

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3864      ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_  
COUNCIL SPONSOR BINDER/DAVIS      PROVIDED BY: PLANNING  
INTRODUCED BY: \_\_\_\_\_      SECONDED BY: \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA. TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST CORNER OF BROWNS VILLAGE ROAD & COMMERCIAL DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.5 ACRES OF LAND MORE OR LESS. FROM ITS PRESENT M-1 (LIGHT INDUSTRIAL) DISTRICT TO A M-3 (HEAVY INDUSTRIAL) DISTRICT, WARD 8, DISTRICT 14. (ZC08-05-027)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-05-027, 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 M-1 (Light Industrial) District to a M-3 (Heavy Industrial) 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 M-3 (Heavy Industrial) 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 M-1 (Light Industrial) District to a M-3 (Heavy Industrial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

3864

EXHIBIT A

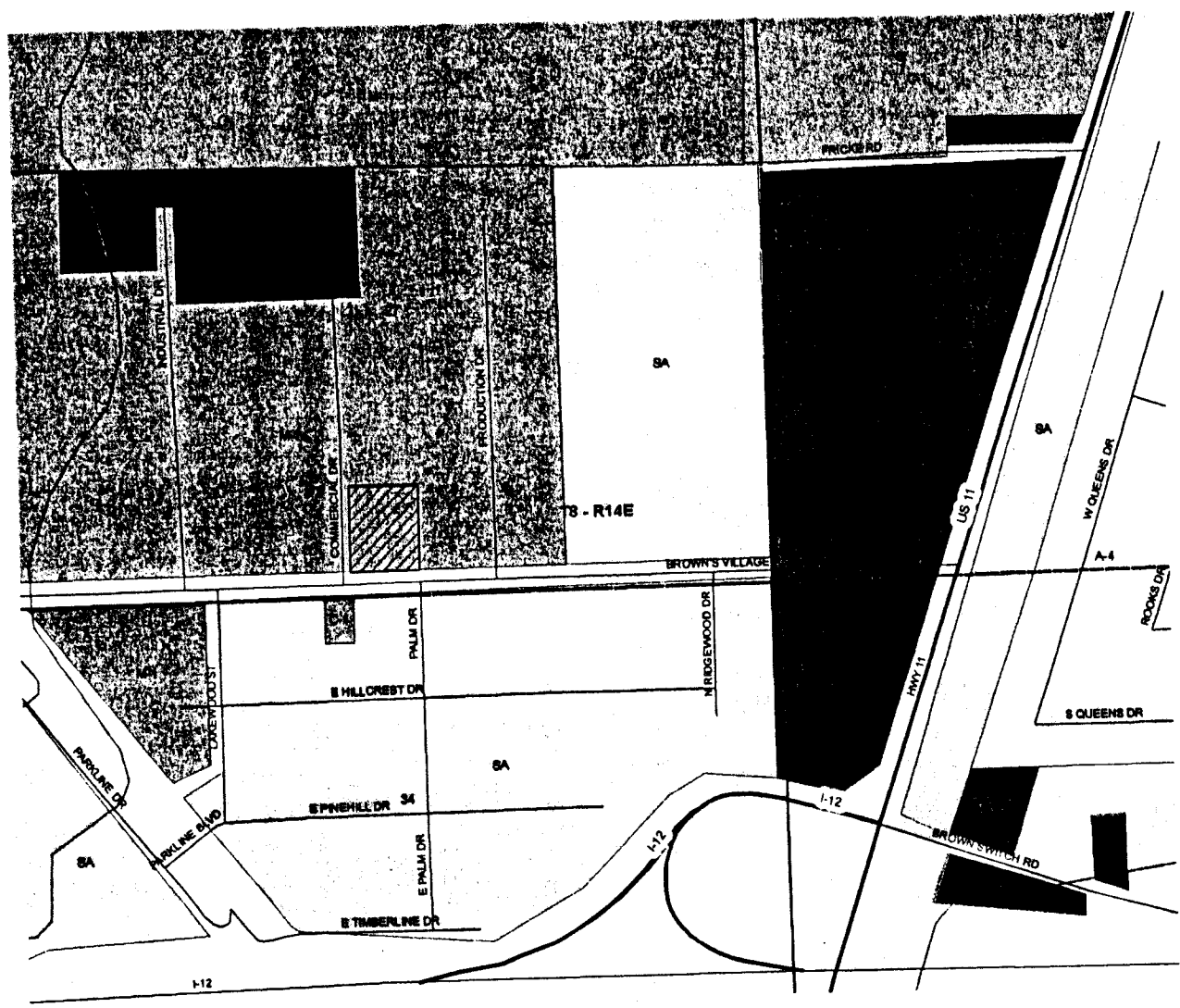
ZC08-05-027

ON CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes appurtenances and advantages hereunto belonging or in anywise appertaining, situated in the PARISH OF ST. TAMMANY STATE OF LOUISIANA, in that part thereof known as BROWNS' VILLAGE INDUSTRIAL PARK, bounded by Browns Village Road (dedicated existing asphalt roadway), Commercial Drive (gravel roadway), Industrial Drive, St. Tammany Avenue (dedicated existing asphalt roadway) and Production Drive (gravel roadway), designated as LOT 25 forms the corner of Browns Village Rive and Commercial Drive (gravel roadway) and measures 233 feet front on Browns Village Road, same width in the rear, by a depth and front on Commercial Drive (gravel roadway) of 280 feet, by a depth of 280 feet on the opposite sideline, between equal and parallel lines; and more fully described as follows:

Commencing at the intersection of the easterly right of way line fo St. Tammany Avenue (dedicated existing asphalt roadway) and the northerly right of way line of Browns Village Road (dedicated existing asphalt roadway), thence run in an easterly direction along the northern right of way line of Browns Village road (dedicated existing asphalt roadway) a distance of 1,226 feet, more or less, to the easterly right of way line of a gravel roadway (Commercial Drive) to the point of beginning; thence in a northerly direction along said gravel roadway right of way a distance fo 80 feet to a point; thence in an easterly direction a distance of 233 feet to a point; thence in a southerly direction a distance of 280 feet to a point on the norther right of way line of Browns Village Road; thence in a westerly direction along the northern right of way line of Browns Village Road a distance of 233 feet to the point of beginning.

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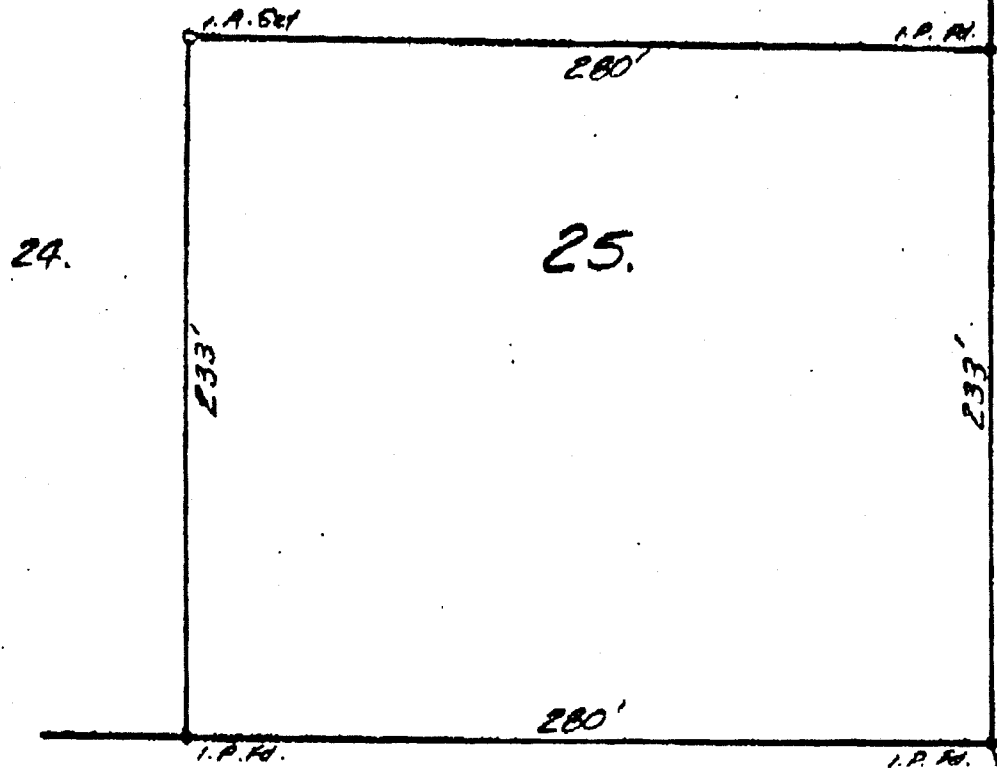
**CASE NO.:** ZC08-05-027  
**PETITIONER:** Mike Mariana  
**OWNER:** 25 Brown's Village, LLC, Jeffrey Kearns  
**REQUESTED CHANGE:** From M-1 (Light Industrial) District to M-3 (Heavy Industrial) District  
**LOCATION:** Parcel located on the northeast corner of Brownsvillage Road & Commercial Drive; S27, T8S, R14E; Ward 8, District 14  
**SIZE:** 1.5 acres



BROWN'S VILLAGE INDUSTRIAL PARK  
ST. TAMMANY PARISH, LA.

2008-05-027

PRODUCTION DR. SIDE (Per Plan)  
(Gravel Roadway)



COMMERCIAL DR. (Per Plan)  
(Gravel Roadway)

INDUSTRIAL DR. SIDE  
ST. TAMMANY AVE. SIDE  
(Dedicated Existing ASPHALT Roadway)

1226'±  
To St. Tammany Ave.

THE SERVICED AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICED AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE "A"

All lot angles 90°