

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6123 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 3 DAY OF JANUARY , 2019

(2018-1215-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 22, WEST OF HICKORY DRIVE, BEING TRACT B-2, WOODRIDGE ON THE LAKE, PHASE 3 AND WHICH PROPERTY COMPRISES A TOTAL OF 1.18 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN HC-1 (HIGHWAY COMMERCIAL DISTRICT) (WARD 4, DISTRICT 4). (2018-1215-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1215-ZC, 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 CB-1 (Community Based Facilities District) to an HC-1 (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-1 (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 CB-1 (Community Based Facilities District) to an HC-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

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 FEBRUARY , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 26 , 2018

Published Adoption: _____ , 2019

Delivered to Parish President: _____ , 2019 at _____

Returned to Council Clerk: _____ , 2019 at _____

Exhibit "A"

2018-1215-ZC

ONE CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 54, Township 7 South, Range 11 East, parish of St. Tammany, State of Louisiana, designated as Tract B-2, Woodridge on the Lake, Phase 3, and more fully described as follows:

Commence at the Section Corner common to Sections 33, 37 and 54 of Township 7 South, Range 11 East; thence measure South 25 degrees 15 minutes West a distance of 1077.1 feet to a point; thence measure North 69 degrees 00 minutes West a distance of 7865.0 feet to a point situated on the Southerly right of way line of Louisiana Hwy 22 and the Point of Beginning.

From the Point of Beginning continue along the Southerly right of way line of Louisiana Hwy 22, North 69 degrees 00 West a distance of 171.214 feet to a point; thence leaving said right of way line measure South, a distance of 321.34 feet to a point; thence measure South 69 degrees 00 East a distance of 170.86 feet to a point situated on the Westerly right of way line of Hickory Drive; thence measure along the Westerly right of way line of Hickory Drive, North 21 degrees 00 seconds East a distance of 0.926 feet to a point; thence continue along the Westerly right of way line of Hickory Drive, North a distance of 320.351 feet to a point situated on the Southerly right of way line of Louisiana Hwy. 22 and the Point of Beginning.

All in accordance with a survey of resubdivision of a Portion of Tract 8 into Tracts 8-1 and 8-2, Woodridge on the Lake, Phase 3 by Surveys, Inc., Thomas J. Fontcuberta, registered land surveyor, dated December 5, 2001.

Case No.: 2018-1215-ZC

PETITIONER: Larry Tape

OWNER: E321 - Sharman Stockstill

REQUESTED CHANGE: From CB-1 Community Based Facilities District to HC-1 Highway Commercial District

LOCATION: Parcel located on the south side of LA Highway 22, west of Hickory Drive, being Tract B-2, Woodridge on the Lake, Phase 3; S54, T7S, R11E; Ward 4, District 4

SIZE: 1.18 acres



2018-1215-20

APPROVED:

R. Kell
 SECRETARY, PARISH PLANNING COMMISSION

John Muldoon
 PARISH ENGINEER

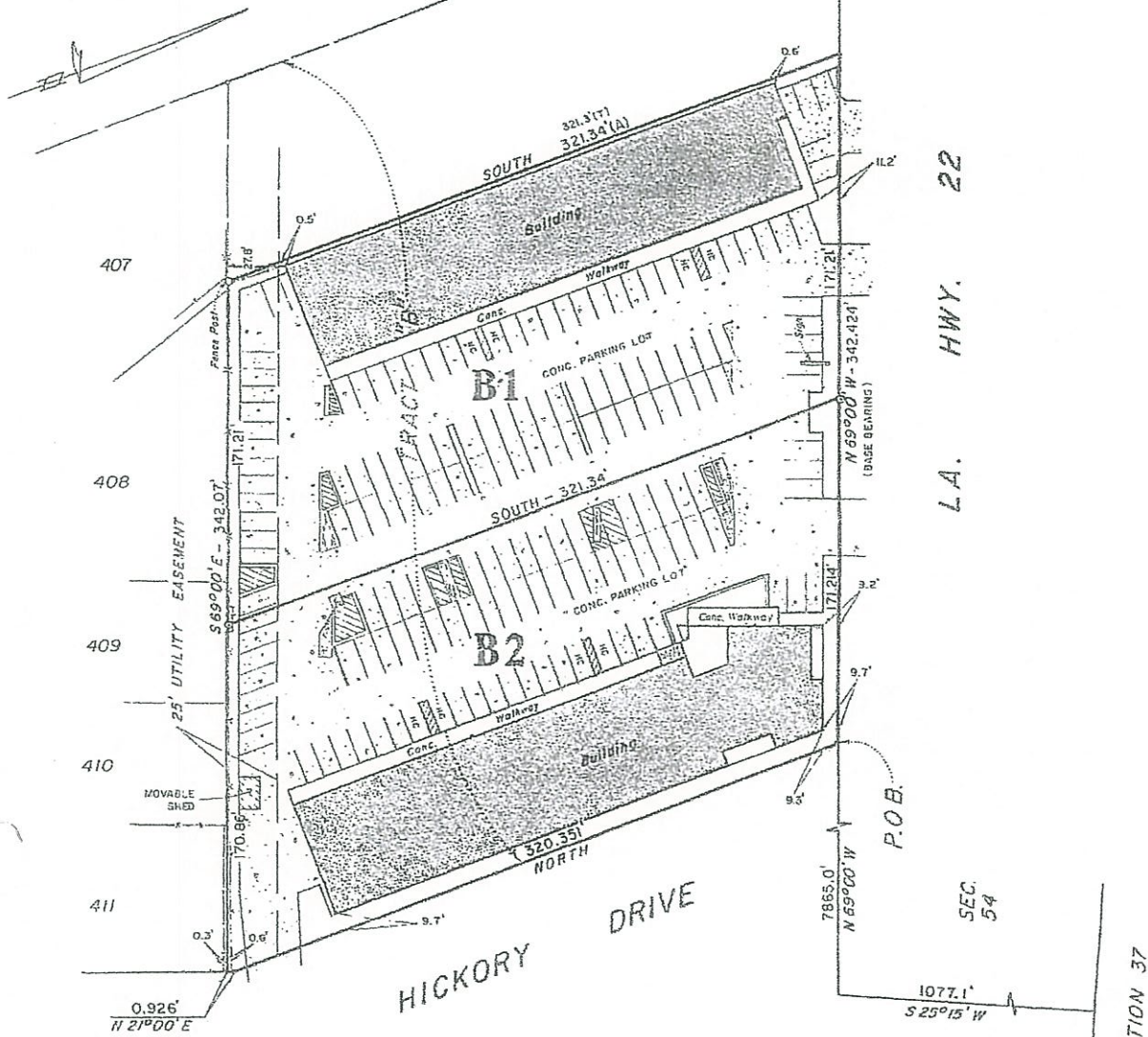
12-19-2001 2154
 DATE FILED FILE NUMBER

Angela C. Stebbins
 DTY. CLERK OF COURT

PROPERTY ADDRESS:
 5250 LA. HWY 22
 MANDEVILLE, LA 70471

TRACT	AREA
B1	51,363.5 SQ. FT.
B2	51,363.5 SQ. FT.
TOTAL	102,727 SQ. FT.

PARKING SPACES:
 TRACT B1 = 92
 TRACT B2 = 71



NOTE:
 EXISTING BUILDING SETBACK LINES, UTILITIES, RETAINING WALLS, LIGHT STANDARDS, AND/OR ANY ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
 REFERENCE SURVEY & BASIS FOR BEARINGS:
 PLAT OF SURVEY BY THIS FIRM DATED 3-05-90, PLAT FILE NO. 210-011.

This is to certify that I have consulted the F.E.M.A. Flood Insurance Rate Maps and find that the subject property is located in FLOOD ZONE "C".
 per parcel number 229209 0240 E, rev. 8-16-95.

RESUBDIVISION OF A PORTION OF TRACT "B" INTO TRACTS "B1" & "B2"
 WOODRIDGE ON THE LAKE
 PHASE 3
 SITUATED IN SECTION 54
 T7S-R11E
 ST. TAMMANY PARISH, LA.
 CERTIFIED CORRECT TO:
 FAITH FELLOWSHIP CHURCH
 AND JOSEPH A. YAZBECK



Fontcuberta
 Surveys
 INCORPORATED

LAND SURVEYORS
 P.O. BOX 1792
 COVINGTON, LA.
 70434

(985) 893-7461

This is to certify that this plat represents an actual survey made on the ground under the direct supervision of the undersigned and is true and correct and in accordance with the adopted Louisiana Minimum Standards of Practice for property boundary surveys for a CLASS "C" SURVEY.

Thomas J. Fontcuberta
 SURVEYOR



DATE	SCALE	SYMBOLS	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.	SHEET	OF	TOTAL SHEETS
12-05-2001	1" = 60'	○ = IRON ROD SET ◯ = FENCE POST ◯ = IRON ROD FD.	RLF	TJF	219220	210-309	1	1	1

2018-1215-ZC

CBF-1

BEAUPRE

BEAU CHENE

PECANIERE

CHULA

A-4

22

PONCHATOULA HWY

HC-1

CBF-1

HC-2

A-3

HICKORY

FOREST

A-4

A-4

AUDUBON

PUD
T7-R11E

54

A-4

PINELAND

EVERGREEN

0 280 Feet

N



