

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4147 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 THE 2009 SOUTH CENTRAL COMPREHENSIVE REZONING AREA ONE (CRA-1) OF ST. TAMMANY PARISH TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE NORTHEAST CORNER OF LA HIGHWAY 434 & BERRY TODD ROAD, SOUTH OF I-12 AND WHICH PROPERTY COMPRISES A TOTAL OF 10 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN) DISTRICT TO A PF-1 (PUBLIC FACILITIES) DISTRICT, WARD 7, DISTRICT 7. (ZC09-09-027)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC09-09-027, 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 A-2 (Suburban) District to a PF-1 (Public Facilities) 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 PF-1 (Public Facilities) 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 A-2 (Suburban) District to a PF-1 (Public Facilities) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

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: SEPTEMBER 24 _____, 2009

Published Adoption: _____, 2009

Delivered to Parish President: _____, 2009 at _____

Returned to Council Clerk: _____, 2009 at _____

EXHIBIT "A"

ZC09-09-027

A certain tract or parcel 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, located in Section 19 Township 8 South, Range 13 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 17, 18, 19 and 20 Township 8 south, Range 13 East, St. Tammany Parish, Louisiana run North 89 degrees 45 minutes West, 1326.6 feet; thence South 2650.73 feet; thence South 89 degrees 13 minutes West, 681.14 feet; thence South 10 degrees 41 minutes West, 440.23 feet; thence South 10 degrees 48 minutes West, 101.27 feet to the Point of Beginning.

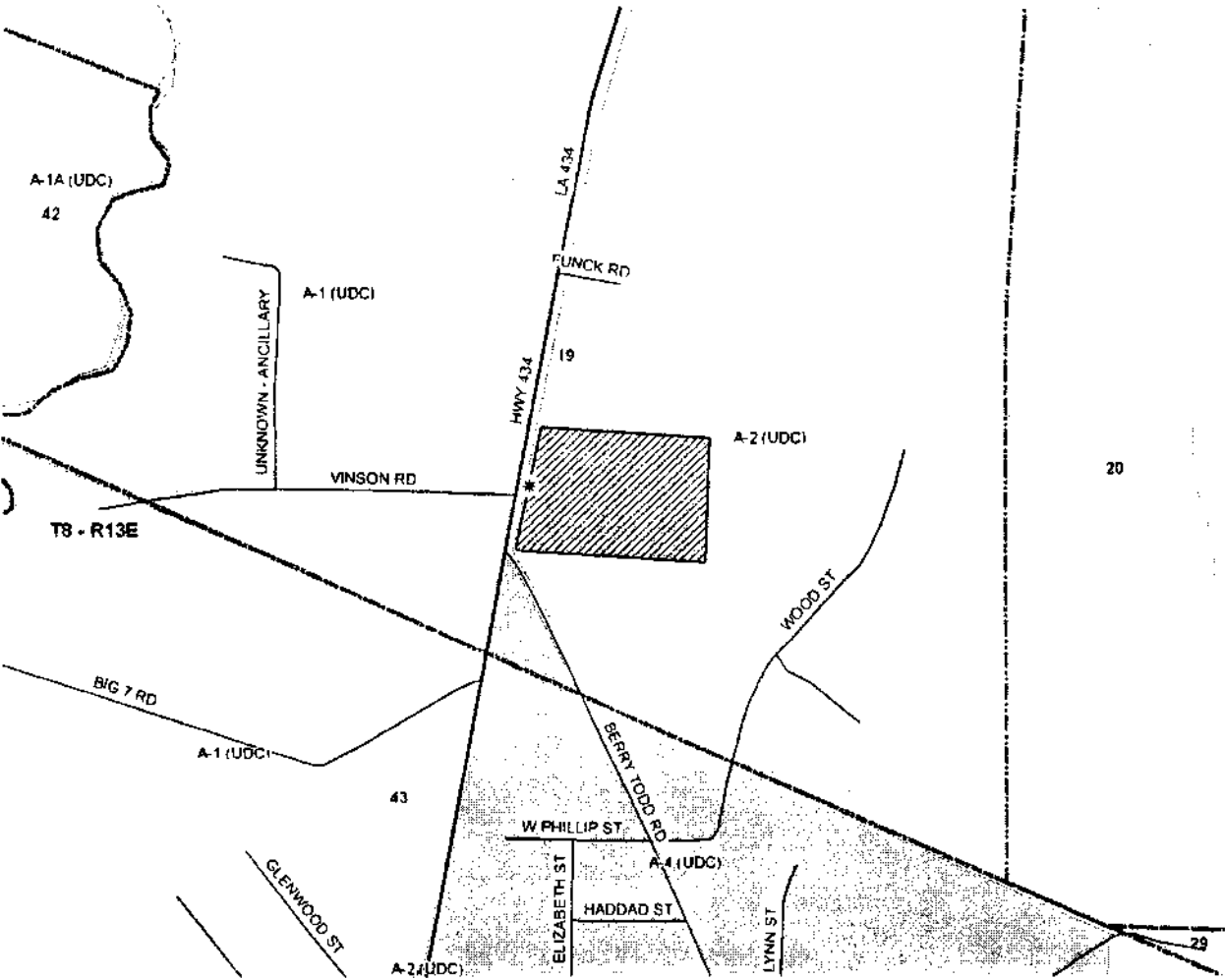
From the Point of Beginning run South 88 degrees 10 minutes 29 seconds East, 430.02 feet to a point; thence South 00 degrees 20 minutes 53 seconds West, 546.43 feet to a point; thence North 88 degrees 10 minutes 29 seconds West, 518.23 feet to a point; thence North 25 degrees 46 minutes 45 seconds West, 15.40 feet to a point; thence North 10 degrees 30 minutes 00 seconds East, 538.77 feet back to the Point of Beginning. Said Parcel is further identified as Parcel A1 on Resubdivision Map by Land Surveying, Inc., dated April 16, 2008, recorded as Map File No. 4663C of the official records of St. Tammany Parish, Louisiana.

A certain tract or parcel 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, located in Section 19, Township 8 south, Range 13 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 17, 18, 19 and 20 Township 8 South, Range 13 East, St. Tammany Parish, Louisiana run North 89 degrees 45 minutes West, 1326.6 feet; thence South, 2650.73 feet; thence South 89 degrees 13 minutes West, 681.14 feet; thence South 10 degrees 41 minutes West, 440.23 feet; thence South 10 degrees 48 minutes West, 101.27 feet; thence South 88 degrees 10 minutes 29 seconds East, 430.02 feet to the Point of Beginning.

From the Point of Beginning run South 88 degrees 10 minutes 29 seconds East, 318.87 feet to a point; thence South 00 degrees 20 minutes 53 seconds West, 546.43 feet to a point; thence North 88 degrees 10 minutes 29 seconds West, 318.87 feet to a point; thence North 00 degrees 20 minutes 53 seconds East, 546.43 feet back to the Point of Beginning. Said Parcel is further identified as Parcel B1 on Resubdivision Map by Land Surveying, Inc., dated April 16, 2008, recorded as Map File No. 4663C of the official records of St. Tammany Parish, Louisiana.

CASE NO.: ZC09-09-027
PETITIONER: Richard Chabreck
OWNER: First Baptist Church
REQUESTED CHANGE: From A-2 (Suburban) District to PF-1 (Public Facilities) District
LOCATION: Parcel located at the northeast corner of LA Highway 434 & Berry Todd Road, south of I-12 ; S19, T8S, R13E; Ward 7, District 7
SIZE: 10 acres



2009-09-027

This Point is Reported to be N89°45'W, 1326.6'; South,
2650.73'; S89°13'W, 681.14'; S10°41'W, 440.23'; S10°48'W,
101.27' from the Section
Corner Common to
Sections 17, 18, 19 & 20
Township 8 South,
Range 13 East,
St. Tammany
Parish, Louisiana



La. Hwy 434

Berry Todd Road

N10°30'00"E
300.01'

N25°46'45"W
15.40'

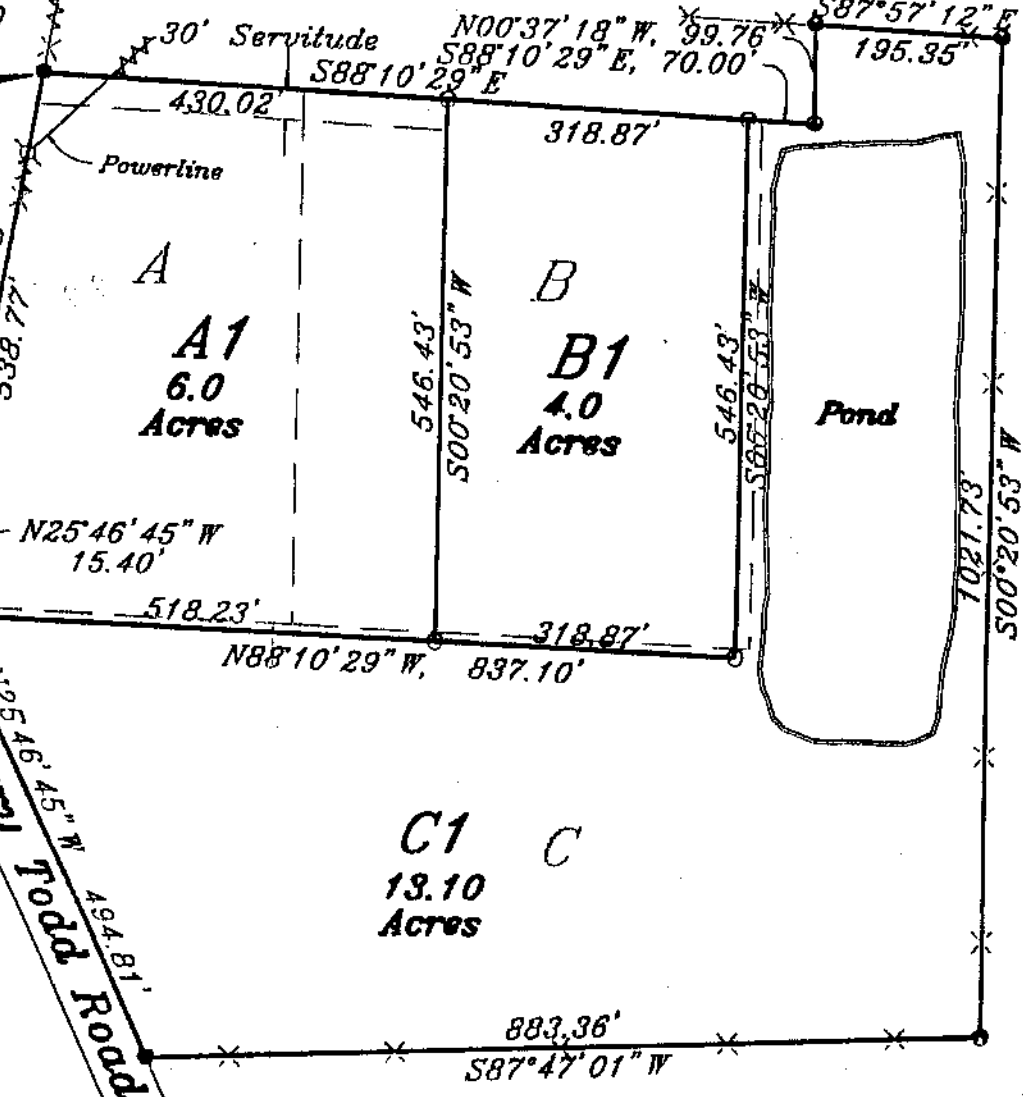
N25°46'45"W
494.81'

A
A1
6.0
Acres

B
B1
4.0
Acres

C1
13.10
Acres

Pond



This property is located in Flood Zone C,
as per FEMA FIRM, Comm. Panel No.
225205 0385 C, map dated 10-17-1989

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXT.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE
GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

- 1/2" Rebar Set
- 5/8" Rebar Found
- 1/2" Pipe Found
- 3/4" Pipe Found
- 1" Pipe Found
- LDH Monument Found

RESUBDIVISION MAP OF
PROPERTY INTO PARCELS
A, B AND C INTO PARCELS A1,
B1 AND C1, LOCATED IN
SECTION 19 TOWNSHIP 8
SOUTH, RANGE 13 EAST, ST.
TAMMANY PARISH, LOUISIANA
FOR FIRST BAPTIST CHURCH,
LACOMBE, ET AL

DEPARTMENT OF PLANNING

APPROVED

BY Rm Kille DATE 01/14/08

Joe R. Lynam
LA. REGISTERED LAND SURVEYOR
REG. NO. 3403

LS LAND SURVEYING, INC.
COVINGTON, LA.

FILED FOR RECORD

Jane C. Murphy
CLERK OF COURT

4-28-2008 4663C
DATE FILE NO.