

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3814

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE _____ DAY OF _____, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF INTERSTATE 12, EAST OF THE TARGET CENTER, WEST OF TCHEFUNCTE RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 88.9 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO A C-2 (HIGHWAY COMMERCIAL) DISTRICT, WARD 1, DISTRICT 1. (ZC08-03-012)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-03-012, 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) 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 SA (Suburban Agricultural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC08-03-012

A CERTAIN PIECE OR PORTION OF LAND CONTAINING 88.91 ACRES SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 47, 49 & 52 TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA RUN ALONG THE SOUTH LINE OF SECTION 47 NORTH 89 DEGREES 40 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 1770.24 FEET TO A POINT; THENCE RUN NORTH 65 DEGREES 48 MINUTES 10 SECONDS WEST A DISTANCE OF 3009.33 FEET TO A POINT; THENCE RUN NORTH 39 DEGREES 04 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 46.56 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT) AND SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN ALONG SAID CURVE WITH A RADIUS OF 685.39 FEET, AN ARC LENGTH OF 105.42 FEET, A CHORD BEARING OF NORTH 42 DEGREES 28 MINUTES 44 SECONDS EAST AND A CHORD LENGTH OF 105.32 FEET TO A POINT; THENCE RUN SOUTH 65 DEGREES 48 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 801.94 FEET TO A POINT; THENCE RUN NORTH 20 DEGREES 01 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 618.44 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 15 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 251.44 FEET TO A POINT; THENCE RUN NORTH 19 DEGREES 05 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 881.58 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT) AND SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN ALONG SAID RIGHT-OF-WAY AND SAID CURVE WITH A RADIUS OF 22,768.31 FEET, AN ARC LENGTH OF 693.69 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 48 MINUTES 32 SECONDS EAST AND A CHORD LENGTH OF 693.67 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 54 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 1849.25 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 35 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 414.73 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 56 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 1593.04 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE

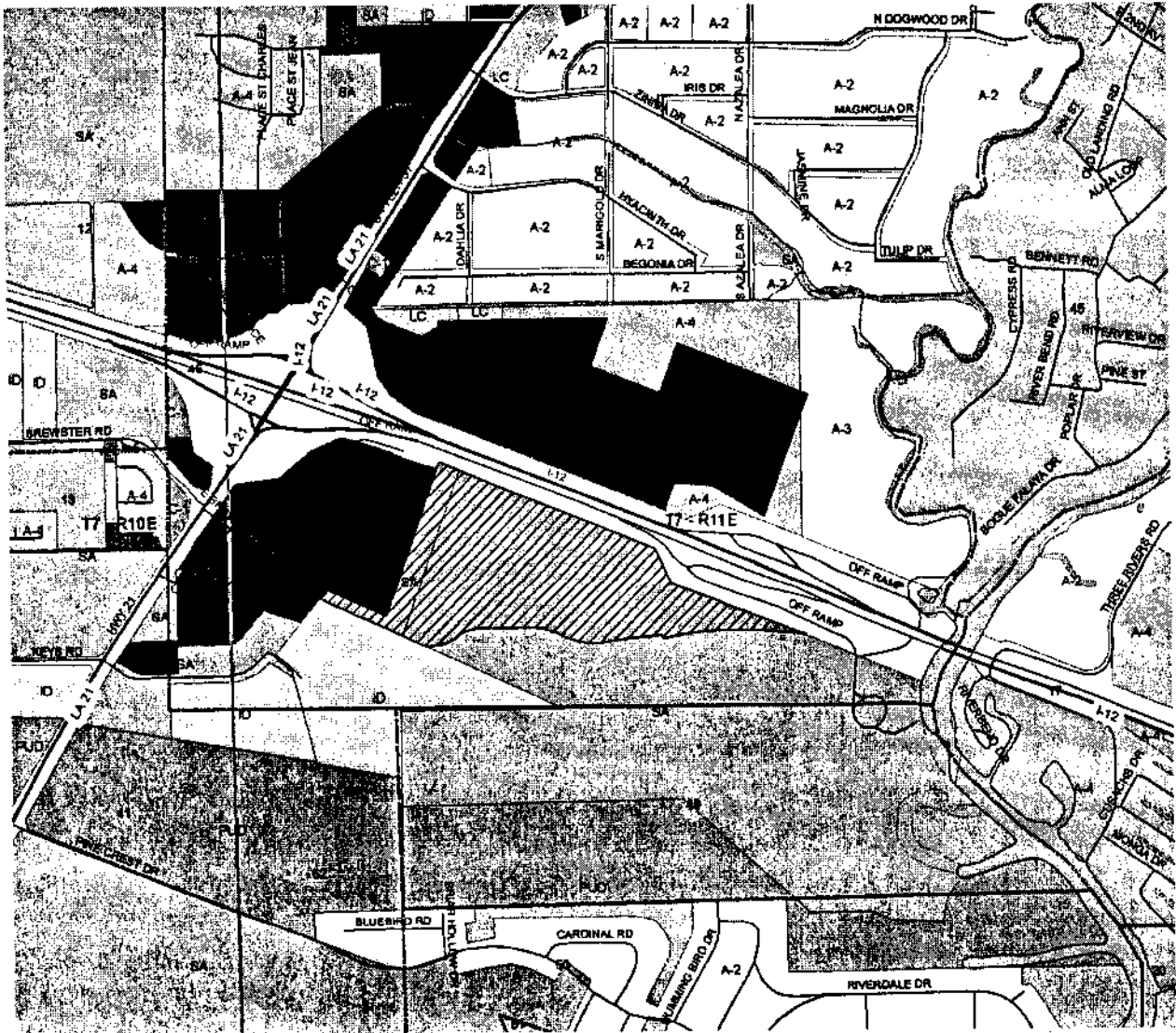
EXHIBIT "A"

ZC08-03-012 CONT'D

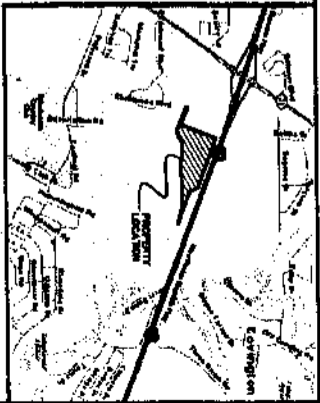
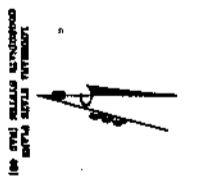
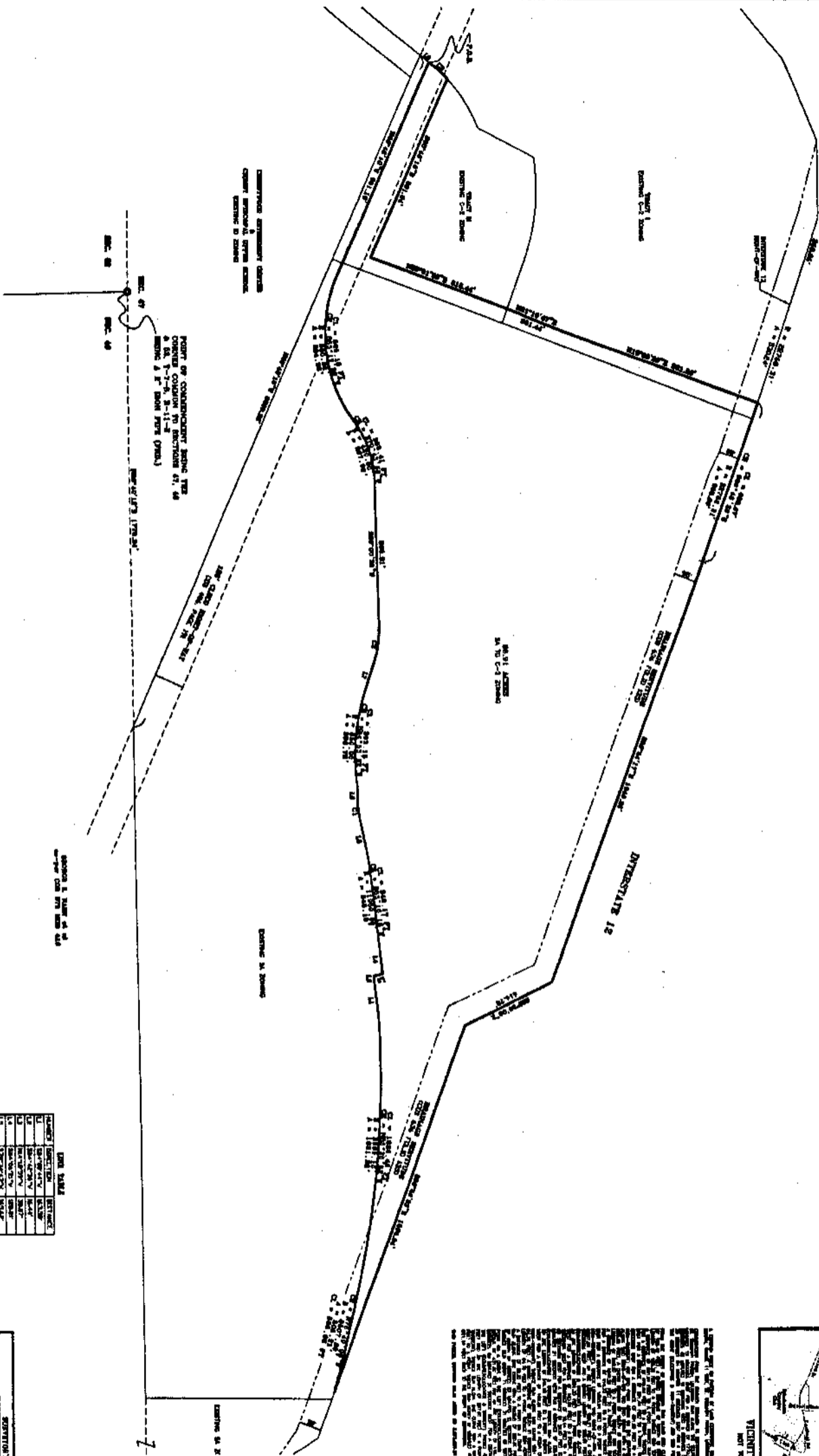
LEAVING SAID RIGHT-OF-WAY AND RUNNING ALONG SAID CURVE WITH A RADIUS OF 6507.80 FEET, AN ARC LENGTH OF 505.21 FEET, A CHORD BEARING OF NORTH 75 DEGREES 49 MINUTES 09 SECONDS WEST AND A CHORD LENGTH OF 505.08 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 3999.10 FEET AND AN ARC LENGTH OF 1031.33 FEET TO A POINT; THENCE RUN SOUTH 84 DEGREES 00 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 163.58 FEET TO A POINT; THENCE RUN SOUTH 84 DEGREES 42 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 16.44 FEET TO A POINT; THENCE RUN NORTH 14 DEGREES 18 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 38.87 FEET TO A POINT; THENCE RUN SOUTH 84 DEGREES 06 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 128.81 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 11,950.00 FEET AND AN ARC LENGTH OF 348.18 FEET TO A POINT; THENCE RUN SOUTH 78 DEGREES 34 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 165.62 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 11,940.00 FEET, AN ARC LENGTH OF 64.75 FEET, A CHORD BEARING OF SOUTH 81 DEGREES 29 MINUTES 17 SECONDS WEST AND A CHORD LENGTH OF 64.75 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 36 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 62.83 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 396.72, A CHORD BEARING OF NORTH 84 DEGREES 53 MINUTES 22 SECONDS WEST AND A CHORD LENGTH OF 393.13 FEET TO A POINT; THENCE RUN NORTH 71 DEGREES 31 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 127.99 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 431.00 FEET AND AN ARC LENGTH OF 146.48 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 00 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 595.91 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 420.00 FEET AND AN ARC LENGTH OF 267.93 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 580.00 FEET AND AN ARC LENGTH OF 624.98 FEET TO A POINT; THENCE RUN NORTH 65 DEGREES 48 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 961.10 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 88.91 ACRES OR 3,873,098.82 SQ. FT. MORE OR LESS.

CASE NO.: ZC08-03-012
PETITIONER: Mark Salvetti
OWNER: Maurmont Properties, L.L.C
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the south side of Interstate 12, east of the Target Center, west of Tchefuncte River; S47, T7S, R11E; Ward 1, District 1
SIZE: 88.9 acres



RE-ZONING MAP



THIS MAP WAS PREPARED BY JOHN E. BONNEAU & ASSOCIATES, INC. FOR STIRLING MANDEVILLE, L.L.C. ON 01/14/14. THE INFORMATION CONTAINED HEREIN IS BASED ON THE RECORDS OF THE PUBLIC LANDS OFFICE, THE RECORDS OF THE STATE OF LOUISIANA, AND THE RECORDS OF THE PARISH OF ST. TAMMANY, LOUISIANA. THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES BETWEEN THE RECORDS AND THE ACTUAL PROPERTY. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PROPERTY AND HAS NOT MEASURED THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A TITLE SEARCH AND HAS NOT DETERMINED THE LEGAL STATUS OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY AND HAS NOT DETERMINED THE EXACT BOUNDARIES OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY AND HAS NOT DETERMINED THE EXACT BOUNDARIES OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY AND HAS NOT DETERMINED THE EXACT BOUNDARIES OF THE PROPERTY.

AREA TABLE

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