

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4703

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 12 DAY OF JANUARY , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 22, EAST OF MOORES ROAD, NORTH OF WEST CAUSEWAY APPROACH, AND WHICH PROPERTY COMPRISES A TOTAL 1.933 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-5 (RETAIL AND SERVICE DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 4, DISTRICT 4) (ZC11-12-096)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-12-096, 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 NC-5 (Retail and Service District) to an HC-2 (Highway Commercial 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 HC-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 NC-5 (Retail and Service District) to an HC-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

[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 1 DAY OF MARCH, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JANUARY 5, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

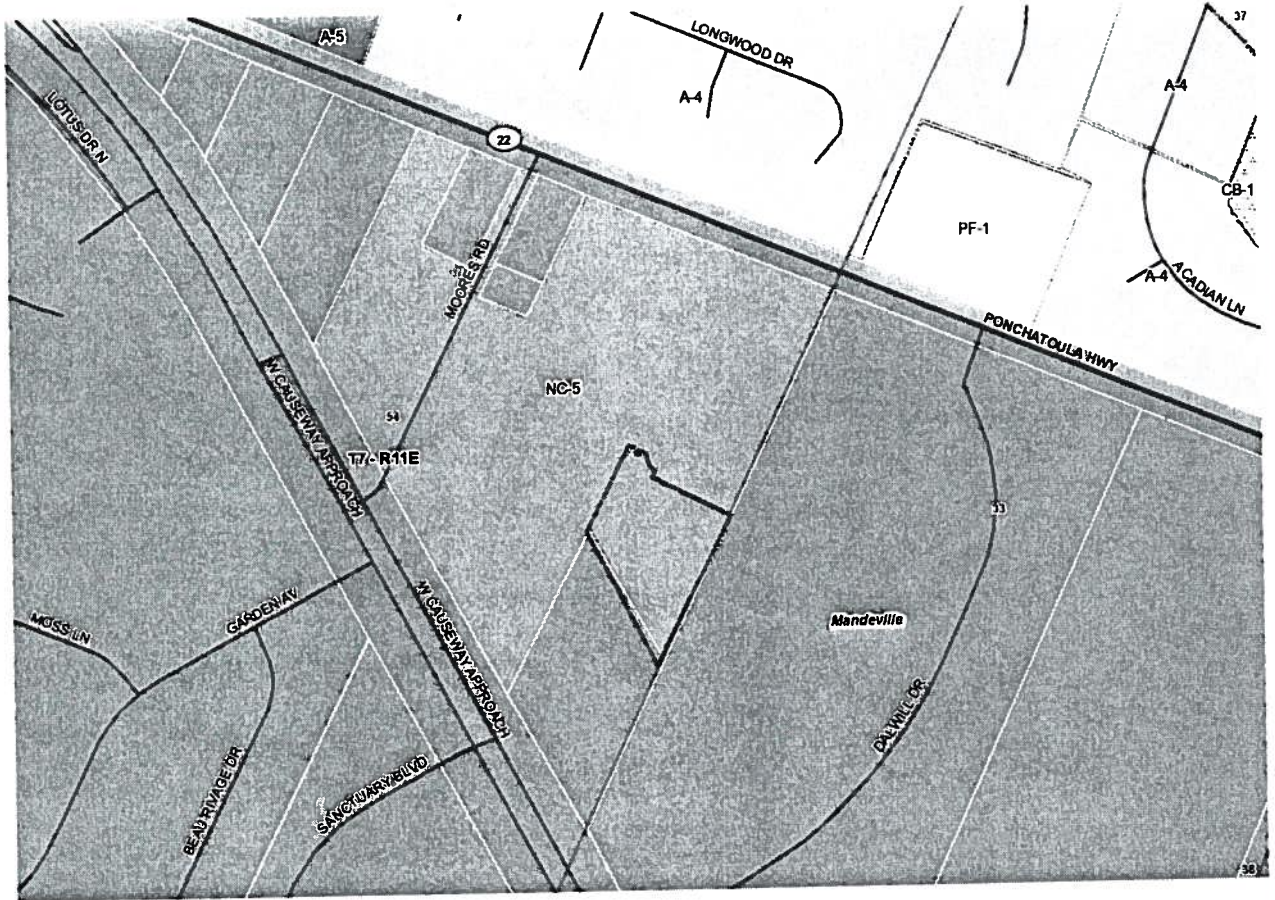
EXHIBIT "A"

ZC11-12-096

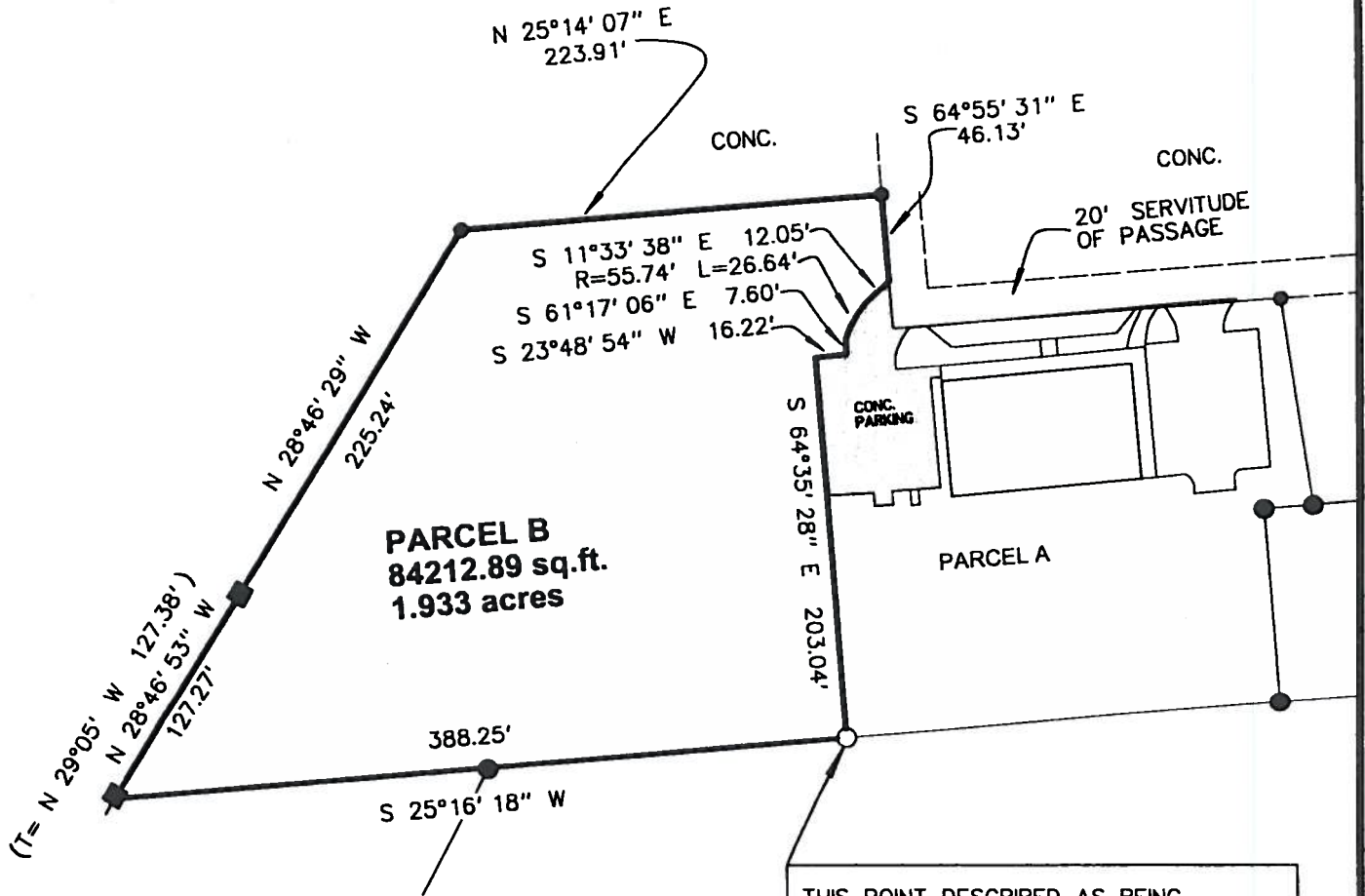
A CERTAIN PARCEL OF GROUND, situated in SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA and more fully described as follows:

Commence at the Section corner common to Section 33, 37 and 54, Township 7 South, Rang. 11 East and measure South 25 degrees 15 minutes 00 seconds West a distance of 1,077.10 feet; thence South 25 degrees 16 minutes 18 seconds West a distance of 567.29 feet to the point of beginning. From the Point of Beginning continue South 25 degrees 16 minutes 18 seconds West a distance of 388.25 feet; thence North 28 degrees 46 minutes 53 seconds West a distance of 127.27 feet; thence North 28 degrees 46 minutes 29 seconds West a distance of 225.24 feet; thence North 25 degrees 14 minutes 07 seconds East a distance of 223.91 feet; thence South 64 degrees 55 minutes 31 seconds East a distance of 46.13 feet; thence South 11 degrees 33 minutes 38 seconds East a distance of 12.05 feet to a point on a curve; thence along a curve to the left having a radius of 55.74 feet, a delta of 27 degrees 23 minutes 04 seconds, an arc length of 26.64 feet, and a chord which bears South 27 degrees 52 minutes 06 seconds East having a chord distance of 26.39 feet to a point on a line; thence South 61 degrees 17 minutes 06 seconds East distance of 7.60 feet; thence South 23 degrees 48 minutes 54 seconds West a distance of 16.22 feet; thence South 64 degrees 35 minutes 28 seconds East a distance of 203.04 feet to the Point of beginning, and containing 84,212.89 square feet or 1.933 acres of land, more or less.

CASE NO.: ZC11-12-096
PETITIONER: Jessica Lacy
OWNER: JSB Mandeville, LLC
REQUESTED CHANGE: From NC-5 (Retail and Service District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the south side of LA Highway 22, east of Moores Road, north of West Causeway Approach; S54,T7S,R11E; Ward 4, District 4
SIZE: 1.933 acres



2011-12-096



THIS POINT DESCRIBED AS BEING
 S 25°15' W - 1077.1'; THENCE
 S 25°16' 18\" W - 567.29' FROM THE
 SECTION CORNER COMMON TO
 SECTIONS 33, 37 & 54, T-7-S, R-11-E

--- LEGEND ---

- = 3/4" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

REFERENCE: PLAT OF PARCELS A & B, BY THIS FIRM, FILED 08-09-2007, MAP FILE NO. 4516B.

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 220205 0240 E; REV. 8-16-95

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

BOUNDARY SURVEY OF:	
PARCEL B (1.933 ACRES) SECTION 54, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
JSB INTERESTS, LLC	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 100'	DATE: 08-01-2007
DRAWN: R.F.D.	JOB NO.: 03-039-PB
REVISED:	

[Handwritten Signature]
 8-13-07

KELLY J. McHUGH REG. NO. 4443
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "B" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.