

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3959 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 NORTH SIDE OF SALT BAYOU ROAD, EAST OF OLD SPANISH TRAIL AND WHICH PROPERTY COMPRISES A TOTAL OF 0.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO A C-2 (HIGHWAY COMMERCIAL) DISTRICT, WARD 8 & 9, DISTRICT 13. (ZC08-10-054)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-10-054, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC08-10-054

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, all the rights, ways, privileges, servitudes, advantages and component parts thereunto belonging or in anywise appertaining, lying and being more fully described as:

A parcel of land located in Section 11, T.10 S., R. 14 E., St. Tammany Parish, La., said parcel adjoining "Block Q" of West Salt Bayou Subdivision and being more particularly described as follows;

From the southeast corner of Lot 5, "Block Q", said point being an iron pipe, go N.68 degrees, 15' 44' W., 115.52' along the N'ly. R/W of Salt Bayou Road to a point. Thence S.21 degrees 44' 16" W., 40.0' to a point on the bank of Salt Bayou and the Point of Beginning.

From the P.O.B. continue S.21 degrees 44' 16" W., 50.0' to a point in Salt Bayou, thence N. 68 degrees 15' 44" W., 42.4' to a point in Salt Bayou, thence N. 21 degrees 44' 16" E., 50.0' to a point on the bank, said point being 5.6', SSWly. from an iron fence post, thence S 68 degrees 15' 44"E., 42.4' to the point of beginning. Described parcel containing 0.049 acres. All bearings derived from Astronomic observations.

All that certain tract or portion of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 11, Township 10 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the Southeast Corner of Lot 8, Block "Q" West Salt Bayou Subdivision go South 43 degrees, 27 minutes, 04 seconds East 40.0 feet to a point on the Southerly Right-of-Way Line of North Shore Drive; thence go along said Southerly Right-of-Way Line in 3 courses:

South 46 degrees, 02 minutes, 30 seconds West 68.48 feet to a point;  
South 76 degrees, 02 minutes, 52 seconds West 69.17 feet to a point;  
South 86 degrees, 21 minutes, 25 seconds West 42.62 feet to the Point of Beginning.

A CERTAIN PARCEL of land located in Section 11, Township 10 South, Range 14 East, Saint Tammany parish, Louisiana and more fully described as follows:

From the Southeast corner of Lot 8, Block "Q", West Salt Bayou Subdivision, thence go S43°27'04"E - 40.00 feet; S46°02'30"W - 68.48 feet; S76°02'52"W - 69.17 feet; N86°21'25"W - 42.62 feet and N71°15'38"W -92.98 feet to the northeast corner of said parcel on the southwesterly right-of-way line of Salt Bayou Road and the Point of Beginning . Thence

South 20 Degrees 15 minutes 59 seconds West - 50.00 feet to a point in "Salt Bayou"; thence  
North 65 Degrees 28 minutes 26 seconds West - 75.11 feet to a point in "Salt Bayou"; thence  
North 22 Degree 41 minutes 25 seconds East - 50.00 feet to a point on the southwesterly right-of-way line of Salt Bayou Road; thence  
South 65 Degrees 23 minutes 08 second East - 73.00 feet to the Point of Beginning.

Containing 0.0849 Acre of land more or less.

Bearing the Municipal Address of: 38380 Salt Bayou Road, Slidell, Louisiana.

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EXHIBIT "A"

ZC08-10-054-Cont'd

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in St. Tammany Parish, Louisiana, being Lot No. 3 and Part of Lots 2 and 4, Block Q, West Salt Bayou located in Section 11, Township 10 South,

for themselves, their successors, heirs and assigns, and acknowledging due transfer and delivery, all and singular the following described property to-wit:

That portion of Lot 2 and all of Lot 3 acquired in the Act of Sale by Bryan Burch and Marcella Demoran Burch to William Charles Ray, Jr., and Shirley Ann Roach, passed on April 30, 2003, and recorded in St. Tammany Parish, Louisiana, in Instrument #1364010.

ALL THAT CERTAIN PIECE OF PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, as follows to-wit:

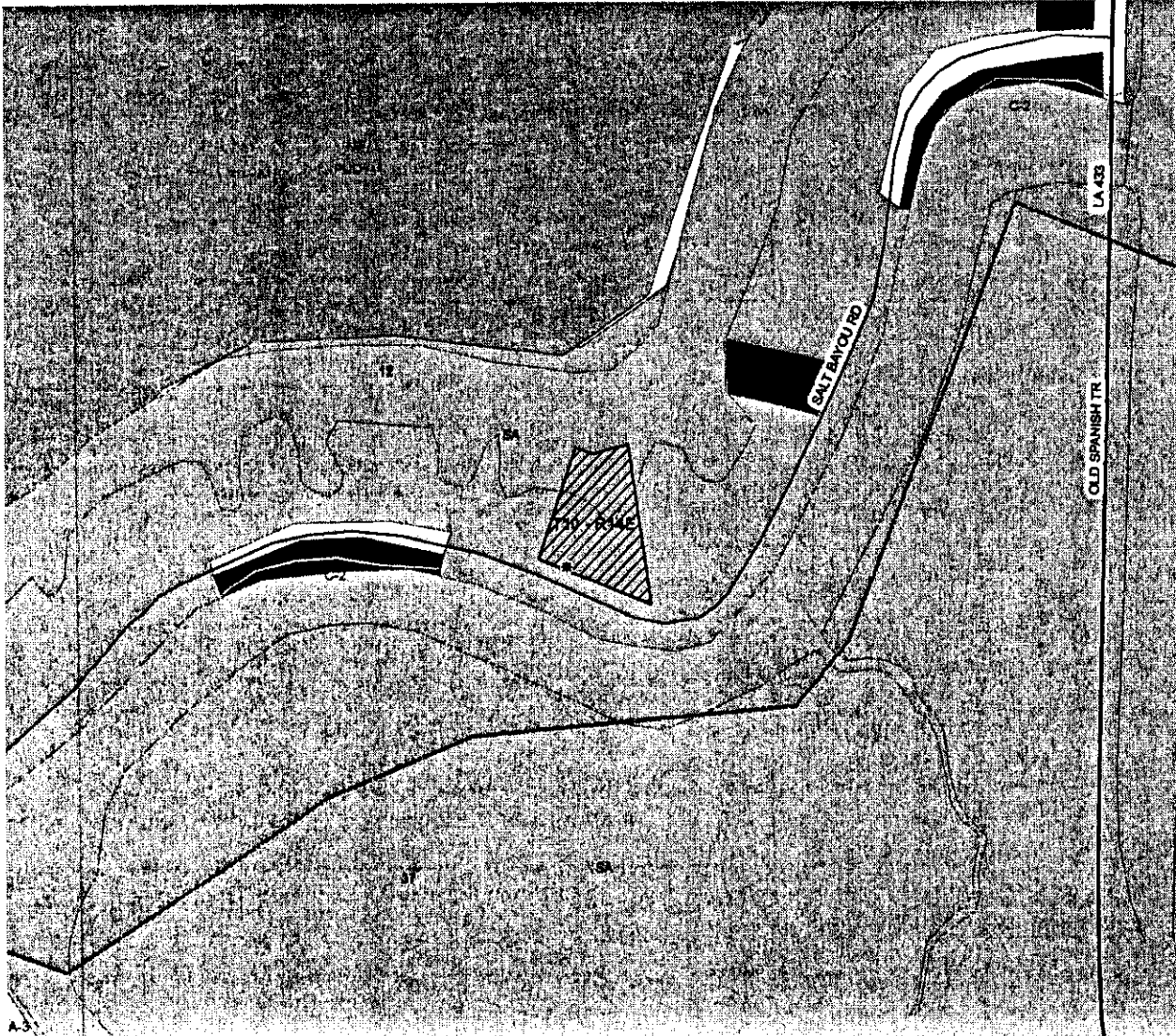
Lot No. 6 of Block "Q", West Salt Bayou Subdivision,

St. Tammany Parish, Louisiana, in which said lot is more fully described as follows:

Lot No. 6 measures 60.7 feet front on North Shore Drive; (also known as Salt Bayou Drive), 268.8 feet on the line separated Lot No. 6 from Lot No. 7; 10.0 feet on the rear line of said lot; and 252.6 feet on the line separating lot No. 6 from Lot No. 5, and which is more fully shown according to the plat of Albert A. Lovell, dated 18 April 1986, attached to an Act of Sale recorded at COB 1263 folio 366.

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**CASE NO.:** ZC08-10-054  
**PETITIONER:** Shirley Roach  
**OWNER:** Shirley Roach  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the north side of Salt Bayou Road, east of Old Spanish Trail; S11, T10, R14E; Ward 8 & 9, District 13  
**SIZE:** 0.5 acre

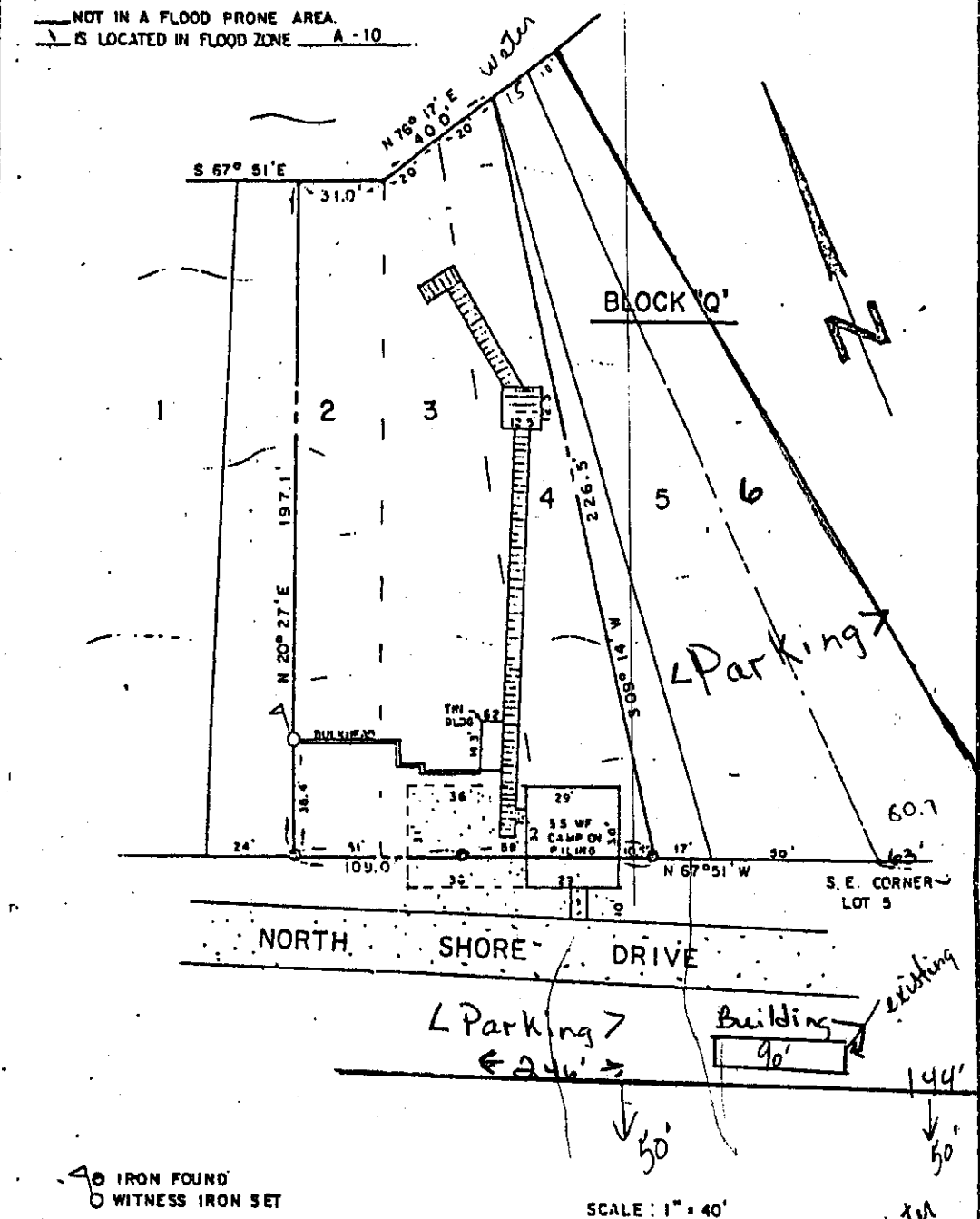


\* Indicates location where property was posted

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NOTE: ACCORDING TO H.U.D. F.I.A. FLOOD HAZARD BOUNDARY MAP H-01-76, THIS PROPERTY IS:

NOT IN A FLOOD PRONE AREA.  
IS LOCATED IN FLOOD ZONE A-10



MAP SHOWING SURVEY OF LOT NO. 3.8 PART OF 284, BLK. Q  
 SUBDIVISION WEST SALT BAYOU  
 LOCATED IN SEC. II, T10S-R14E, GL.D,  
 NEAR SLIDELL, ST. TAMMANY PARISH,  
 LOUISIANA.  
 FOR LOU UNDERWOOD

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:  
 I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.  
 SLIDELL, LOUISIANA  
 DATE FEB. 20, 1980  
 JOB NO. 93074

*Albert A. Lovell*  
 ALBERT A. LOVELL & ASSOCS., INC.  
 CONSULTING ENGINEERS