

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3865

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

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. THOMPSON

SECONDED BY: MR. GOULD

ON THE 3<sup>RD</sup> DAY OF JULY, 2008

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF U.S. HIGHWAY 11, NORTH OF FRICKIE ROAD, SOUTH OF MECHANICAL BOULEVARD AND WHICH PROPERTY COMPRISES A TOTAL OF 3.623 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT TO A C-2 (HIGHWAY COMMERCIAL) DISTRICT, WARD 8. DISTRICT 14. (ZC07-06-034)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-06-034, 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 C-1 (Neighborhood 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 C-1 (Neighborhood 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT A

3865

ZC07-06-034

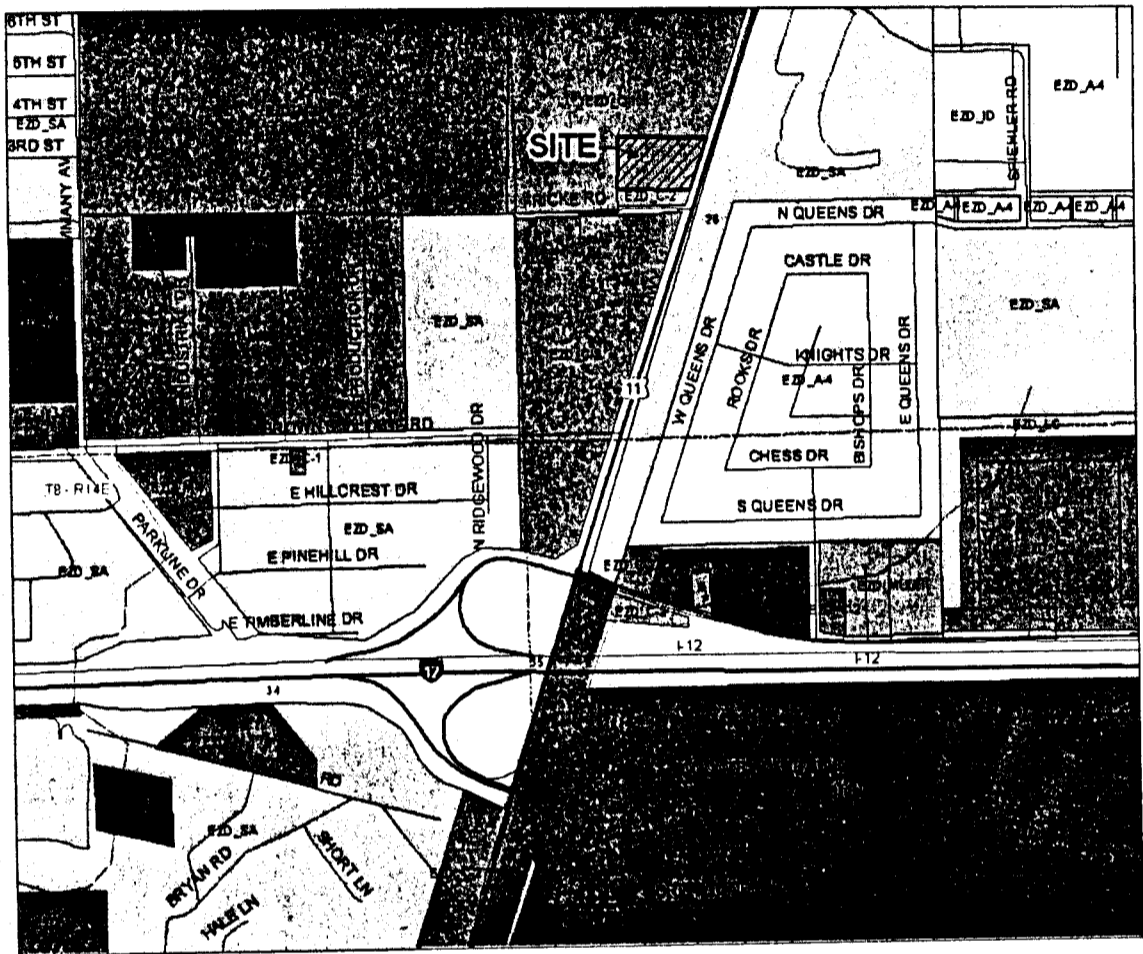
A certain parcel of land situated in Section 26, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at Quarter Corner common to Section 26 and 27, Township 8 South, Range 14 East and measure South 00 degrees 55 minutes 16 seconds West 1,342.19 feet; thence South 89 degrees 30 minutes 47 seconds East a distance of 660.00 feet; thence North 01 degrees 15 minutes 05 seconds East a distance of 94.56 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue North 01 degrees 15 minutes 05 seconds East 313.15 feet; thence South 89 degrees 04 minutes 20 seconds East 559.58 feet; thence South 19 degrees 55 minutes 17 seconds West a327.48 feet; thence North 89 degrees 30 minutes 47 seconds West 454.78 feet to the POINT OF BEGINNING.

Containing 3.623 acres of land, more or less situated in St. Tammany Parish, Louisiana.

**CASE NO.:** ZC07-06-034  
**PETITIONER:** Chris Jean  
**OWNER:** Chris Jean  
**REQUESTED CHANGE:** From C-1 (Neighborhood Commercial) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the west side of U.S. Highway 11, north of Fricke Road, south of Mechanical Boulevard; S26, T8S, R14E; Ward 8, District 14  
**SIZE:** 3.523 acres

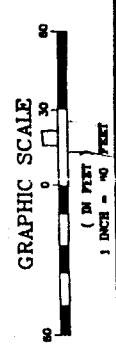
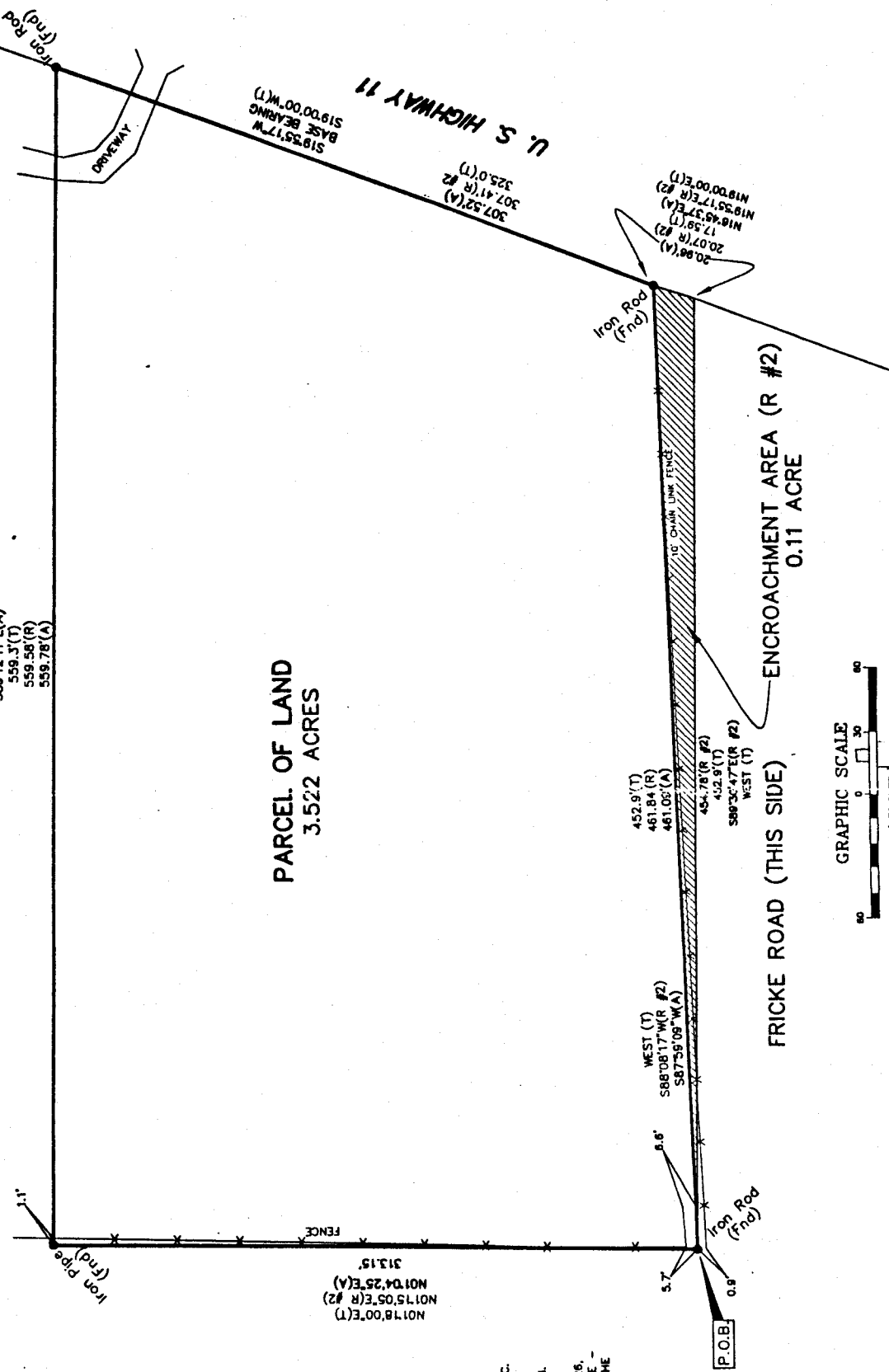


207-06-034

JOHNNY F. SMITH MEMORIAL BUSINESS PARK (THIS SIDE)

EAST (T)  
S89°04'20"E (R #2)  
S89°12'11"E (A)  
559.37 (T)  
559.58 (R)  
559.78 (A)

PARCEL OF LAND  
3.522 ACRES

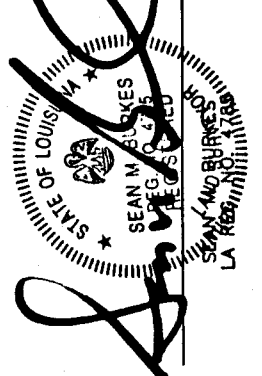


**SURVEY - PARCEL OF LAND**  
3.522 ACRES  
SECTION 26, T8S, R14E  
NEAR THE CITY OF SLIDELL  
ST. TAMMANY PARISH, LA.

Declaration is made to original purchaser of the survey, it is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.

CHRIS JEAN

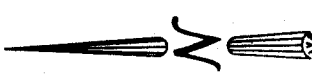
**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 HWY. 190 EAST  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800



- NOTES:**
- (A)-ACTUAL (REF)-REFERENCE (T)-TITLE
  - VERIFY BUILDING SETBACKS, SERVITUDES, EASEMENTS, ETC. PRIOR TO CONSTRUCTION.
  - P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.
- P.O.B.:**  
FROM THE QUARTER CORNER COMMON TO SECTIONS 27 & 26, T8S, R14E GO S00°55'18"E - 1342.19'; THENCE S89°30'47"E - 660.00'; THENCE N01°15'05"E ALONG A FENCE 94.56' TO THE P.O.B.
- REFERENCE:**  
04-163 DATED 05-26-2004  
BY KELLY McHUGH & ASSOC., INC.

REVISIONS:  
1. 06-20-2006 / ADD ENCROACHMENT AREA & TITLE CALLS.

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachment, easement, or any across any of the property has been shown. Encumbrances, Encroachments of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.	
I have consulted the Flood Insurance Rate Maps and found this property is in the Flood Hazard Area.	
F.I.R.M.:	225205 0410 D
DATE:	04-21-1999
ZONE:	C
B.F.E.:	N.A.
* Works refer to information with land ownership books.	



SCALE:	1" = 60'
DATE:	05-24-2006
DRAWN BY:	ALK
CHECKED BY:	MD
DWG. NO:	1062140
SHEET	4 OF 1