

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3870

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 NORTH SIDE OF LA HIGHWAY 22, SOUTH OF MONTGOMERY TERRACE SUBDIVISION, WEST OF PERILLOUX ROAD, EAST OF LA HIGHWAY 1085 AND WHICH PROPERTY COMPRISES A TOTAL OF 1.77 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT R (RURAL) DISTRICT TO A C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT, WARD 1, DISTRICT 1. (ZC08-06-034)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-06-034, 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 R (Rural) District to a C-1 (Neighborhood 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-1 (Neighborhood 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 R (Rural) District to a C-1 (Neighborhood 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

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EXHIBIT A

ZC08-06-034

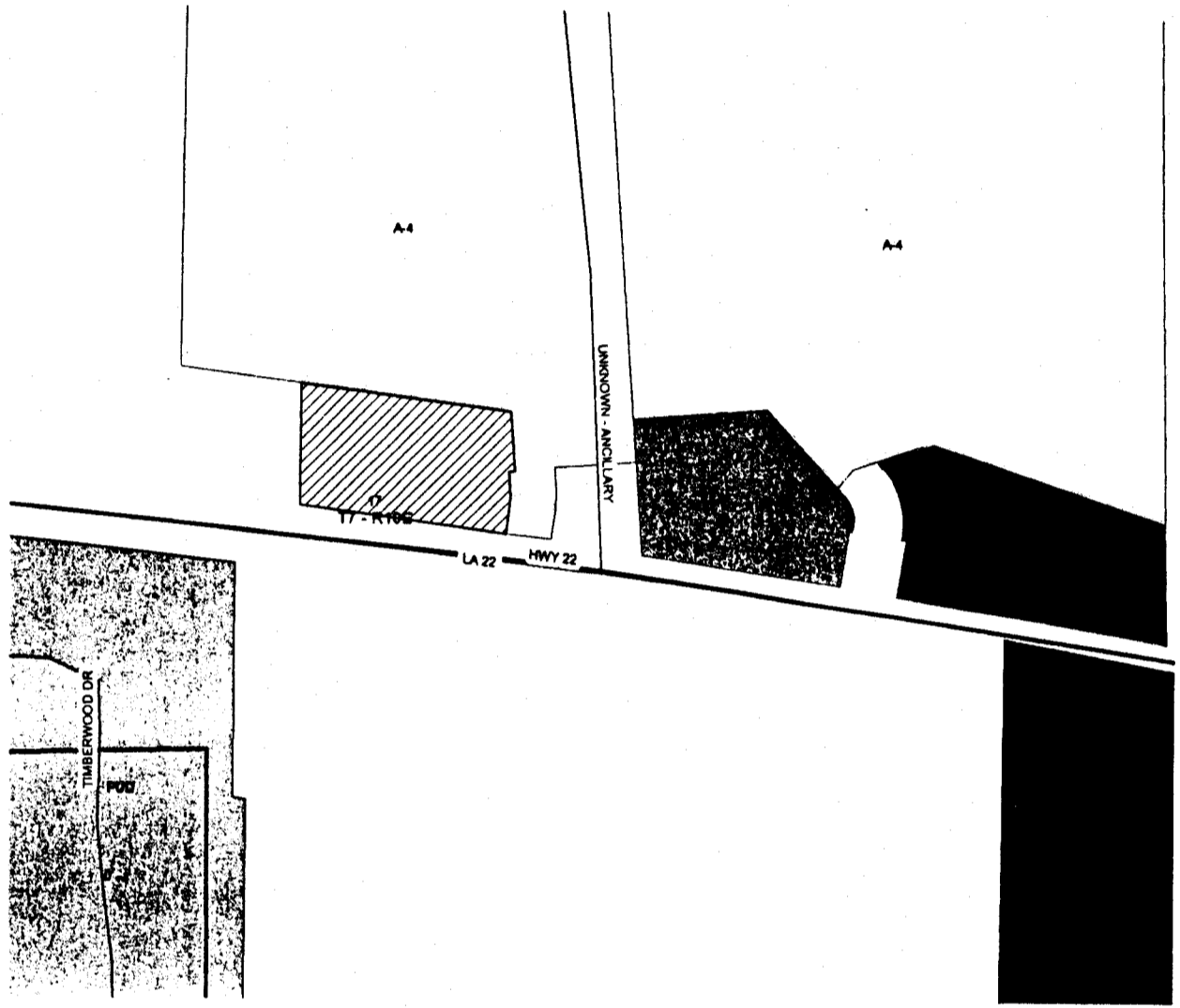
A certain parcel of land situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter Section Corner common to Sections 8 and 17, Township 7 South, Range 10 East and measure WEST a distance of 1,331.45 feet; thence South 00 degrees 03 minutes 12 seconds West a distance of 1,221.30 feet; thence North 89 degrees 59 minutes 33 seconds East a distance of 618.55 feet; thence South 04 degrees 18 minutes 15 seconds East a distance of 2,277.98 feet; thence South 85 degrees 41 minutes 45 seconds West a distance of 140.00 feet; thence South 04 degrees 18 minutes 15 seconds East a distance of 30.00 feet to a point of curve; thence along a curve to the right having a radius of 240.00 feet, a delta of 12 degrees 09 minutes 15 seconds, an arc length of 50.91 feet, and a chord which bears South 01 degrees 46 minutes 22 seconds West having a chord distance of 50.82 feet to a point on a line; thence South 07 degrees 44 minutes 46 seconds West a distance of 43.84 feet to a point on a curve; thence along a curve to the left having a radius of 28,697.80 feet, a delta of 00 degrees 09 minutes 35 seconds, an arc length of 80.00 feet, and a chord which bears North 82 degrees 00 minutes 33 seconds West having a chord distance of 80.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue along a curve to the left having a radius of 28,697.80 feet, a delta of 00 degrees 43 minutes 32 seconds, an arc length of 363.44 feet, and a chord which bears North 82 degrees 27 minutes 06 seconds West having a chord distance of 363.43 feet to a point on a line; thence North 00 degrees 01 minutes 54 seconds East a distance of 207.92 feet; thence South 83 degrees 01 minutes 20 seconds East a distance of 369.81 feet; thence South 04 degrees 18 minutes 15 seconds East a distance of 103.26 feet; thence South 85 degrees 41 minutes 45 seconds West a distance of 10.00 feet; thence South 04 degrees 18 minutes 15 seconds East a distance of 30.00 feet to a point of curve; thence along a curve to the right having a radius of 160.00 feet, a delta of 12 degrees 09 minutes 15 seconds, an arc length of 33.94 feet, and a chord which bears South 01 degrees 46 minutes 22 seconds West having a chord distance of 33.88 feet to a point on a line; thence South 07 degrees 44 minutes 46 seconds West a distance of 43.64 feet to the POINT OF BEGINNING, and containing 1.770 acres of land, more or less.

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**CASE NO.:** ZC08-06-034  
**PETITIONER:** Ricky Landry  
**OWNER:** Montgomery Trace Development Corporation  
**REQUESTED CHANGE:** From R (Rural) District to C-1 (Neighborhood Commercial) District  
**LOCATION:** Parcel is located on the north side of LA Highway 22, south of Montgomery Terrace Subdivision, west of Perilloux Road, east of LA Highway 1085; S17, T7S, R10E; Ward 1, District 1  
**SIZE:** 1.77 acres



THIS POINT LOCATED WEST - 1,331.45 AND  
S 00°03'12" W - 1,221.30' FROM THE 1/4 SECTION CORNER  
COMMON TO SECTIONS 8 & 17, T-7-S, R-10-E.

2008-06-034

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N 89°59'33" E 618.55'

86.2'

9.8'

9.7'

10.6'

N 00°01'54" E 2113.99'

9.6'

**PARCEL B1**  
35.380 acres

8.8'

7.1'

208.00'

N 83°01'20" W

N 00°01'54" E 0.08'

N 83°01'20" W 389.81'

N 00°01'54" E

207.82'

N 85°41'45" E 10.00'

N 04°18'15" W 30.00'

R=180.00' L=33.94'

N 07°44'46" E 43.84'

363.44'

R=28697.80'

L=601.74'

80.00'

158.30'

103.25'

S 04°18'15" W

157.75'

S 85°41'45" W

140.00'

S 04°18'15" E

157.75'

S 04°18'15" E 2277.98'

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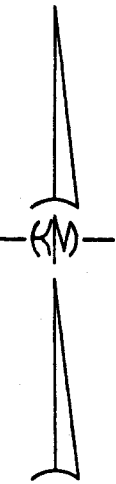
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THIS PROPERTY IS LOCATED IN  
FLOOD ZONE C  
BASE FLOOD ELEV. N/A  
F.I.R.M. PANEL NUMBERS  
225205 0205 C & 225205 0215 C  
REV. 10-17-89 & 04-02-91

**LEGEND**

- = 1/2" IRON ROD SET
- = 1/2" IRON ROD FOUND
- = 1" IRON PIPE FOUND
- ▣ = CONC. ROW MONUMENT

COURSE	BEARING	DISTANCE
1	S 04°18'15" E	30.00'
2 - LC	S 01°48'22" W	50.82'
3	S 07°44'46" W	43.84'

CURVE	RADIUS	ARC LENGTH
2	240.00'	50.91'

**REFERENCES:**

1. SURVEY BY JOHN G. CUMMINGS & ASSOC.,  
DATED MAY 12, 2000, JOB. NO. 0086.
2. SURVEY BY THIS FIRM DATED 1-27-05,  
JOB NO. 05-055.

**LOUISIANA HWY. NO. 22**

**PARCEL B2**  
0.469 acres

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY  
EXCLUSIVE. SERVITUDES 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.



*Kelly J. McHugh* 5-10-07  
Kelly J. McHugh, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:

**37.619 ACRES**  
**SECTION 17, T-7-S, R-10-E**  
**ST. TAMMANY PARISH, LA.**

PREPARED FOR:

**MONTGOMERY TRACE DEVELOPMENT CORPORATION**  
**MONTGOMERY TERRACE, L.L.C.;**  
**FIRST AMERICAN TITLE INSURANCE COMPANY;**  
**AND GULF COAST BANK & TRUST**

**KELLY J. McHUGH & ASSOC., INC.**  
**CIVIL ENGINEERS & LAND SURVEYORS**  
**845 GALVEZ ST., MANDEVILLE, LA. 626-5611**

SCALE:	1" = 200'	DATE:	05-10-2007
DRAWN:	R.F.D.	JOB NO.:	06-388
REVISED:			