

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4515

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: PLANNING

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

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

ON THE 3 DAY OF MARCH, 2011

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA. TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF JACKSON AVENUE, WEST OF FISH HATCHERY ROAD, BEING 27275 JACKSON STREET, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL 0.898 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3(SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY DISTRICT), (WARD 7, DISTRICT 7). (ZC11-02-009)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-02-009, 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-3(Single Family Residential District) to an A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay District) see Exhibit "A" for complete boundaries; and

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law; and

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-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay 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-3(Single Family Residential District) to an A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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 7 DAY OF April, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: FEBRUARY 24, 2011

Published Adoption: \_\_\_\_\_, 2011

Delivered to Parish President: \_\_\_\_\_, 2011 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2011 at \_\_\_\_\_

EXHIBIT "A"

ZC11-02-009

**A CERTAIN LOT OF LAND, in Lot 13, of P.N. Judice Survey in a subdivision of Sections 40 and 48, T8S, R12E, St. Tammany Parish, Louisiana, to-wit:**

**From corner #36 of said Judice Survey go N. 71 degrees 30 minutes West 474.8 feet to the beginning a point on the North edge of the public road; thence go N. 71 degrees 30 minutes W. 50.0 feet; thence go North 18 degrees 30 minutes E. 100.0 feet; thence go S. 71 degrees 30 E. minutes 50.0 feet; thence go S. 18 degrees 30 minutes W. 100.0 feet to the beginning. Said lot fronts 50.0 feet on the North edge of said public road.**

**TWO CERTAIN PARCLES OF LAND, situated in Lot 13 of the P.N. Judice Survey a subdivision of Sections 40 and 48, Township 8 South, Range 12 East, Greensburg District, St. Tammany Parish, Louisiana, to-wit:**

**From corner No. 36 of said Judice Survey go North 71 degrees 30 minutes W. 244.8 feet to the Point of Beginning; thence go North 18 degrees 30 minutes East 161.9 feet; thence go North 71 degrees 30 minutes W. 120.0 feet; thence go South 18 degrees 30 minutes West 161.9 feet, thence go South 71 degrees 30 minutes East along the North right of way line of Jackson Avenue a distance of 120.0 feet to the point of beginning**

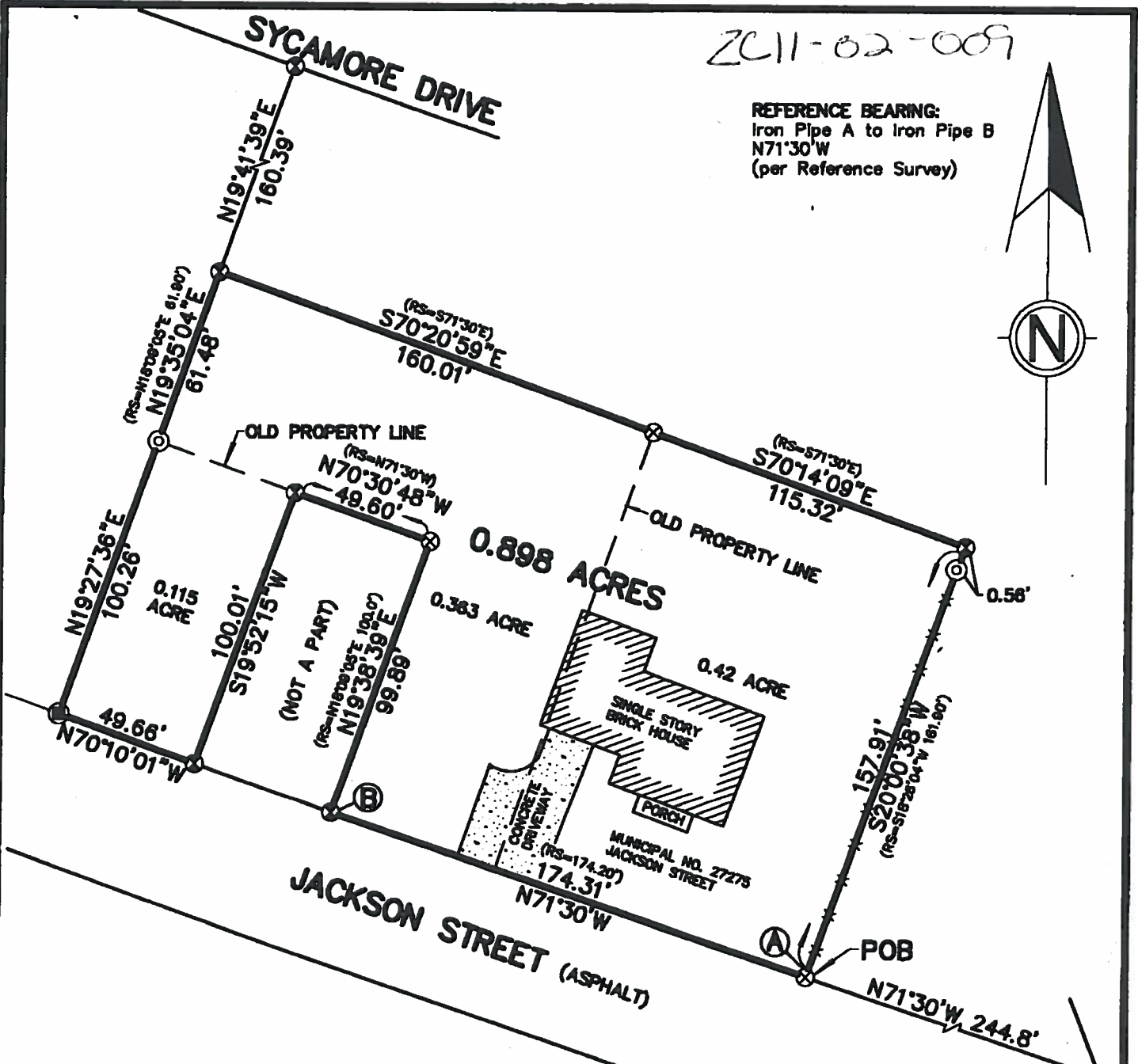
**SECOND: From corner No. 36 of said Judice Survey go N. 71 degrees 30 minutes West 364.8 feet to the point of beginning; thence go North 18 degrees 30 minutes E. 161.9 feet; thence go N. 71 degrees 30 minutes W. 160.0 feet; thence go South 18 degrees 30 minutes W. 61.9 feet; thence go south 71 degrees 30 minutes E. 100.0 feet; thence go South 71 degrees 30 minutes E. 100.0 feet; thence go South 18 degrees 30 minutes W. 100.0 feet thence go South 71 Degrees 30 minutes E. 60.0 feet to the point of beginning. All in Accordance with map of survey made by Eddie J. Champagne, Surveyor, dated April 03, 1973; No. 3559.**

**CASE NO.:** ZC11-02-009  
**PETITIONER:** Kerry Ward  
**OWNER:** Leola Ward  
**REQUESTED CHANGE:** From A-3(Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay District)  
**LOCATION:** Parcel located on the north side of Jackson Avenue, west of Fish Hatchery Road, being 27275 Jackson Street, Lacombe; S40,T8S,R12E; Ward 7, District 7  
**SIZE:** 0.898 acres



2011-02-009

REFERENCE BEARING:  
Iron Pipe A to Iron Pipe B  
N71°30'W  
(per Reference Survey)



**LEGEND**

- ⊙ = 1-1/4" IRON PIPE FOUND
- ⊗ = 3/4" IRON PIPE FOUND
- ⊘ = 1/2" IRON PIPE FOUND
- ⊚ = 1/2" IRON ROD FOUND
- RS = REFERENCE SURVEY

**NOTE:**

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0380 C, dated April 2, 1991.

**REFERENCE SURVEY:**

Survey for Leola O. Ward by Ned R. Wilson, Surveyor, dated February 1, 2005, Job No. 10915.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-8250

503 N. JEFFERSON AVENUE

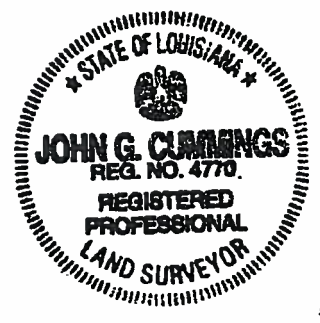
COVINGTON, LA 70433

PLAT PREPARED FOR: **Loela O. Ward**

SHOWING A SURVEY OF: A PORTION OF LOT 13 OF THE P.N. JUDICE SURVEY, LOCATED IN SECTION 40, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

JOB NO. 10258A

DATE: 12-13-2010

REVISED: