

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5766 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 2 DAY OF FEBRUARY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF BREWSTER ROAD, WEST OF PERRILLOUX ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 4.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT), (WARD 1, DISTRICT 1). (2016-490-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-490-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 A-2 (Suburban District) to an PF-1 (Public Facilities 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 PF-1 (Public Facilities 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 A-2 (Suburban District) to an PF-1 (Public Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF MARCH, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JANUARY 26, 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2016-490-ZC

PARCEL ONE:

A certain parcel of land situated in Section 9, Township 7 South, Range 10 East, Saint Tammany Parish, Louisiana and more fully described as follows:

Commencing from the Section corner common to Sections 8, 9, 16 & 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana run North 89 Degrees 30 Minutes East a distance of 987.47 feet to a point in the centerline of Brewster Road and the Point of Beginning.

From the Point of Beginning run North 00 Degrees 45 Minutes 34 Seconds West a distance of 660.57 feet to a 1/2" iron rod set; thence run North 89 Degrees 21 Minutes 28 Seconds East (North 89 Degrees 30 Minutes East- deed) a distance of 132.24 feet to a 1/2" iron rod found; thence South 00 Degrees 45 Minutes 37 Seconds East (South 00 Degrees 45 Minutes East- reference survey by Thomas Fontcuberta of a 2.39 acre tract, Plat File No. 128-656) a distance of 642.32 feet to a 1/2" iron rod set, thence run North 89 Degrees 07 Minutes 20 Seconds East (North 89 Degrees 05 Minutes 36 Seconds East- reference survey by Thomas Fontcuberta of a 2.39 acre tract, Plat File No. 128-656) a distance of 225.00 feet; thence South 00 Degrees 45 Minutes East a distance of 19.80 feet to a point in the centerline of Brewster Road; thence run along said centerline of Brewster Road South 89 Degrees 28 Minutes 57 Seconds West (South 89 Degrees 30 Minutes West- deed) a distance of 358.57 feet and back to the Point of Beginning.

All in accordance with a plan of survey by J. V. Burkes & Associates, Inc., dated 9/1/2010 and according to which, said parcel contains 2.11 acres of land more or less.

PARCEL TWO:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in the Southwest Quarter of Section 9, Township 7 South, Range 10 East, St. Helena Meridian, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

Commence from the corner common to Sections 8, 9, 16 & 17, Township 7 South - Range 10 East go North 89 degrees 30 minutes East, a distance of 1345.05 feet; thence go North 00 degrees 45 minutes East, a distance of 19.5 feet to a point on the Northerly right of way line of Brewster Road also the Point of Beginning.

From the Point of Beginning go along said right of way South 89 degrees 07 minutes 20 seconds West, a distance of 25.00 feet; thence leave said right of way and go North 00 degrees 45 minutes 37 seconds West, a distance of 200.00 feet; thence go South 89 degrees 04 minutes 59 Seconds West, a distance of 200.00 feet; thence go North 00 degrees 45 minutes 37 Seconds West, a distance of 442.32 feet; thence go North 89 degrees 37 minutes 43 seconds East, a distance of 225.00 feet; thence go South 00 degrees 45 minutes 37 Seconds East, a distance of 640.20 feet back to the Point of Beginning.

Said parcel is more fully described on a plat of survey made by Thomas J. Fontcuberta, Surveyor, Fontcuberta Surveys, Incorporated, Plat File No. 128-656, according to which said parcel contains 2.39 Acres; and further in accordance with a survey by Randall W. Brown & Associates, Inc., dated September 23, 2011, Survey No. 11411.

Case No.: 2016-490-ZC

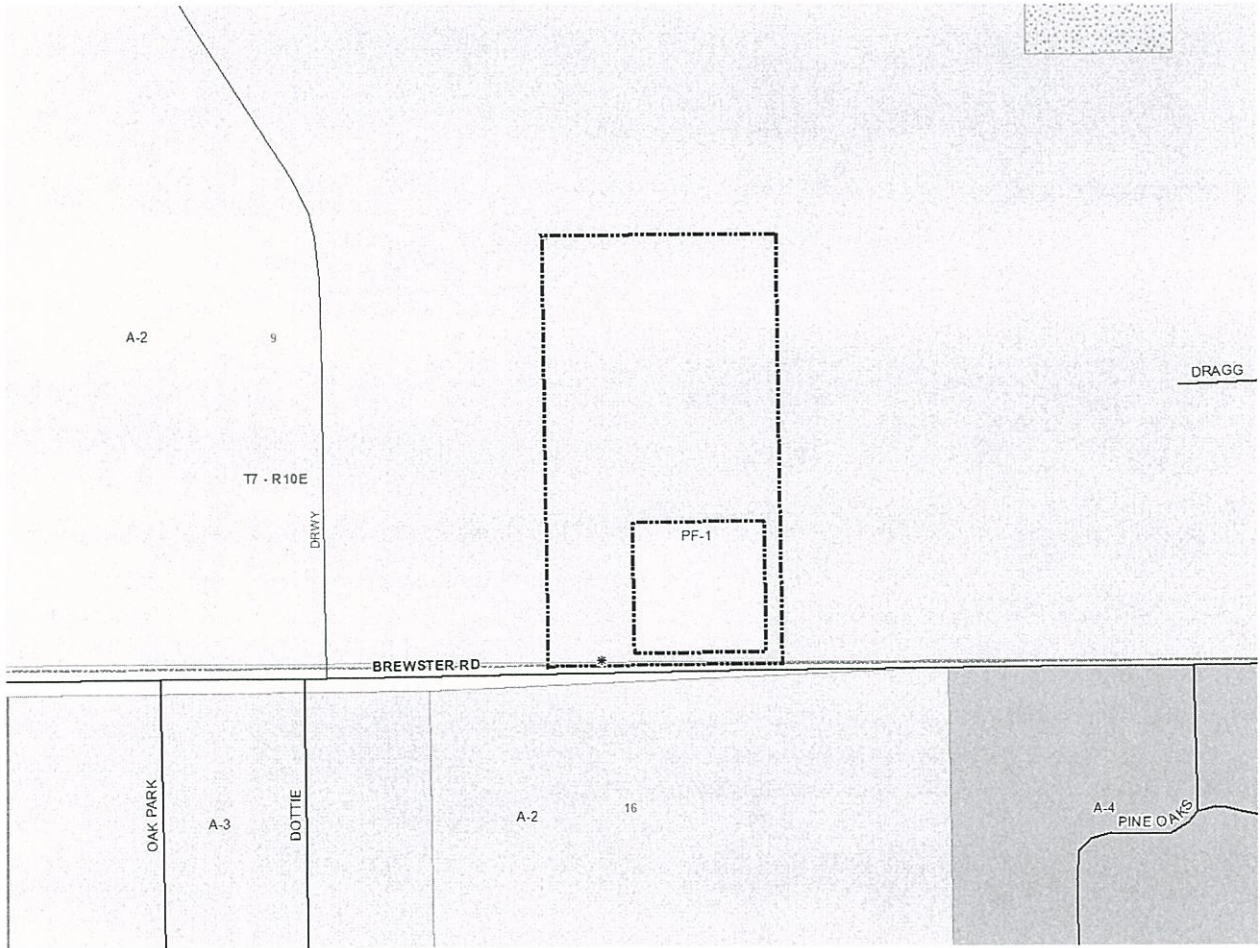
PETITIONER: Parish of St. Tammany

OWNER: Parish of St. Tammany

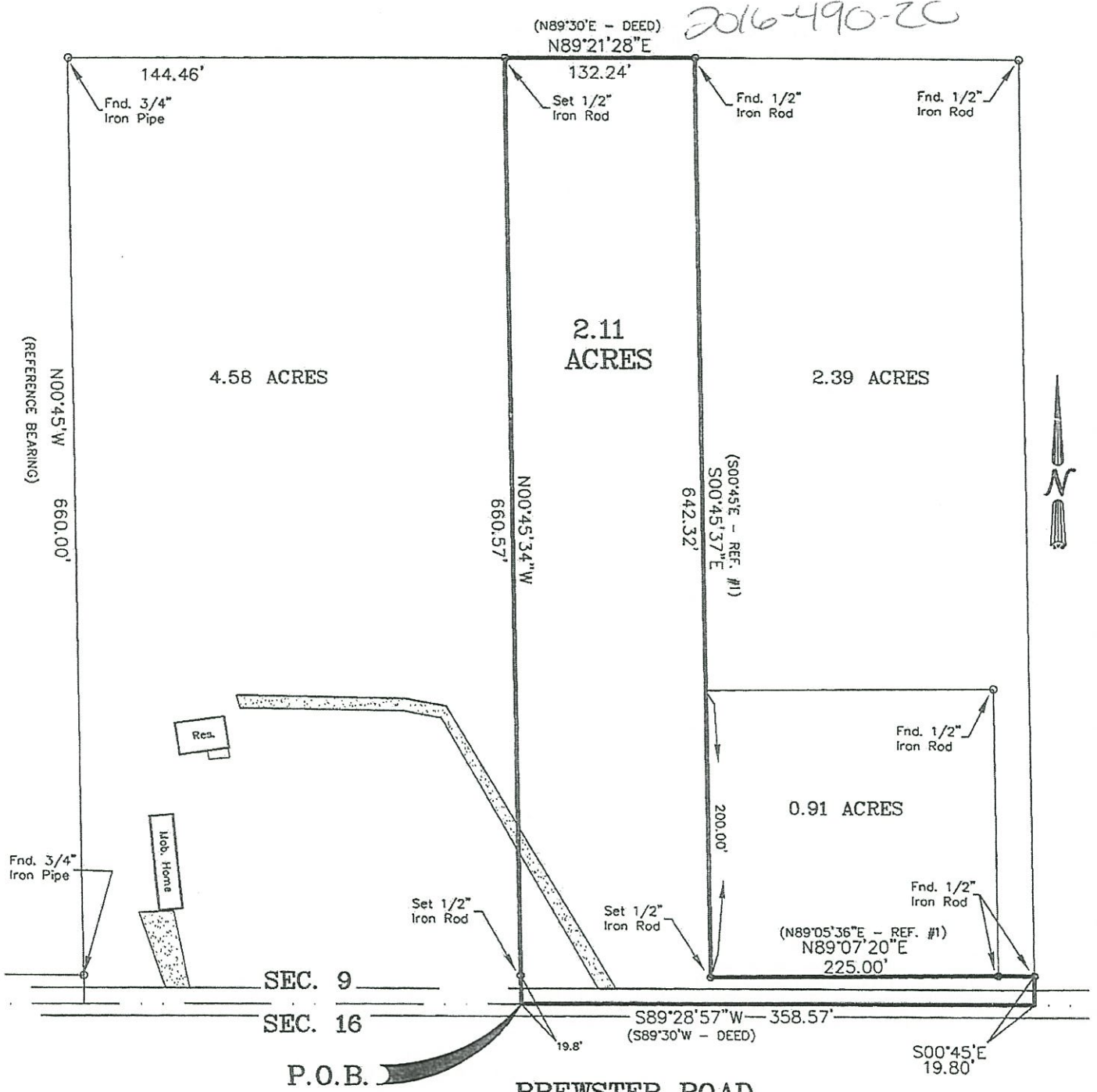
REQUESTED CHANGE: From A-2 Suburban District to PF-1 Public Facilities District

LOCATION: Parcel located on the north side of Brewster Road, west of Perrilloux Road ; S9, T7S, R10E; Ward 1, District 1

SIZE: 4.5 acres



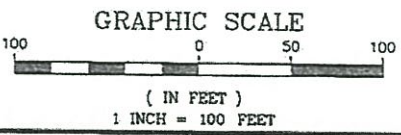
2016-490-20



P.O.B. IS REPORTED TO BE N89°30'E 987.47 FEET FROM THE CORNER COMMON TO SECTIONS 8, 9, 16 & 17, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

REFERENCE: 1.) SURVEY BY THOMAS J. FONTCUBERTA DATED 12/12/03, FOR ST. TAMMANY PARISH, PLAT FILE NO. 128-656.

- LEGEND**
- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - ⊕ Cross



- BUILDING SETBACKS**
 (* Verify Prior to Construction)
- Front Setback.....*
 - Side Setback.....*
 - Rear Setback.....*

ADDRESS: BREWSTER ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205.0205 C
 F.I.R.M. Date 10/17/89
 ZN: C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO.
20100425

DATE:
9/1/10

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: **JL** CHECKED BY: **SMB**

SCALE:
1" = 100'

Phone: 985-649-0075 Fax: 985-649-0154
 Mississippi Phone: 228-435-5800
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

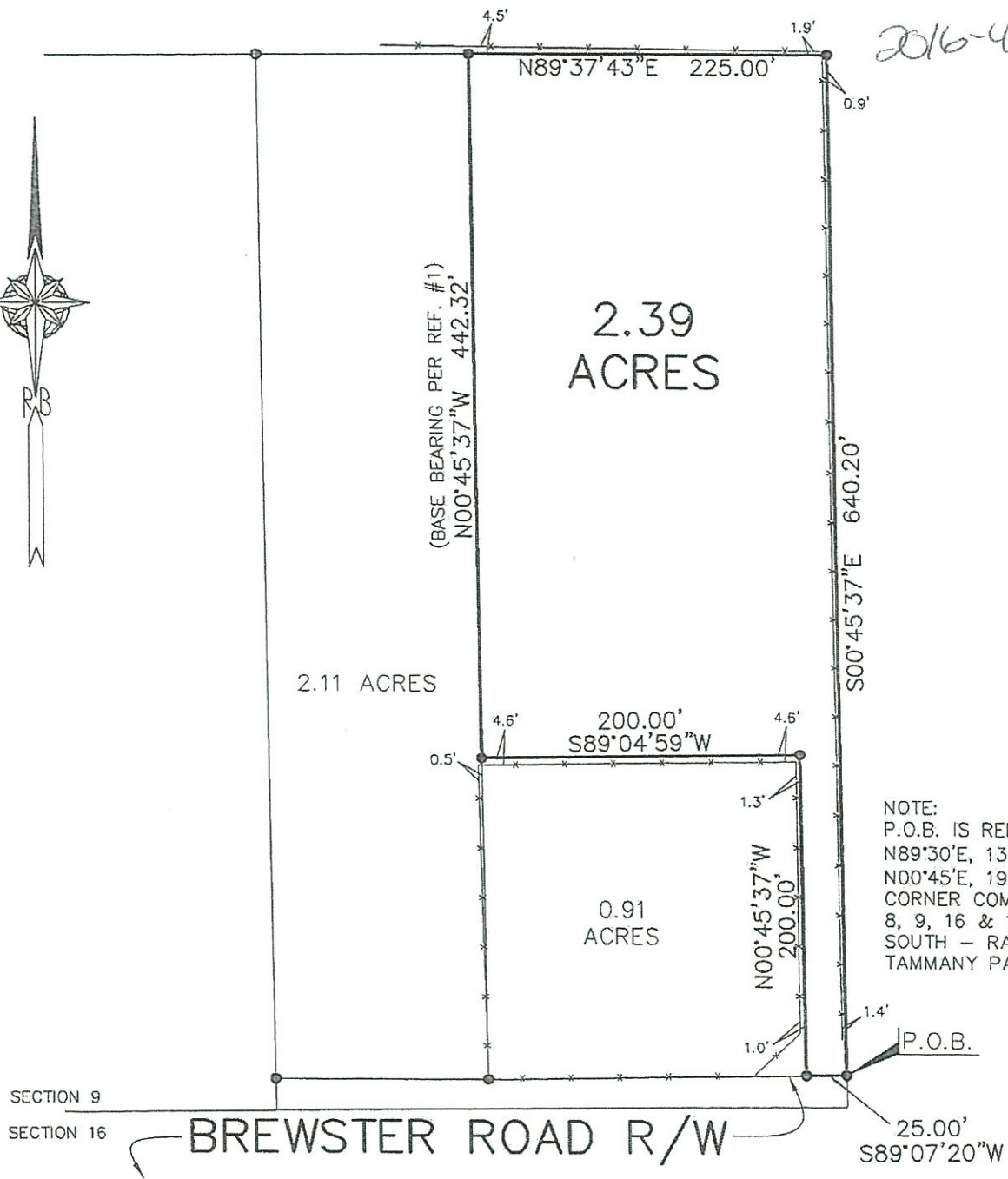
A SURVEY MAP OF A 2.11 ACRE PARCEL OF LAND SITUATED IN SECTION 9, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: **ST. TAMMANY PARISH**

SURVEYED BY:

SEAN M. BURKES
 LA REG. No. 4785

2016-490-20



NOTE:
 P.O.B. IS REPORTED TO BE
 N89°30'E, 1345.05'; AND
 N00°45'E, 19.5' FROM THE
 CORNER COMMON TO SECTIONS
 8, 9, 16 & 17, TOWNSHIP 7
 SOUTH - RANGE 10 EAST, ST.
 TAMMANY PARISH, LOUISIANA.

REFERENCE:
 1) Survey of 2.11 acres by Sean M. Burkes
 dated: 9/1/10
 2) Survey of 2.39 acres by Thomas J. Fontcuberto

Note: I have consulted the Federal Insurance Administration
 Flood Hazard Boundary Maps and found the property
 described IS NOT located in a special flood hazard area,
 it is located in Flood Zone C.

FIRM Panel# 225205 0205 C Rev. 10/17/1989

● DENOTES 1/2" IRON ROD FND
 UNLESS OTHERWISE NOTED

Survey of
**A 2.39 ACRE PARCEL OF GROUND SITUATED IN
 SECTION 9, TOWNSHIP 7 SOUTH - RANGE 10 EAST
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 ST. TAMMANY PARISH GOVERNMENT**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET
 FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL
 APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE
 NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
 "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
 FOR A CLASS C SURVEY.

Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Geodetic • Forensic • Consultants
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309
 E-MAIL: info@brownsurveys.com

Date: SEPTEMBER 23, 2011
 Survey No. 11411
 Project No. (CR5) B11411.CR5
 Scale: 1" = 100' ±
 Drawn By: BRC
 Revised:

WAGER CEMETERY

RO

A-2

9

T7 - R10E

PF-1

BREWSTER

OAK PARK

DOTTIE

16
A-3

THERESA

HELEN

A-4

PINE OAKS



