

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3991 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF IRON STREET, SOUTH OF LA HIGHWAY 435 AND WHICH PROPERTY COMPRISES A TOTAL OF 14.42 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT R (RURAL) DISTRICT TO AN A-3 (SUBURBAN) DISTRICT, WARD 10, DISTRICT 6. (ZC08-08-047)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-08-047, 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 an A-3 (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-3 (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 R (Rural) District to an A-3 (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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC08-08-047

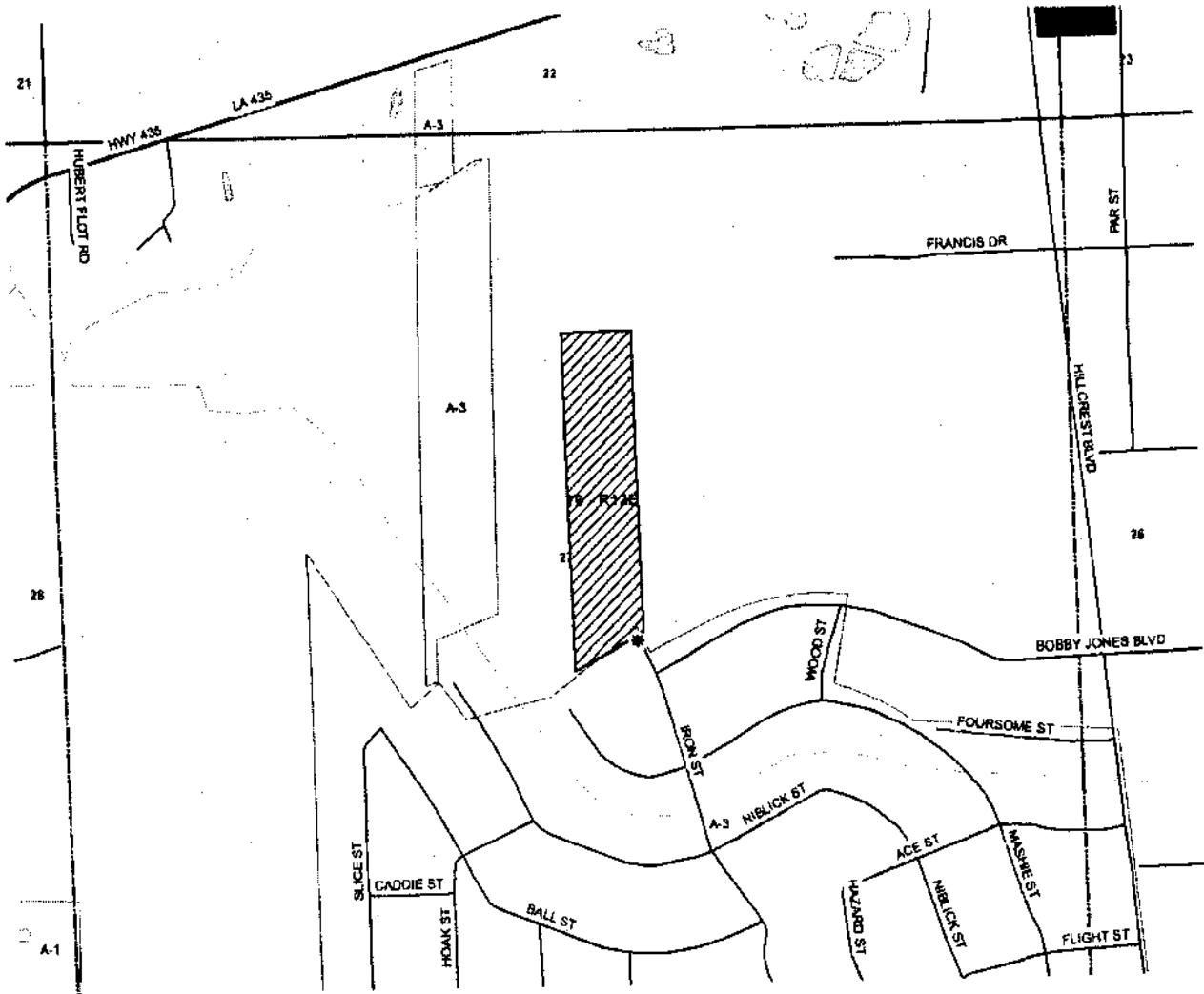
ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, precriptions, advantages, and appurtenances thereunto belonging or in anywise appertaining, situated in Section 27, Township 6 South, Range 12 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

From the corner common to Sections 26, 27, 34, and 35, Township 6 South, Range 12 East, St. Tammany Parish, Louisiana, measure North 86 degrees 16 minutes West, 2689.0 feet to a point; thence South 89 degrees 30 minutes West, 1377.4 feet to a point; thence North 00 degrees 04 minutes West, 3047.3 feet to a point; thence South 32 degrees 05 minutes East, 970.7 feet to a point; thence North 68 degrees 04 minutes East, 262.0 feet to a point; thence South 30 degrees 18 minutes East, 236.4 feet to a point; thence North 73 degrees 37 minutes East, 415.0 feet to a point; thence North 64 degrees 15 minutes East, 125.9 feet to an iron post; thence North 00 degrees 14 minutes West, 66.5 feet to the point of beginning.

From the point of beginning continue North 00 degrees 14 minutes West, 1764.2 feet to an iron post; thence East, 375.6 feet to an iron post; thence South 00 degrees 14 minutes East, 1571.9 feet to an iron post; thence South 59 degrees 46 minutes West, 132.3 feet to an iron post; thence South 64 degrees 15 minutes West, 289.2 feet to an iron post, the point of beginning heretofore set.

Said tract of land contains 14.42 acres, all as per survey by Gerald Fussell, Louisiana Registered Land Surveyor, of Land Engineering Services, Inc., dated January 27, 1975.

**CASE NO.:** ZC08-08-047  
**PETITIONER:** Cooper Engineering, Inc./Leroy J. Cooper  
**OWNER:** Joe and Patricia Nichols  
**REQUESTED CHANGE:** From R (Rural) District to A-3 (Suburban) District  
**LOCATION:** Parcel is located at the end of Iron Street, south of LA Highway 435;  
 S27, T6S, R12E; Ward 10, District 6  
**SIZE:** 14.42 acres



\* Indicates location where property was posted

Iron Rod

EAST 375.6

Fnd. 1/2" Iron Rod

2008-08-047

NORTH

1764.2'

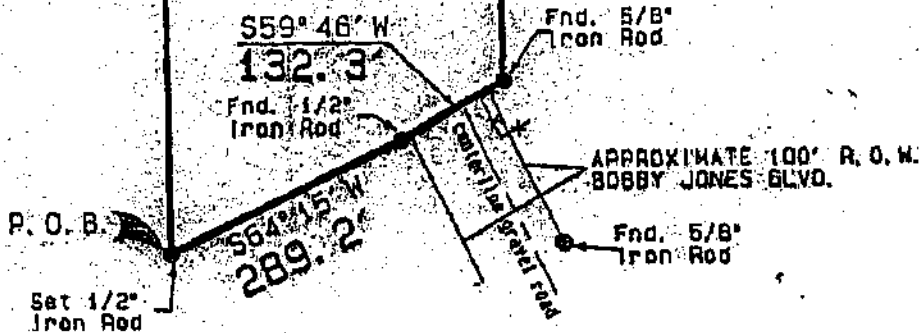
N00°14'W

14.42 ACRES

S00°14'E

1571.9'

THE P.O.B. IS REPORTED TO BE  
 N06°16'W - 2889.0'; S89°30'W - 1377.4';  
 N00°04'W - 3047.3'; S32°05'E - 970.7';  
 N60°04'E - 802.0'; S30°10'E - 238.4';  
 N73°37'E - 415.0'; N6°15'E - 125.9';  
 N00°14'W - 66.5' FROM THE SECTION-CORNER  
 COMMON TO SECTIONS 26, 27, 34 AND 36,  
 TOWNSHIP 6 SOUTH, RANGE 12 EAST, 81,  
 TAMMANY PARISH, LOUISIANA.



NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: Servitudes shown hereon necessarily exclusive. Serv records as shown on title not policy will be added hereon as surveyor has not performed search or abstract.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) A-2 with a Base Flood Elevation of 40' 6 41" in accordance with Community Plan No. 225205-0876-C AND 225205-0178-C Bayland OCTOBER 17, 1989.

This is to certify that an actual ground survey has been conducted and no encroachments exist on any property lines.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS-D SURVEY.

**SURVEY MAP OF**  
**A 14.42 ACRE PARCEL OF LAND SITUATED**  
 in  
**SECTION 27, T-6-S, R-12-E**  
**St. Tammany Parish, Louisiana**