

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5546

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. CANULETTE

ON THE 3 DAY OF MARCH , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH OF LA HIGHWAY 22, NORTH OF WEST CAUSEWAY APPROACH, EAST OF MOORE ROAD, WEST OF DALLWILL DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.933 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-5 (RETAIL & SERVICE DISTRICT) TO AN A-8 (MULTIPLE FAMILY RESIDENTIAL DISTRICT), (WARD 4, DISTRICT 10). (2015-57-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-57-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 NC-5 (Retail & Service District) to an A-8 (Multiple Family Residential 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-8 (Multiple Family Residential 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 & Service District) to an A-8 (Multiple Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 APRIL , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 25 , 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

EXHIBIT "A"

2015-57-ZC

**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 **Sections 33, 37 and 54, Township 7 South, Range 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.

The above property is further described on a survey by Kelly J. McHugh & Assoc., Inc. dated July 23, 2007, a copy of which is annexed hereto as having the same measurements as above stated.

**Case No.:** 2015-57-ZC

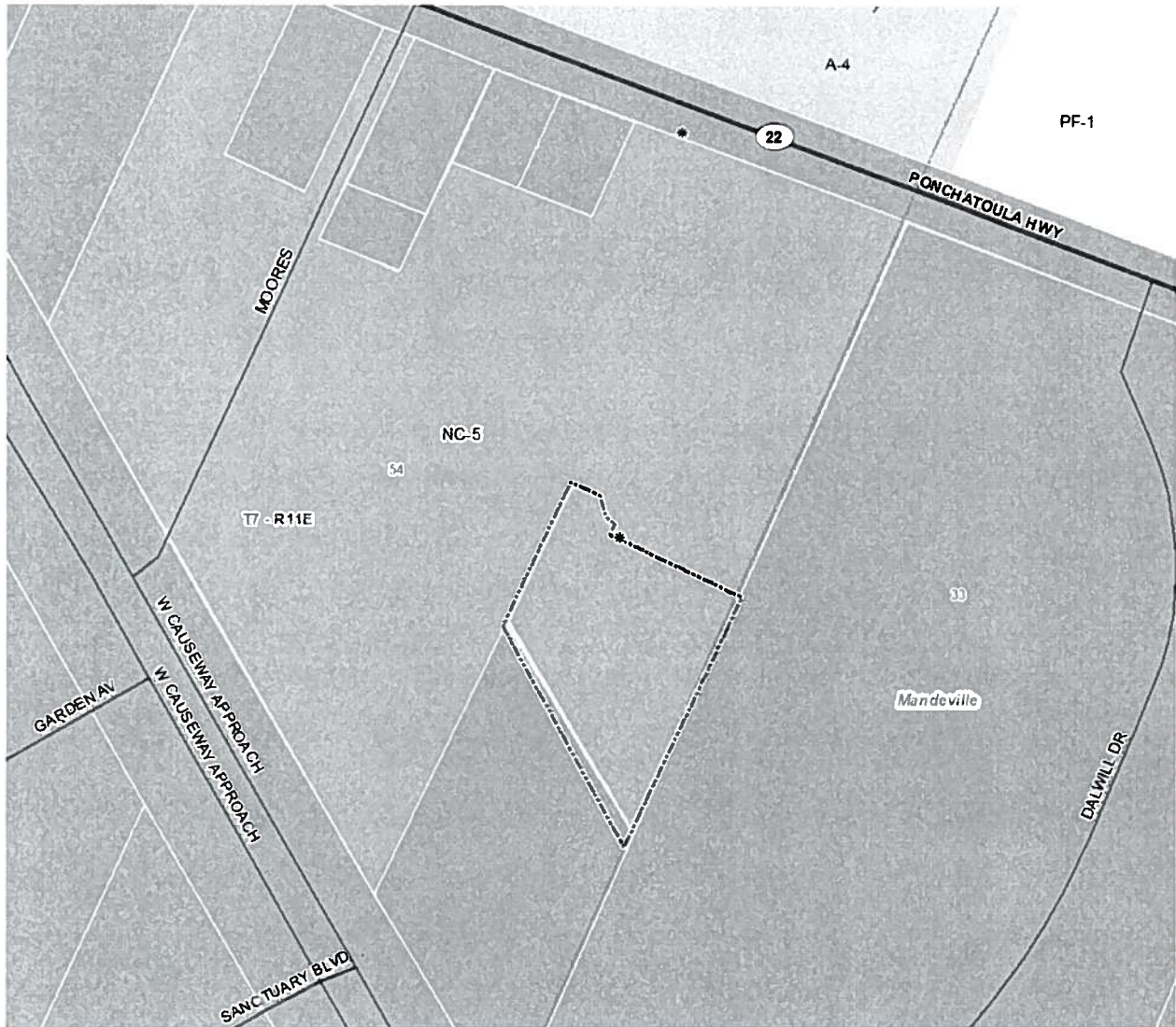
**PETITIONER:** Jessica Lacy & Jared Bowers

**OWNER:** JSB Mandeville, LLC

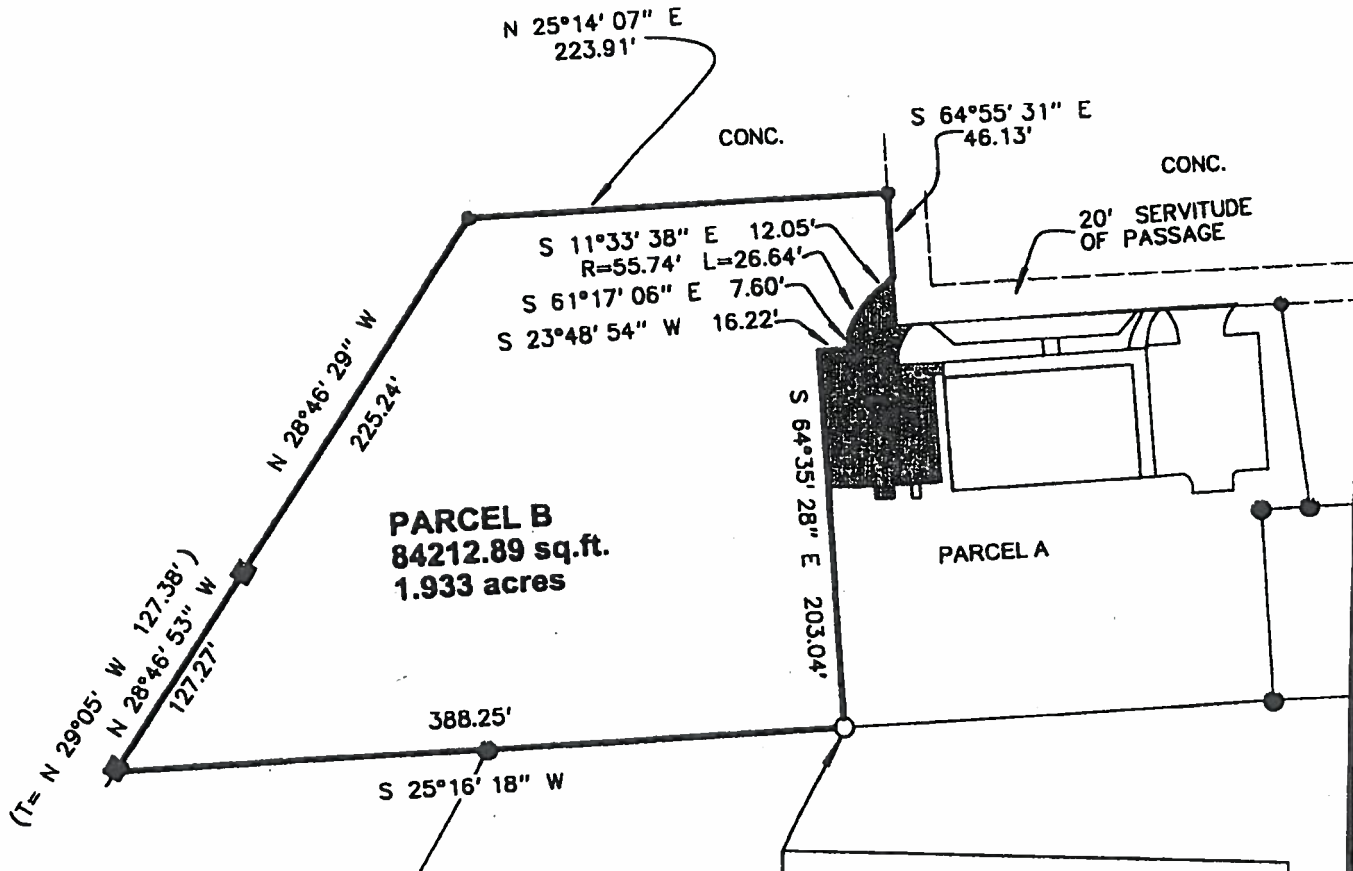
**REQUESTED CHANGE:** From NC-5 Retail and Service District to A-8 Multiple Family Residential District

**LOCATION:** Parcel located on the south side of LA Highway 22, north of West Causeway Approach, east of Moore Road, west of Dalwill Drive; S54, T7S, R11E; Ward 4, District 10

**SIZE:** 1.933 acres



2015-57-ZC



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

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

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

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.



*Kelly J. McHugh*  
 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.

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:	



2015-57-ZC

PONCHATOULA HWY

A-4

LONGWOOD

PF-1

MOORES

NC-5

2015-57-ZC

64

77-RHE

CAUSEWAY APPROACH

CAUSEWAY APPROACH

SANCTUARY

DALWILL

38

0 410 Feet



