

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3665

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. THOMAS

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 east side of U.S. Highway 11, north of North Shore Circle, south of Eden Isles Drive and which property comprises a total of 1.9 acres of land more or less, from its present A-6 (General Multiple Family Residential) District to a C-2 (Highway Commercial) District, Ward 9, District 13. (ZC07-09-055)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-09-055, 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-6 (General Multiple Family Residential) 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-6 (General Multiple Family Residential) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT A

ZC07-09-055

A certain parcel of land, lying and situated in Section 32, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

From the southeast corner of the NW 1/4 of the NW 1/4 of Section 32, Township 9 South, Range 14 East and the Point of Beginning, Thence go

- (A)North 89 Degrees 49 minutes 04 seconds West - 263.68 feet to a 1/2" iron rod on the southeast r/w line of U. S. Hwy. # 11 and a point of curve to the right. (T)S.89°27'18"W.- 263.68 ft. Thence
- Along the arc of said curve (A)radius=2789.79 ft., Arc=335.05 feet to a 1/2" iron rod at the point of departure from said r/w. (T)Northeasterly - 335.04 ft. Thence
- (A)South 00 Degrees 11 minutes 01 second West - 206.38 feet to the Point of Beginning. (T)S.00°32'27"E.- 206.38 ft.

Parcel A, containing 0.6504 acre of land more or less, a certain parcel of land, lying and situated in Section 32, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.

A certain parcel of land, lying and situated in Section 32, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

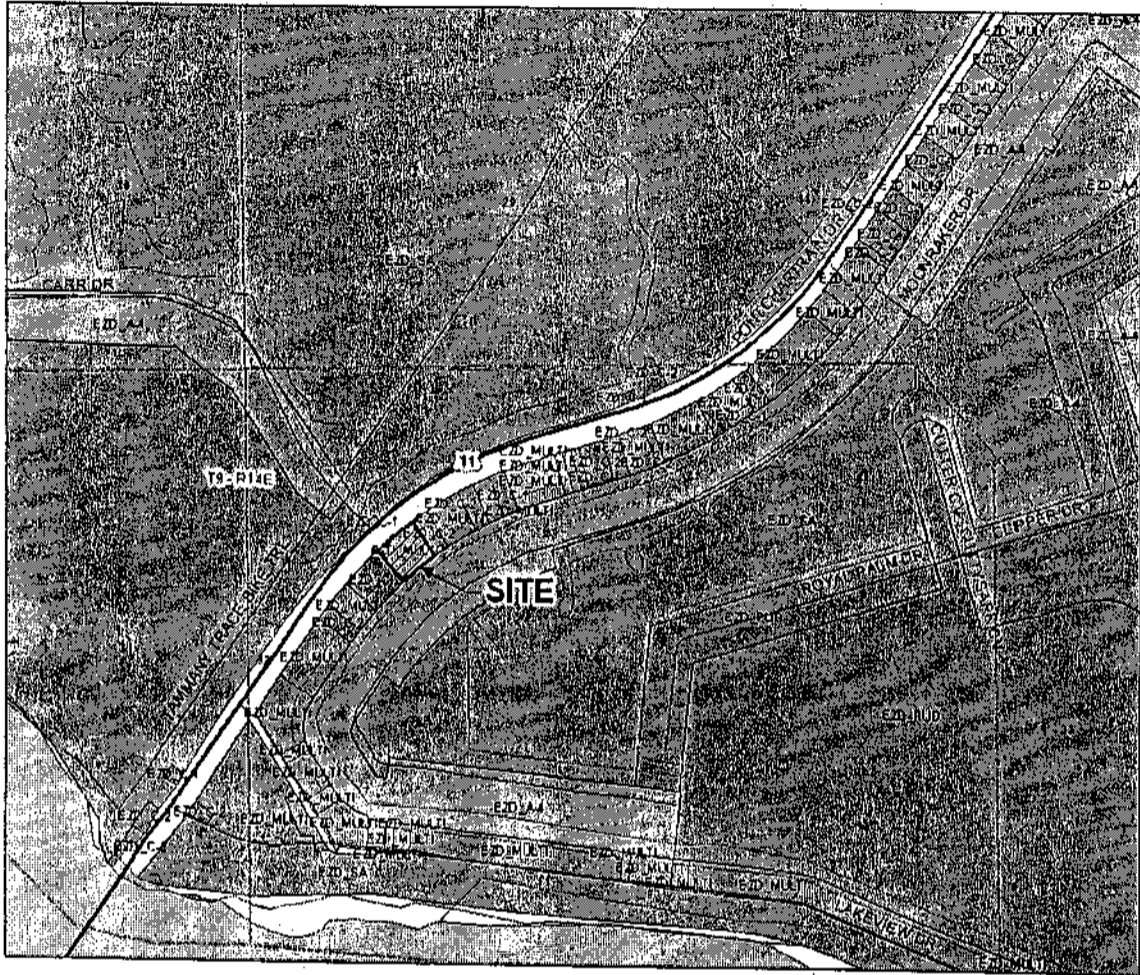
Commencing at the intersection of the south line of the NW 1/4 of the NW 1/4, Sec. 32 - T9S - R14E and the east r/w line of U. S. Hwy. # 11, thence (A)S.89°49'04"E. -16.31 ft., (T)N.89°27'18"E.- 16.32 ft. along said south line to a 1/2" iron rod and the Point of Beginning. Thence

- (A)South 89 Degrees 49 minutes 04 seconds East - 247.37 feet to the southeast corner of said NW 1/4 of the NW 1/4, 32-9-14. (T)N.89°27'18"E.- 247.36 ft. Thence
- (A)North 00 Degrees 11 minutes 01 second East - 186.05 feet to a 1/2" iron rod. (T)N.00°32'27"W.- 186.05 ft. Thence
- (A)South 34 Degrees 39 minutes 56 seconds East 263.27 feet to a point on the centerline of a waterway easement and arc of a curve to the left. (T)S.35°23'31"E.- 263.29 ft. Thence
- (A)Along the arc of said curve, radius=2509.79 feet a distance of 279.92 feet to a point of departure from said centerline. (T)Southwesterly along the centerline of proposed waterway easement, a curve to the left, radius = 2509.79 ft. a distance of 279.92 ft. Thence
- (A)North 41 Degrees 03 minutes 21 seconds West - 269.22 feet to the Point of Beginning. (T)N.41°46'56"W.- 269.22 ft.

Parcel B, containing 1.2530 acres of land more or less, a certain parcel of land, lying and situated in Section 32, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.

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**CASE NO.:** ZC07-09-055  
**PETITIONER:** Gerald Wasserman  
**OWNER:** Larkspur Ventures, LLC  
**REQUESTED CHANGE:** From A-6 (General Multiple Family Residential) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the east side of U.S. Highway 11, north of North Shore Circle, south of Eden Isles Drive; S32, T9S, R14E; Ward 9, District 13  
**SIZE:** 1.9 acres

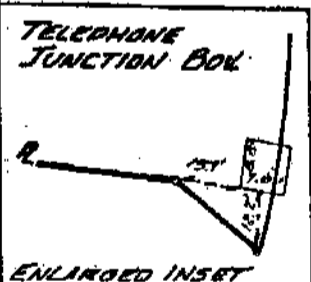
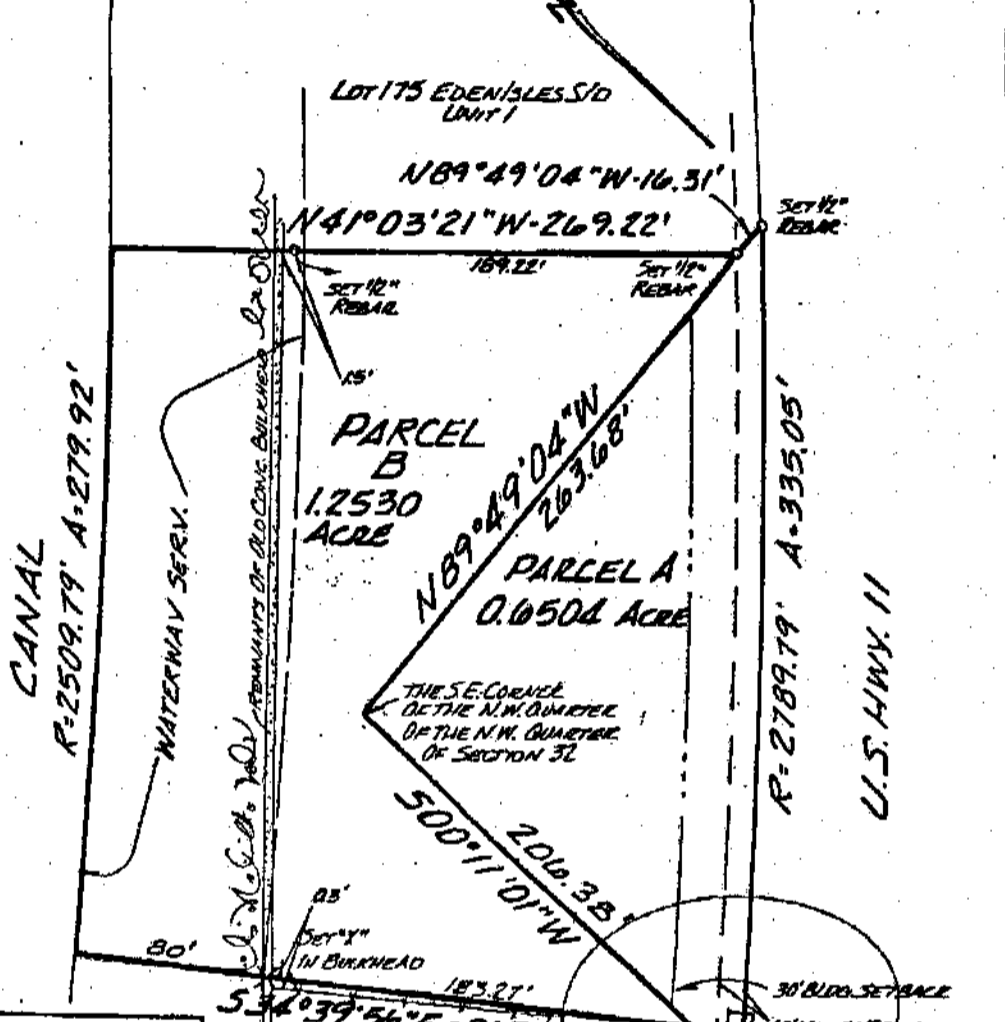


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ZC07-09-055

NOTE THAT THIS PLAT REPRESENTS AN  
ACTUAL GROUND SURVEY AND THAT TO THE  
BEST OF MY KNOWLEDGE NO ENCROACH-  
MENTS EXIST EITHER WAY ACROSS ANY OF  
THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISI-  
ANA "MINIMUM STANDARDS FOR PROPERTY  
BOUNDARY SURVEYS" FOR A CLASS C  
SURVEY. BEARINGS ARE BASED ON RECORD  
BEARINGS.



725 205 0530 C  
 4-2-91  
 ZONE A-10 S.R.E. 12.0'  
 \*Verify prior to Construction  
 with Local Governing Body

SURVEY NO. **982615**  
 DATE: **10-12-98**

**J. V. BURKES & ASSOC., INC.**  
 2990 GALISE BLVD. EAST, STE. B • SLIDELL, LA 70461  
 504 • 649 • 0075

DRAWN BY: **Ko**  
 SCALE: **1"=60'**

REVISED: NO. 1001105 TELE EQUIP 5-25-2000 FOR BELL SOUTH TELECOMMUNICATIONS

SURVEY MAP OF: **A PARCEL OF LAND**

LOCATED IN: **SEC. 32 T-9-S R-14-E**  
 St. TAMMANY Parish, Louisiana

CERTIFIED TO: **LACOSTE BUILDERS, L.C.,  
 TITLE CLOSING GROUP, INC.,  
 AND ST. TAMMANY HOMESTEAD  
 SAVINGS AND LOAN ASSOC.**

STATE OF LOUISIANA  
 J.V. BURKES, III  
 REG. NO. 840  
 REGISTERED  
 LAND SURVEYOR

SURVEYED BY:  
*J.V. Burkes III*  
 J.V. BURKES III  
 LA. REG. NO. 840