

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4111

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

COUNCIL SPONSOR MR. HAMAUEI

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. HAMAUEI

SECONDED BY: MR. CANULETTE

ON THE 3<sup>RD</sup> DAY OF SEPTEMBER 2009

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE 2009 COMPREHENSIVE REZONING AREA ONE (CRA-1) OF ST. TAMMANY PARISH, LA., TO RECLASSIFY A CERTAIN PARCEL LOCATED IN SECTION 14, TOWNSHIP 7 SOUTH, RANGE 12 EAST CONTAINING 100 ACRES FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL) TO A TND-1 (TRADITIONAL NEIGHBORHOOD DEVELOPMENT). WARD 6, DISTRICT 7.

WHEREAS, at the public hearing held in accordance with law, the Zoning Commission of the Parish of St. Tammany considered establishing a TND-1 in the following area of the Comprehensive Rezoning Area One (CRA-1), to wit:

A certain piece of portion of land containing 100.00 acres situated in Section 14, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana and being more fully described as per the attached.

WHEREAS, after hearing in accordance with law, the Zoning Commission has made its recommendation to the Parish Council; and

Whereas, the St. Tammany Parish Council held its public hearing in accordance with law and, after considering the Zoning Commission's recommendation, the Parish Council finds that it is in the best interest of the public health, safety and welfare to establish a TND-1 in the area of Comprehensive Rezoning Area One (CRA-1) described herein above and herein below.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that a TND-1 is hereby established in the following area of Comprehensive Rezoning Area One (CRA-1):

A certain piece of portion of land containing 100.00 acres situated in Section 14, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana and being more fully described as per the attached.

THE PARISH OF ST. TAMMANY HEREBY FURTHER ORDAINS that the official zoning map of Comprehensive Rezoning Area One (CRA-1) of the Parish of St. Tammany shall be and is hereby amended to designate this area as TND-1.

REPEAL: All Resolutions, Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

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MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009; AND BECOMES ORDINANCE COUNCIL SERIES NO. 09-\_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

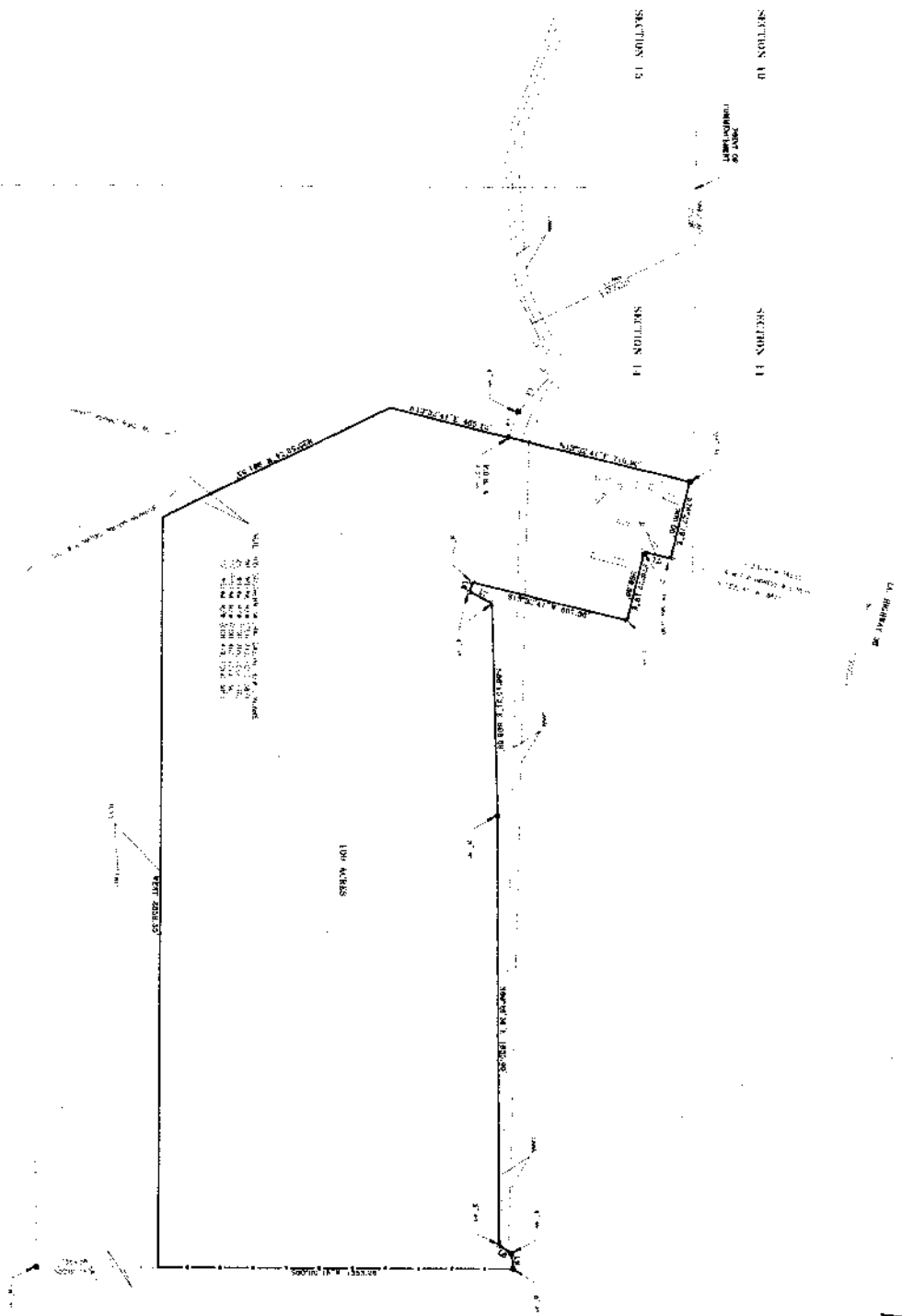
Published Introduction: July 30, 2009

Published Adoption: \_\_\_\_\_, 2009

Delivered to Parish President: \_\_\_\_\_, 2009 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2009 at \_\_\_\_\_

# JOINT MAP



**NEEDY MAP**  
 100 ACRES  
 100 ACRES

**LEGAL DESCRIPTION**  
 100 ACRES  
 100 ACRES

**LEGAL NOTES**  
 100 ACRES  
 100 ACRES

**GENERAL NOTES**  
 100 ACRES  
 100 ACRES

**SURVEYOR'S CERTIFICATION**  
 100 ACRES  
 100 ACRES

**Professional Land Surveyor - Plummer - Consultant**  
 100 ACRES  
 100 ACRES



100 ACRES	100 ACRES
100 ACRES	100 ACRES

100 ACRES	100 ACRES
100 ACRES	100 ACRES

100 ACRES	100 ACRES
100 ACRES	100 ACRES

SUNRISE CONSTRUCTION AND DEVELOPMENT CORPORATION	
100.00 ACRES	

A CERTAIN PIECE OR PORTION OF LAND containing 100.00 acres situated in Section 14, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana and being more fully described as follows:

Commencing from the corner common to Sections 10, 11, 14 & 15, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana run along the south line of Section 11 South 89 degrees 51 minutes 36 seconds East for a distance of 215.58 feet to a point on the South line of Section 11, thence leaving the South line of Section 11 run South 25 degrees 52 minutes 24 seconds East for a distance of 589.10 feet to a point; thence run North 63 degrees 44 minutes 00 seconds East for a distance of 150.30 feet to a point; thence run South 85 degrees 22 minutes 36 seconds East for a distance of 74.21 feet to a point; thence run South 47 degrees 52 minutes 07 seconds East for a distance of 167.27 feet to a point; thence run south 69 degrees 42 minutes 13 seconds East a distance of 102.45 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run North 13 degrees 32 minutes 41 seconds East for a distance of 710.80 feet to a point; thence run South 78 degrees 27 minutes 19 seconds East for a distance of 300.00 feet to a point; thence run South 13 degrees 32 minutes 41 seconds West for a distance of 104.52 feet to a point; thence run South 78 degrees 27 minutes 19 seconds East for a distance of 269.30 feet to a point; thence run South 13 degrees 32 minutes 41 seconds West for a distance of 607.30 feet to a point; thence run South 74 degrees 54 minutes 08 seconds East for a distance of 37.08 feet to a point; thence run North 26 degrees 26 minutes 27 seconds East for a distance of 95.68 feet to a point; thence run North 88 degrees 15 minutes 31 seconds East for a distance of 808.89 feet to a point; thence run North 89 degrees 28 minutes 36 seconds East for a distance of 1635.90 feet to a point; thence run North 33 degrees 02 minutes 30 seconds East for a distance of 58.26 feet to a point; thence run North 83 degrees 51 minutes 26 seconds East for a distance of 55.78 feet to a point; thence run South 00 degrees 00 minutes 15 seconds West for a distance of 1353.26 feet to a point; thence run West for a distance of 2852.35 feet to a point on the East line of a 105 foot wide southern natural gas line right-of-way; thence run along said right-of-way North 25 degrees 52 minutes 24 seconds West for a distance of 981.33 feet to a point; thence leaving said right-of-way run North 13 degrees 32 minutes 41 seconds East for a distance of 465.12 feet back to the POINT OF BEGINNING.

Said parcel contains 100.00 acres or 4,356,043.80 Sq. Ft. more or less. All in accordance with Survey of John E. Bonneau & associates, Inc., dated October 17, 2005, Survey No. 2005-78 Parish 1038  
Instrument #: 1534122  
Registry #: 1572547 SLM  
01/30/2006 12:30:00 PM  
MB X CB X MI , UCC