

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6283 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. CANULETTE
ON THE 7 DAY OF NOVEMBER , 2019

(2019-1517-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 435, EAST OF W. MERRIMEADE LANE, WEST OF WHITE OAKS LANE, ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL OF 3.93 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT) & RO (RURAL OVERLAY) (WARD 6, DISTRICT 6). (2019-1517-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1517-ZC, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-1 (Suburban District) & RO (Rural Overlay); 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 HC-3 (Highway Commercial District) & RO (Rural Overlay)), see Exhibit "A" for complete boundaries.

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 A-1 (Suburban District) & RO (Rural Overlay) to an HC-3 (Highway Commercial District) & RO (Rural 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

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 5 DAY OF DECEMBER , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 28 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1517-ZC

Located in Section 18 Township 6 South Range 13 East, St. Tammany Parish, Louisiana.

From the ¼ Corner common to Sections 17 and 18 Township 6 South Range 13 East, St. Tammany Parish, Louisiana run North 00 degrees 06 minutes 52 seconds West, 529.89 feet to the Point of Beginning.

From the Point of Beginning run South 89 degrees 57 minutes 50 seconds West, 400.04 feet to a point; thence North 00 degrees 02 minutes 10 seconds West, 428.87 feet to a point thence North 89 degrees 58 minutes 37 seconds East, 399.45 feet to a point; thence South 00 degrees 06 minutes 52 seconds East, 428.78 feet back to the Point of Beginning.

This tract contains 3.93 Acres as per zoning map prepared by this firm dated October 12, 2018 revised June 3, 2019 and June 14, 2019 Map Number 16572A.

Case No.: 2019-1517-ZC

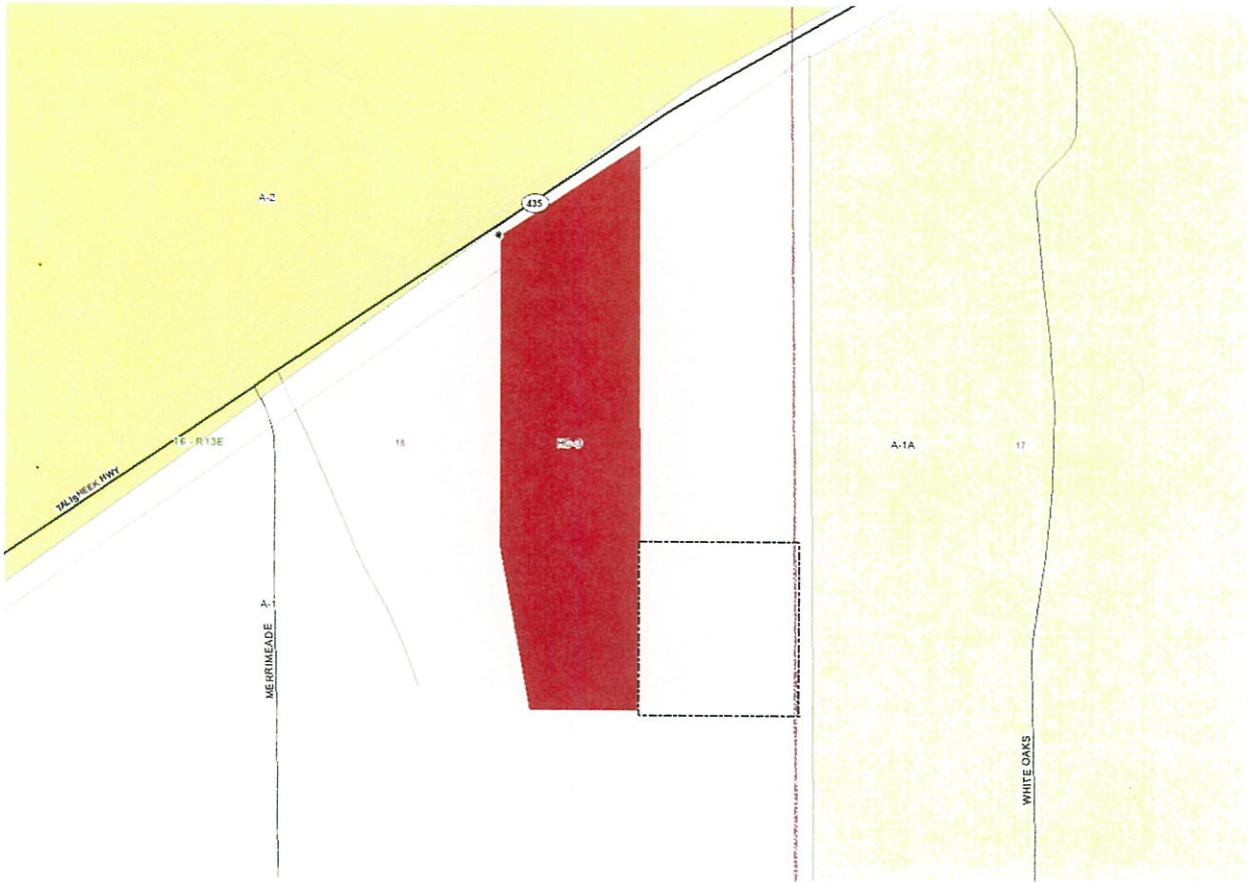
PETITIONER: Ivan Milicevic

OWNER: Ivan Milicevic

REQUESTED CHANGE: A-1 Suburban District with a RO Rural Overlay to HC-3 Highway Commercial District with a RO Rural Overlay

LOCATION: Parcel located on the south side LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane, being 28480 Hwy 435, Abita Springs, S18, T6S, R13E, Ward 6, District 6

SIZE: 3.93 acre



THIS MAP IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM, COMM. PANEL NO. 225205 0175 C, MAP DATED 10-17-89

*Building Setbacks (If Any) should be verified prior to construction

The P.O.B. is Reported to be N00°06'W-361.87' from the Section Corner common to Section 17, 18, 19 & 20, T6-S, R-13-E, St. Tammany Parish, Louisiana

Reference: A Boundary Survey by this Company Dated 10-26-14, Drawing #16572 (Basis of Bearing)

LEGEND:

- = Fnd. 1/2" Iron Pipe
- = Fnd. 1/2" Rebar
- = Fnd. Highway Monument

A Sketch Map (For Zoning Purpose Only) of a 3.93 Acre Parcel in Section 18, T-6-S, R-13-E, St. Tammany Parish, Louisiana



LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(485) 892-6277 office (485) 898-0355 fax

MAP PREPARED FOR

IVAN MILICEVIC

DRAWN BY JWC

SCALE: 1" = 180'

DATE: 10-12-2018

Property Located in Section 18, T-6-S, R-13-E, St. Tammany Parish, Louisiana

DRAWN NUMBER

Revised 6-3-2019 (Parcels) 6-14-2019

16572A

LA. HWY. 435

10.00
ACRES

24.82
ACRES

Basis of Bearing)

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

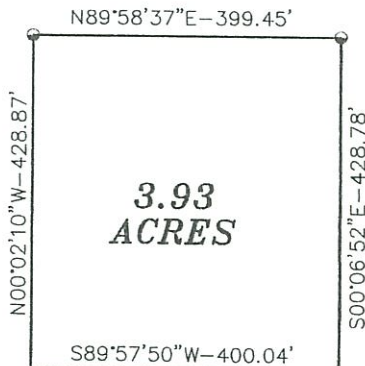
THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:151.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER, III
LICENSE NO. 48344

PROFESSIONAL
6-14-2019

BRUCE M. BUTLER, III
LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 48344



P.O.B.

Section 18
Section 17

2019-1517-ZC

2019-1517-ZC

A-2

PARCEL 5
(PT)

TALISHEEK HWY

435

A,B

28632

28660
1B1

A-1A

HC-2

28600

MERRIMEADE

18

28480

28480

A-1

T6-R13E