

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3749

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

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY MR STEFANCIK

SECONDED BY MR. HAMAUEI

ON THE 14<sup>TH</sup> DAY OF FEBRUARY, 2008.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH AND WEST SIDES OF MILLION DOLLAR ROAD, SOUTH OF RIVERSIDE DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 105.68 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) & R (RURAL) DISTRICTS TO AN A-1 (SUBURBAN) DISTRICT, WARD 2 & 3, DISTRICT 2. (ZC08-01-001)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-01-001, 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 SA (Suburban Agricultural) & R (Rural) Districts to an A-1 (Suburban) 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 A-1 (Suburban) 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 SA (Suburban Agricultural) & R (Rural) Districts to an A-1 (Suburban) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC08-01-001

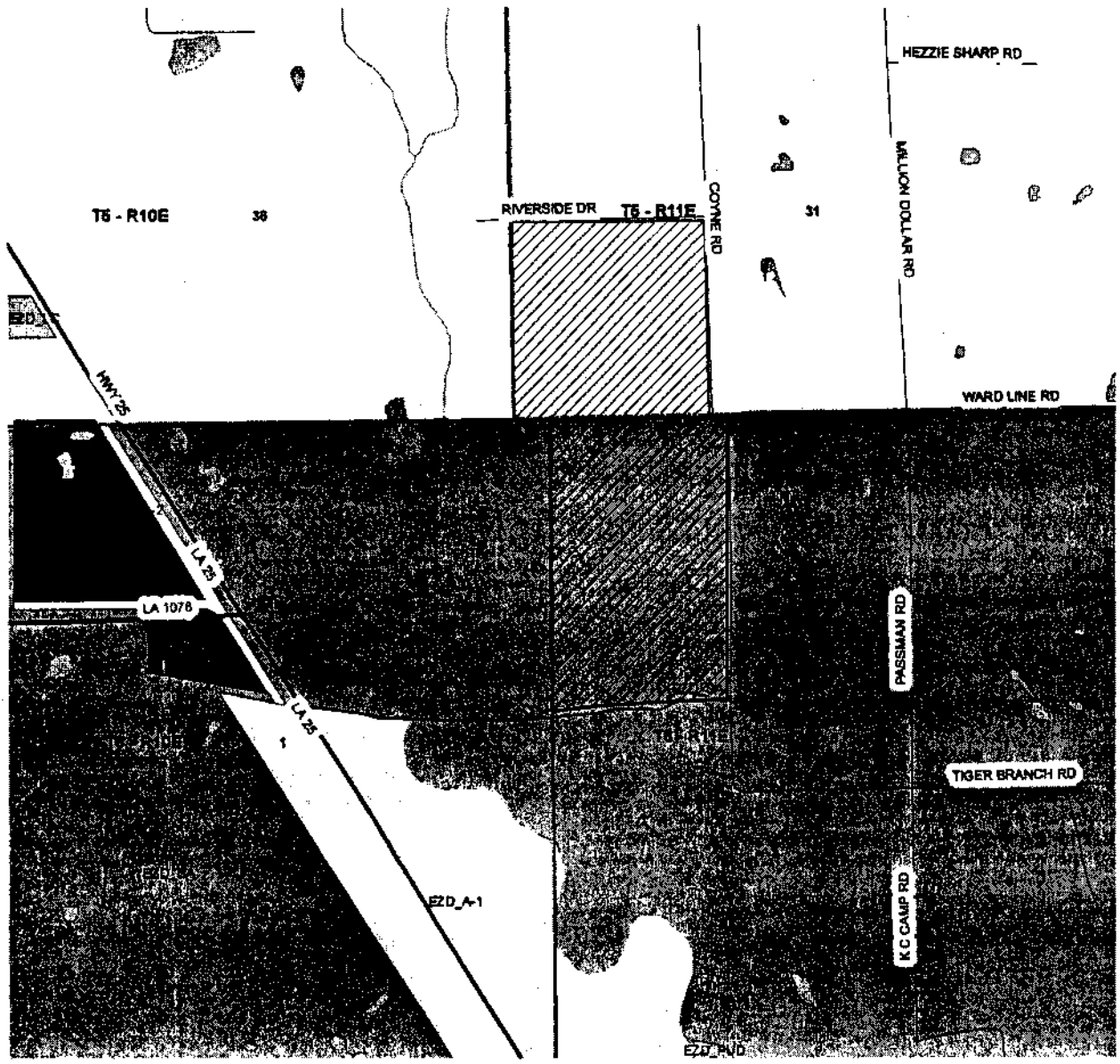
3749

All that certain piece or parcel of ground situated in the Southwest Quarter of Section 31, Township 5 South, Range 11 East and the West Half of the Northwest Quarter of Section 6, Township 6 South, Range 11 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows, to-wit:

Commence at the Southwest corner of Section 31, Township 5 South, Range 11 East, said point being the POINT OF BEGINNING. From the POINT OF BEGINNING measure along the West line of said Section 31 in a Northerly direction, a distance of 1366 feet, more or less, to the North line of the Southwest Quarter of the Southwest Quarter of said Section 31; thence measure in an Easterly direction along the said North line of the Southwest Quarter of Section 31, a distance of 1409 feet, more or less, to the East line of the Southwest Quarter of the Southwest Quarter of said Section 31; thence measure in a Southerly direction along said East line of the Southwest Quarter of the Southwest Quarter of Section 31, a distance of 1372 feet, more or less, to the North line of the Northwest Quarter of the Northwest Quarter of aforesaid Section 6; thence measure in an Easterly direction along said North line of the Northwest Quarter of the Northwest Quarter of Section 6, a distance of 106 feet, more or less, to the East line of the Northwest Quarter of the Northwest Quarter of said Section 6; thence measure in a Southerly direction along the said East line of the Northwest Quarter of the Northwest Quarter of Section 6, a distance of 1940 feet, more or less, to the prolongation of the North Maintained line of Million Dollar Road; thence measure in a Westerly direction along said line of Million Dollar Road, a distance of 1350 feet, more or less, to the West line of aforesaid Section 6; thence measure in a Northerly direction along said line of Section 6, a distance of 2051 feet, more or less; thence go Westerly 211.9 feet, more or less, back to the POINT OF BEGINNING. All in accordance with proces verbal prepared by Fontcuberta Surveys, Inc., dated January 19, 1995.

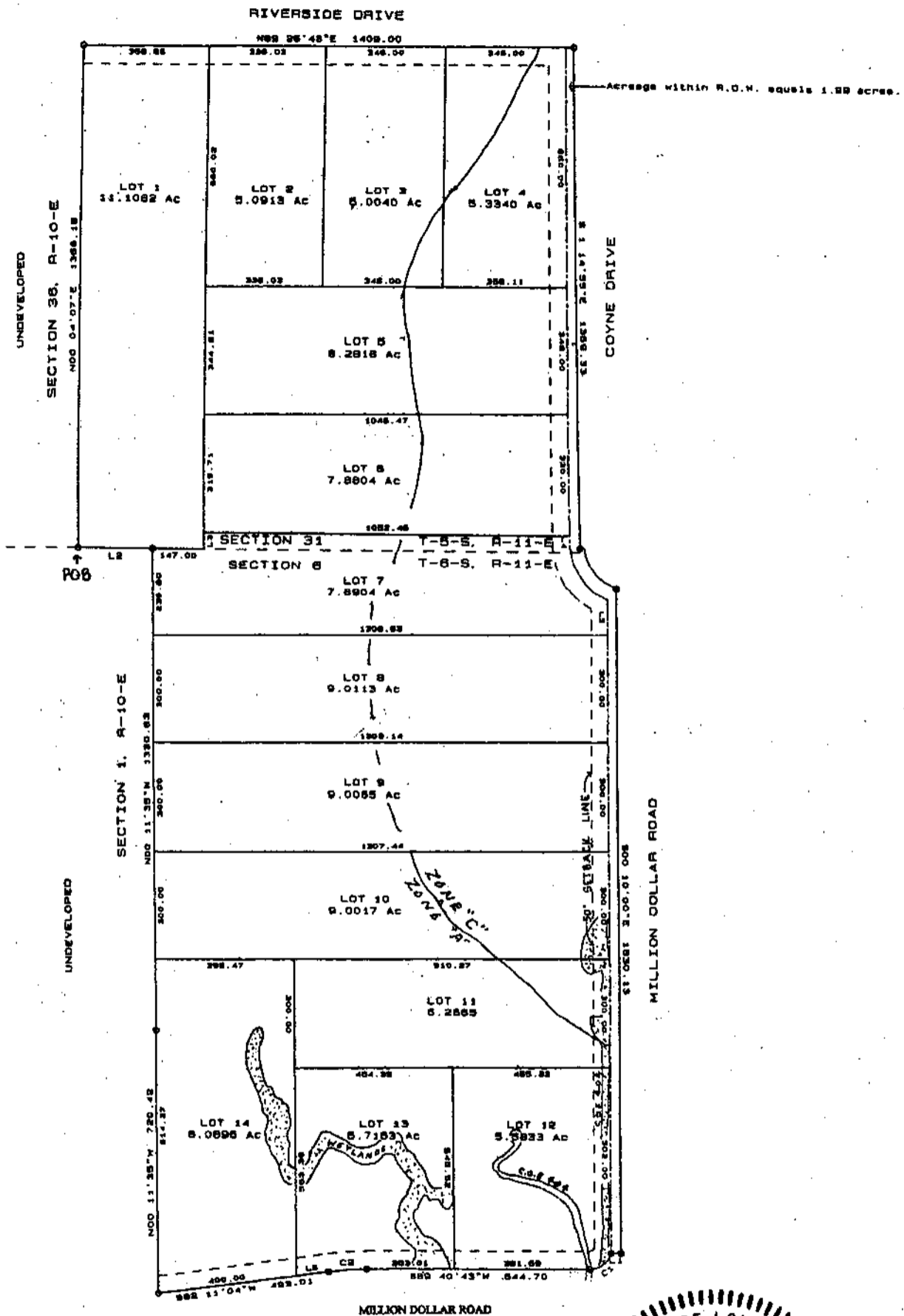
**CASE NO.:** ZC08-01-001  
**PETITIONER:** Richard Tanner  
**OWNER:** Padre Island Gulf Front, LLC  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) & R (Rural) Districts to A-1 (Suburban) District  
**LOCATION:** Parcel located on the north & west sides of Million Dollar Road, south of Riverside Drive; S6 & 31, T5S, R11E; Ward 2 & 3, District 2  
**SIZE:** 105.68 acres

3749



# MILL FARM ESTATES 2008-01-001

SECTION 31, TOWNSHIP 5 SOUTH, RANGE 11 EAST &  
SECTION 6, TOWNSHIP 6 SOUTH, RANGE 11 EAST  
WARDS 2 & 3, DISTRICT 2, ST. TAMMANY PARISH, LOUISIANA



UNDEVELOPED  
SECTION 36, R-10-E  
N00 04°07'E 1368.18

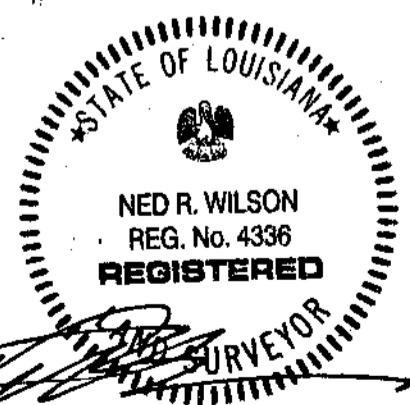
UNDEVELOPED  
SECTION 1, R-10-E  
N00 11°35'N 1380.85

No.	Direction	Length
1	N80 00'00" W	28.35
2	N88 58'07" W	211.84
3	N00 04'07" E	42.21
4	S00 58'57" E	26.37
5	S00 03'30" E	88.01

No.	Bearing	Radius	Chord	Angle	Tangent
1	N00 08'16"	83.80	76.87	353 05'51" W	47.48
2	N00 11'35"	108.47	108.38	289 50'53" W	54.81

### LEGAL DESCRIPTION

Commence at the Southwest Corner of Section 36, Township 5 South, Range 10 East, being the POINT OF BEGINNING, thence North 00 degrees 04 minutes 07 seconds East, 1366.15 feet, thence North 89 degrees 26 minutes 43 seconds East, 1409.00 feet, thence South 01 degrees 14 minutes 55 seconds East, 1369.33 feet, thence North 76 degrees 31 minutes 51 seconds East, 11.81 feet, thence South 15 degrees 37 minutes 39 seconds East, 29.79 feet, thence South 27 degrees 34 minutes 26 seconds East, 27.62 feet, thence South 38 degrees 35 minutes 30 seconds East, 30.74 feet, thence South 49 degrees 30 minutes 39 seconds East, 16.92 feet, thence South 63 degrees 09 minutes 28 seconds East, 24.21 feet, thence South 59 degrees 28 minutes 36 seconds East, 22.99 feet, thence South 00 degrees 10 minutes 00 seconds East, 1830.13 feet, thence North 90 degrees 00 minutes 00 seconds West, 28.35 feet, thence along a curve to the right having a radius of 65.88 feet and an arc length of 82.20 feet, thence South 89 degrees 40 minutes 43 seconds West, 644.70 feet, thence along a curve to the left having a radius of 436.92 feet and an arc length of 109.47 feet, thence South 82 degrees 11 minutes 04 seconds West, 493.01 feet, thence North 00 degrees 11 minutes 35 seconds West, 720.42 feet, thence North 00 degrees 11 minutes 35 seconds West, 1330.63 feet, thence North 89 degrees 59 minutes 57 seconds West, 211.84 feet, to the POINT OF BEGINNING, containing 105.68 acres.



MILL FARM ESTATES Section 6, Township 6 South, Range 11 East ST. TAMMANY PARISH, LOUISIANA		DRAWN BY: LRS
SCALE: 1" = 400'	NED R. WILSON, PLS	CHECKED BY: MW
DATE: 20 OCT 08	LOUISIANA REGISTERED LAND SURVEYOR # 4336	REVISOR: 3/2/01
JOB: 12198	1820 BUREZ DRIVE	
PLAT: 12198Z	MANDEVILLE, LOUISIANA 70481	
TEXT: 12198T1	TELE (504) 885-0084 FAX (504) 885-0088	