

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4617

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

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: PLANNING

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

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

ON THE 4 DAY OF AUGUST, 2011

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 1077, SOUTH OF TANTELLA RANCH ROAD AND WHICH PROPERTY COMPRISES A TOTAL 6.8 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 1, DISTRICT 1) (ZC11-07-065)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-07-065, 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-1 (Suburban District) to an A-1 (Suburban District) & MHO (Manufactured Housing Overlay) 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-1 (Suburban District) & MHO (Manufactured Housing Overlay).

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-1 (Suburban District) to an A-1 (Suburban District) & MHO (Manufactured Housing Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

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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 SEPTEMBER, 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: JULY 28, 2011

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

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

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

## Exhibit "A"

### ZC11-07-065

Those certain lots or parcels of land situated in Section 7, Township 6 South Range 10 East, St. Tammany Parish, Louisiana, and being PARCEL 4-A, PARCEL 4-C AND PARCEL 4-D, as per survey by Kelly J. McHugh & Associates, Inc. dated November 20, 1998, which survey is attached to a Notarial Act of Correction recorded at Instrument No. 180573 1 of the records of St. Tammany Parish, Louisiana, and said Parcels are more particularly described as follows, to-wit:

#### PARCEL 4-A:

From the Section Corner common to Sections 5, 6, 7 and 8, T6S, R10E, St. Tammany Parish, Louisiana, go South 00 degrees, 16 minutes, 47 seconds West, 1,093.33 feet to a point; thence go North 89 degrees, 39 minutes, 15 seconds West, 415.74 feet to a point; thence go North 00 degrees, 32 minutes, 40 seconds East, 223.31 feet to a point; thence go North 89 degrees, 59 minutes, 30 seconds West, 202.39 feet to the Point of Beginning.

From the Point of Beginning, go South 00 degrees, 32 minutes, 40 seconds West, 185.24 feet to a point; thence go North 89 degrees, 10 minutes, 48 seconds West, 592.82 feet to a point situated on the easterly side of Louisiana No. 1077, thence go North 33 degrees, 51 minutes, 35 seconds West, 202.94 feet to a point; thence go South 89 degrees, 59 minutes, 30 seconds East, 714.79 feet to the Point of Beginning.

Said parcel contains 2.714 Acres.

#### Parcel 4-C

From the Section Corner common to Sections 5,6,7 and 8, T6S, R10E, St. Tammany Parish, Louisiana, go South 00 degrees, 16 minutes 47 seconds West 1,093.33 feet to a point; thence go North 89 degrees, 39 minutes, 15 seconds West, 415.74 feet to the Point of Beginning.

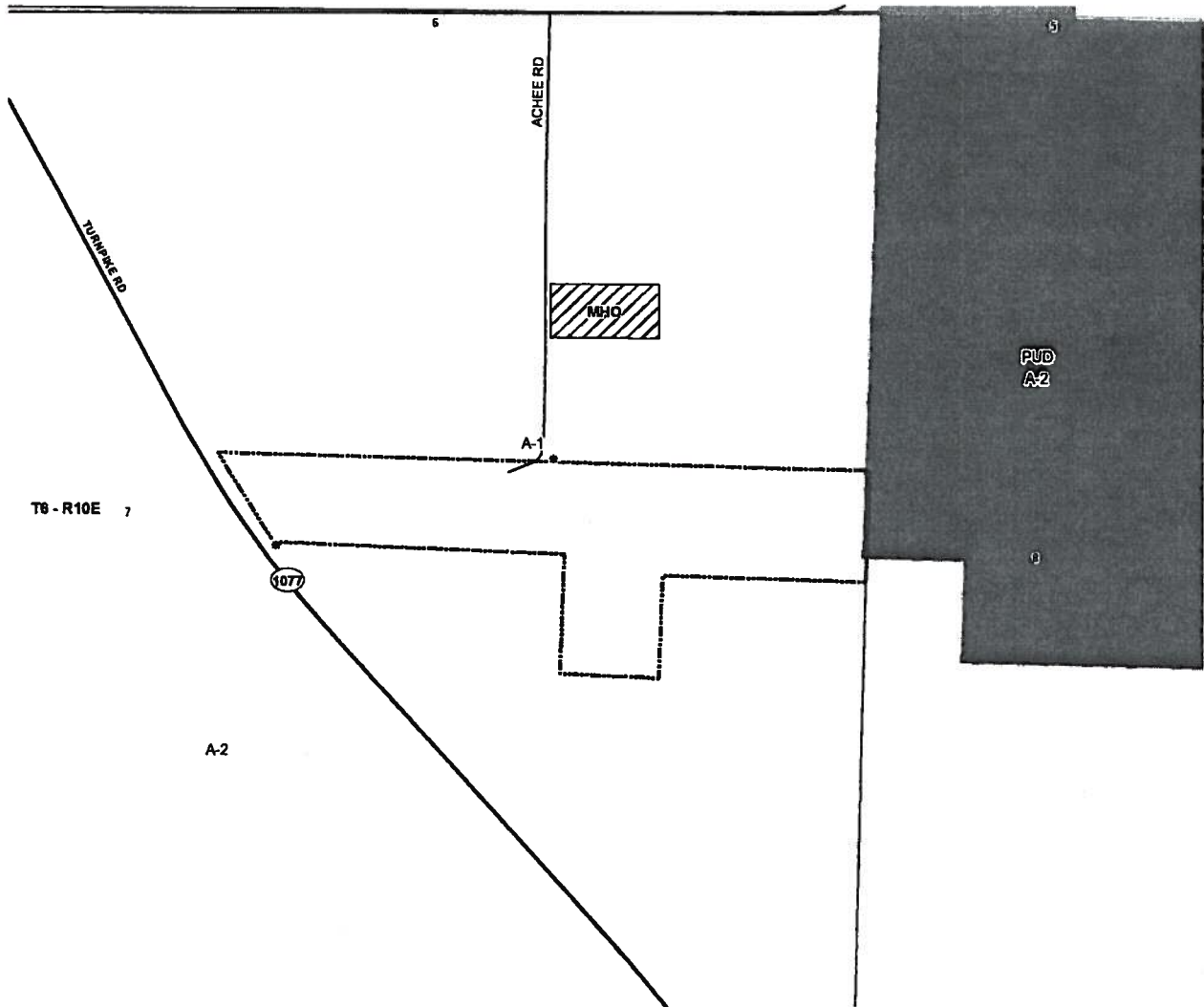
From the Point of Beginning, go South 00 degrees, 32 minutes, 40 seconds West, 208.61 feet to a point; thence go North 89 degrees, 10 minutes, 48 seconds West, 202.38 feet to a point; thence go North 00 degrees, 32 minutes, 40 seconds West, 429.05 feet to a point; thence go South 89 degrees, 59 minutes, 30 seconds, East, 202.39 feet to a point; thence go South 00 degrees, 32 minutes 40 seconds West, 223.31 to the Point of Beginning.

#### PARCEL 4-D:

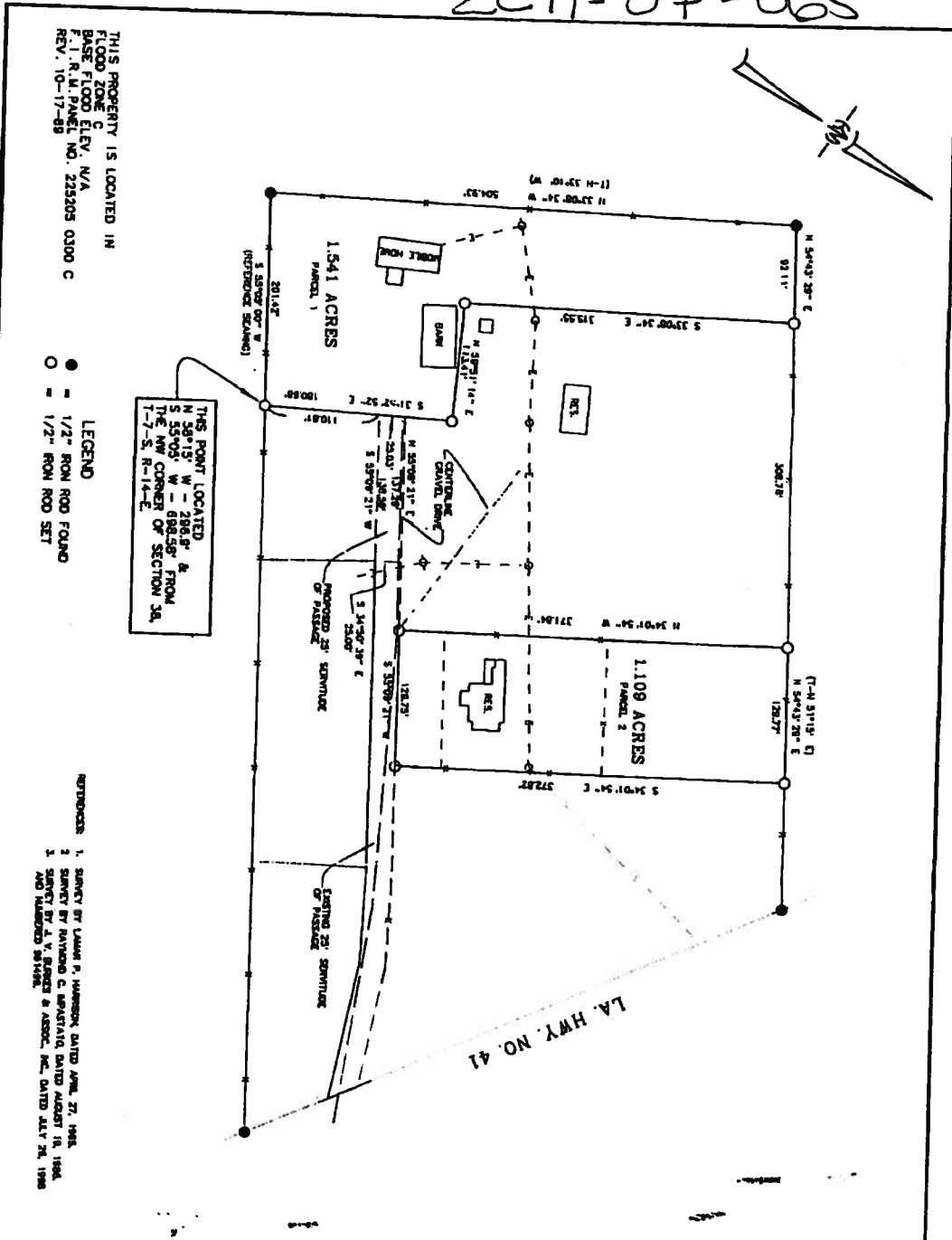
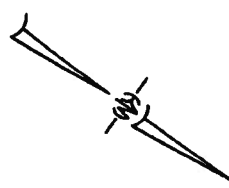
From the Section Corner common to Sections 5, 6, 7 and 8, T6S, R10E, St. Tammany Parish, Louisiana, go South 00 degrees, 16 minutes, 47 seconds West, 1,093.33 feet to a point at the South East corner of Parcel 4-D and the Point of Beginning.

From the Point of Beginning go North 89 degrees, 39 minutes, 15 seconds West, 415.74 feet to a point; thence go North 00 degrees, 32 minutes, 40 East, 223.31 feet to a point; thence go South 89 degrees, 59 minutes, 30 seconds East, 414.71 feet to a point; thence go South 00 degrees, 16 minutes, 47 seconds West, 225.75 feet to the Point of Beginning said Parcel contains 2.14 acres according to survey.

**CASE NO.:** ZC11-07-065  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcels located on the east side of LA Highway 1077, south of Tantella Ranch Road; S7,T6S,R10E; Ward 1, District 1  
**SIZE:** 6.8 acres



2011-07-065



THIS PROPERTY IS LOCATED IN  
 FLOOD ZONE C  
 BASE FLOOD ELEV. N/A  
 F. I. R. M. PANEL NO. 23205 0300 C  
 REV. 10-17-89

LEGEND  
 ● = 1/2" IRON ROD FOUND  
 ○ = 1/2" IRON ROD SET

REFERENCES:  
 1. SURVEY BY LARRY P. WARDEN, DATED APRIL 27, 1988.  
 2. SURVEY BY RAYMOND C. SPARTANO, DATED AUGUST 18, 1984.  
 3. SURVEY BY J. V. BARNES & ASSOC., INC., DATED JULY 26, 1988.  
 AND RECORDED 891928.

PREPARED FOR: PHYLLIS MANDOT	
SOURCE: SURVEY OF 1.541 ACRES & 1.109 ACRES SECTIONS 26 & 27, T-7-S, R-14-E, ST. TAMMANY PARISH, LA.	
KELLY MCHUGH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS MANDEVILLE, LOUISIANA	
SCALE: 1" = 100'	DATE: 12-1-00
DRAWN: R.F.D.	DWG NO.: 00-290
REVISED:	

NOTE: SERVITUDES SHOWN HEREIN ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN IN THE ORIGINAL OR TITLE POLICY WILL BE ADDED HERE TO UPON SEARCH OF ABSTRACT.  
 CERTIFIED CORRECT AND COMPARE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS C SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.  
 KELLY MCHUGH  
 KATHY J. MANDOT, REG. NO. 4443