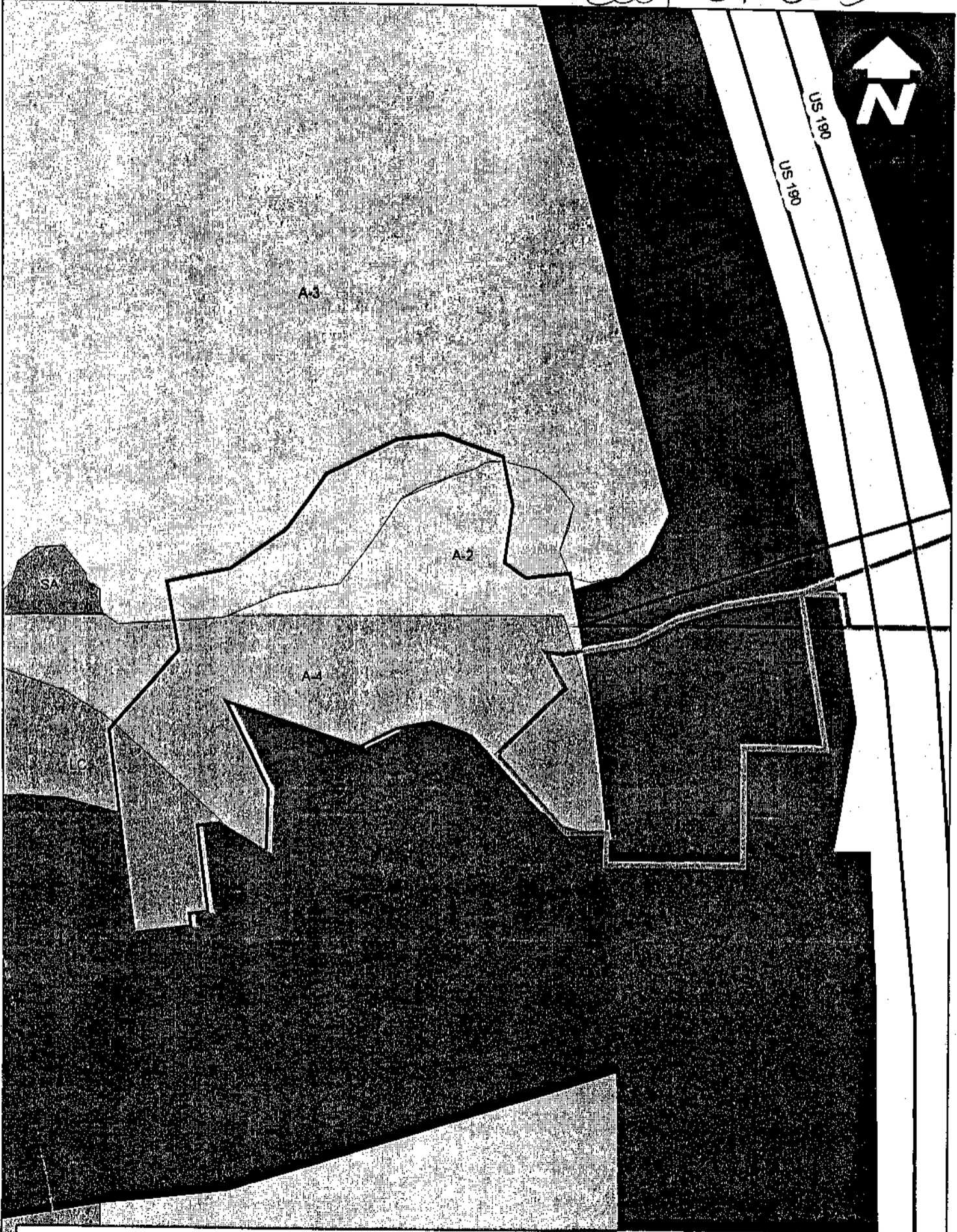
3664

**CASE NO.:** ZC07-09-053  
**PETITIONER:** Paul Mayronne  
**OWNER:** Abita River, LLC & Aegis Realty, Inc.  
**REQUESTED CHANGE:** From A-2 (Suburban) District, A-3 (Suburban) District, A-4 (Single Family Residential) District & LC (Light Commercial) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the north side of River Highlands Boulevard, west of U.S. Highway 190, south of the Abita River; S3 & 48, T7S, R11E; Ward 3, District 1  
**SIZE:** 9.922 acres



3664

2007-09-053



This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.