

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5915 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO SECONDED BY: MR. FITZGERALD

ON THE 7 DAY OF DECEMBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHEAST CORNER OF HOLY TRINITY DRIVE & DOVE PARK ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 26.054 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT MD-1 (MEDICAL RESIDENTIAL DISTRICT) TO AN MD-2 (MEDICAL CLINIC DISTRICT), (WARD 4, DISTRICT 5) (2017-788-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-788-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 MD-1 (Medical Residential District to an MD-2 (Medical Clinic 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 MD-2 (Medical Clinic 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 MD-1 (Medical Residential District) to an MD-2 (Medical Clinic 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF JANUARY , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 23 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

EXHIBIT "A"

2017-788-ZC

LOT 3 ARCHDIOCESE OF NEW ORLEANS MINOR SUBDIVISION

A certain parcel of ground situated in Section 26, Township-7-south, Range -11-East, St. Tammany Parish, Louisiana and more fully described as follows
Commence at the Section Corner common to Sections 22, 23, 26, & 27, T-7-S, R-11-E, and measure South 00 degrees 05 minutes 01 seconds East a distance of 26.75 feet Thence North 89 degrees 04 minutes 28 seconds East a distance of 1034.22 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure
North 89 degrees 04 minutes 28 seconds East a distance of 313.83 feet to a point; Thence South 00 degrees 24 minutes 49 seconds East a distance of 355.43 feet to a point; Thence North 89 degrees 28 minutes 41 seconds East a distance of 511.16 feet to a point; Thence South 00 degrees 44 minutes 33 seconds East a distance of 812.50 feet to a point; Thence South 76 degrees 31 minutes 43 seconds West a distance of 1,246.42 feet to a point; Thence North 13 degrees 28 minutes 17 seconds West a distance of 187.26 feet to a point; Thence along a curve to the right having a radius of 160.00 feet, a delta of 40 degrees 22 minutes 56 seconds, an arc length of 112.77 feet, and a chord which bears North 06 degrees 43 minutes 11 seconds East having a chord distance of 110.45 feet to a point of tangency; Thence North 26 degrees 54 minutes 39 seconds East a distance of 729.64 feet to a point of curve; Thence along a curve to the left having a radius of 531.00 feet, a delta of 17 degrees 31 minutes 00 seconds, an arc length of 162.34 feet, and a chord which bears North 18 degrees 09 minutes 08 seconds East having a chord distance of 161.71 feet to a point of tangency; Thence North 09 degrees 23 minutes 38 seconds East a distance of 114.12 feet to a point of curve; Thence along a curve to the left having a radius of 500.00 feet, a delta of 09 degrees 48 minutes 55 seconds, an arc length of 85.66 feet, and a chord which bears North 04 degrees 29 minutes 11 seconds East having a chord distance of 85.55 feet to a point of tangency; Thence North 00 degrees 25 minutes 17 seconds West a distance of 154.53 feet to the POINT OF BEGINNING, and containing 1,134,918 square feet or 26.054 acre(s) of land, more or less.

Case No.: 2017-788-ZC

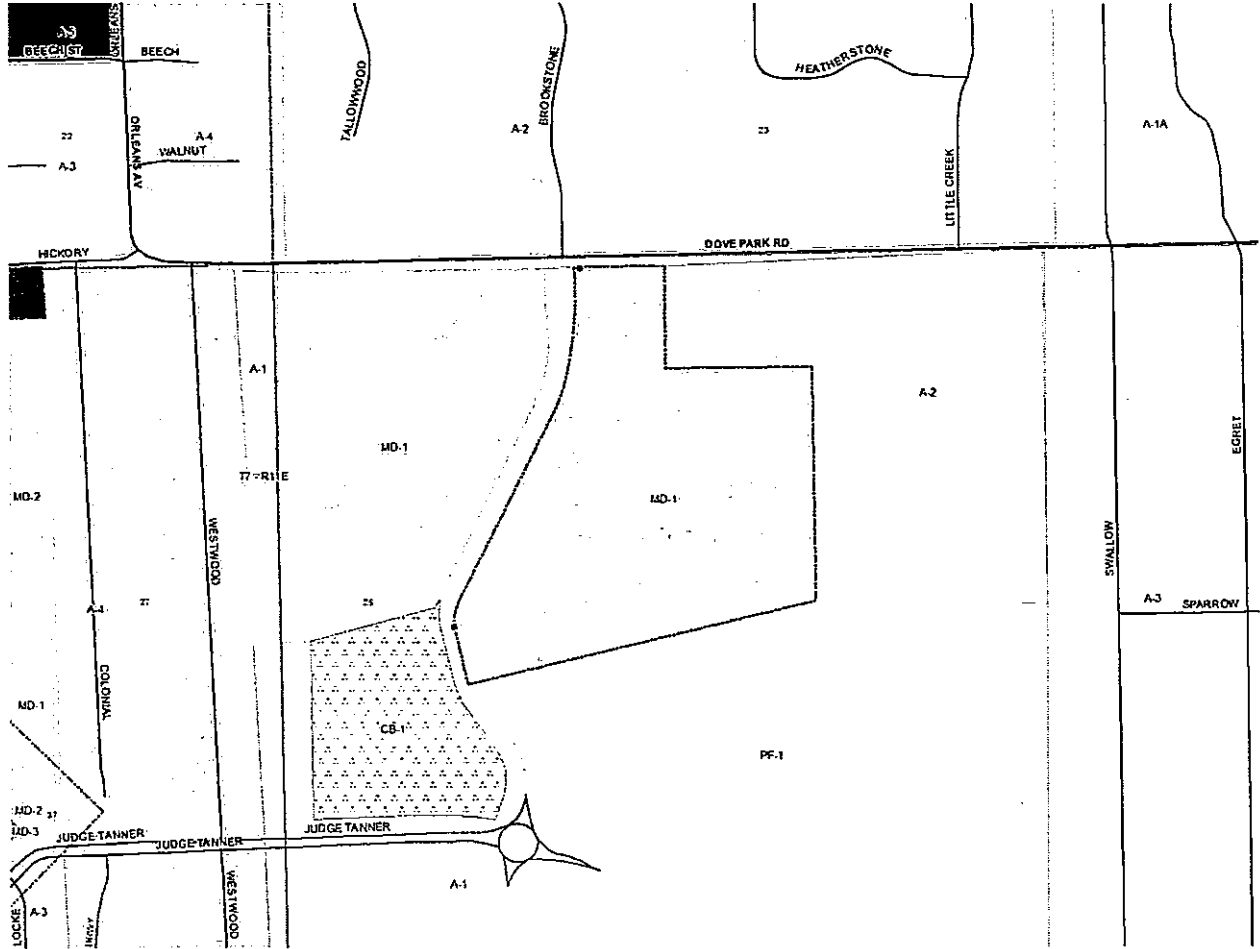
PETITIONER: Comm-Care Corporation - John Stassi - Jeffrey Shoen

OWNER: THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF NEW ORLEANS - Jeff Entwisle - Jeffrey Shoen

REQUESTED CHANGE: From MD-1 Medical Residential District to MD-2 Medical Clinic District

LOCATION: Parcel located on the southeast corner of Holy Trinity Drive & Dove Park Road; S26, T7S, R11E; Ward 4, District 5

SIZE: 26.054 acres



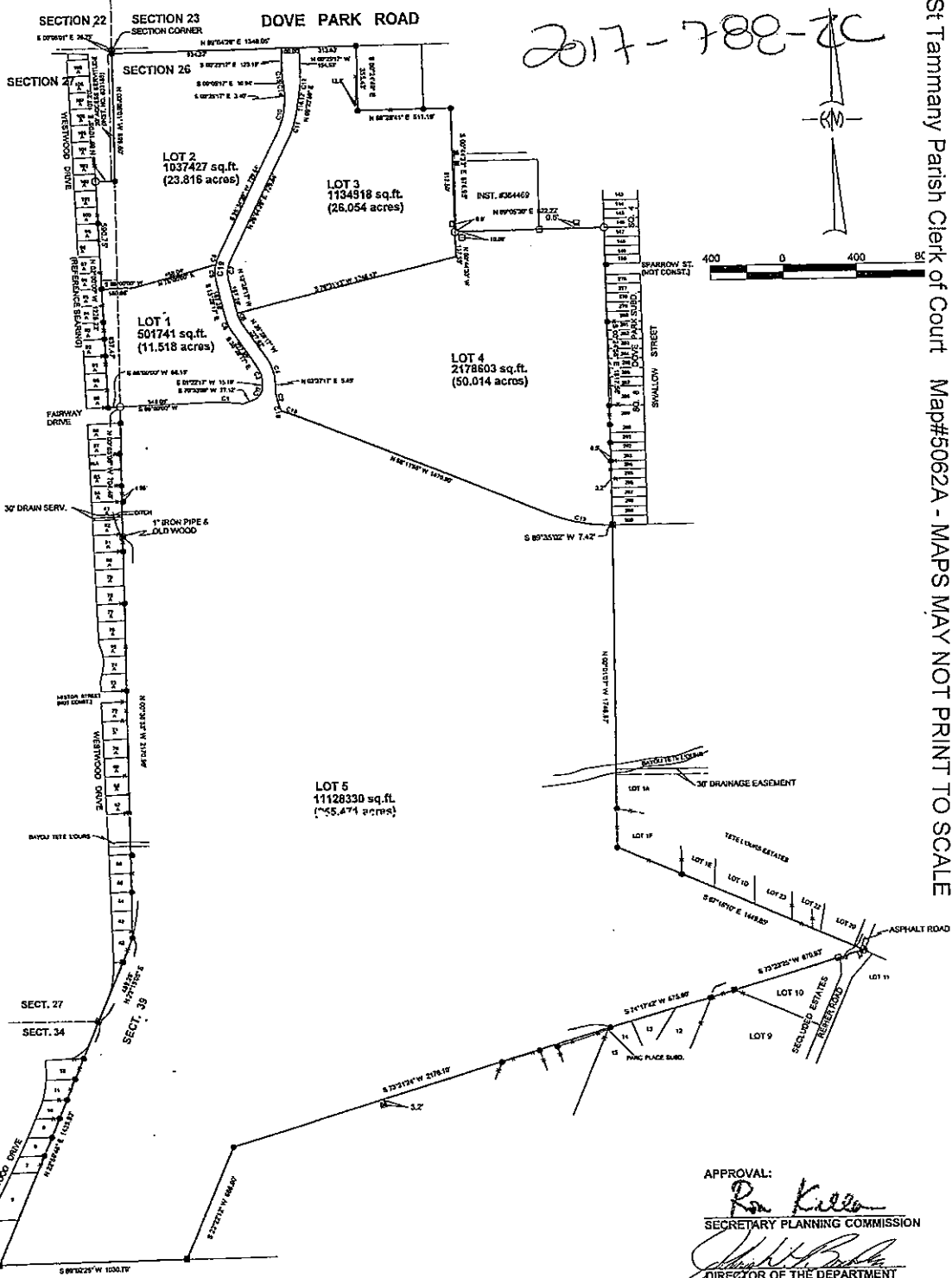
2017-788-7C



VICINITY MAP

CURVE TABLE

#	Radius	Delta	Chord	Tan	Chord Bearing
1	1245.00	90°04'11"	197.05	195.87	N 87°27'55" W
2	381.00	22°10'05"	148.00	147.15	S 12°08'07" E
3	181.00	36°50'55"	103.35	101.78	N 17°03'00" W
4	231.00	30°50'55"	143.54	145.09	N 78°04" W
5	108.00	22°00'00"	61.44	61.00	S 24°28'17" E
6	238.00	22°00'00"	61.21	67.71	S 24°28'17" E
7	180.00	40°22'56"	112.77	110.45	S 08°43'11" W
8	230.00	14°47'18"	58.30	58.20	S 89°10'11" W
9	200.00	25°35'10"	102.71	101.86	S 24°28'17" E
10	481.00	27°19'56"	219.81	217.83	N 13°14'41" E
11	531.00	17°11'00"	182.34	181.81	N 18°00'00" E
12	500.00	00°48'50"	83.80	85.55	N 84°29'11" E
13	800.00	22°19'07"	348.88	345.81	S 78°18'20" E
14	490.00	08°10'00"	61.50	60.45	N 04°45'17" E
15	419.00	04°40'00"	63.30	63.32	S 04°45'17" E
16	85.00	00°42'31"	1.18	1.18	N 11°00'00" W
17	80.00	64°10'31"	75.87	75.70	N 28°28'40" E
18	1245.00	04°20'12"	105.10	108.00	N 10°37'01" W
19	230.00	40°22'56"	102.10	104.68	S 08°43'11" W



- REFERENCES:
1. PLAY OF WESTWOOD SUBDIVISION, PH. 1 BY THIS FIRM FILED 10/18/92, MAP FILE NO. 1002 B.
 2. PLAY OF WESTWOOD SUBDIVISION, PH. 2, BY THIS FIRM FILED 3/10/93, MAP FILE NO. 1110.
 3. PLAY OF DOVE PARK, BY ADLDE ORR, JR., FILED 6/20/93, MAP FILE NO. 18 A.
 4. PLAY OF TETE LOURS ESTATES, BY RENE A HARRIS, FILED 01/11/91, MAP FILE NO. 86A.
 5. RESUBDIVISION PLAY OF LOTS 1, TETE LOURS ESTATES, BY NED R. WILSON, FILED 12/21/87, MAP FILE NO. 074 A.
 6. PLAY OF SECLUDED ESTATES, BY EDDIE J. CHAMPAGNE, FILED 02/11/71, MAP FILE NO. 69 A.
 7. PLAY OF PARC PLACE SUBDIVISION, BY THIS FIRM, FILED 10/18/92, MAP FILE NO. 949 A.
 8. SURVEY BY THIS FIRM, ATTACHED TO INSTRUMENT, NO. 182211, FILED 10/18/92, MAP FILE NO. 949 A.
 9. SURVEY BY IVAH N. DORGEK, ATTACHED TO INSTRUMENT NO. 480278.
 10. SURVEY BY EDDIE J. CHAMPAGNE, DATED 11/14/6078, DRAWING NO. 4432.

- LEGEND
- CURB/SEWER
 - 1/2" IRON ROD SET
 - 1/2" IRON ROD FOUND
 - 3/4" IRON PIPE FOUND
 - 1 1/2" IRON PIPE FOUND
 - 1" IRON PIPE FOUND
 - CONCRETE MONUMENT
- THIS PROPERTY IS LOCATED IN FLOOD ZONE C
 BASE FLOOD ELEV. NVA
 FURIA PANEL NO. 225205 0240-C
 REV. AUGUST 16, 1995

NOTE: LOTS 1 THRU 4 SHALL BE SERVICED BY A CENTRAL SEWER & WATER SYSTEM.

NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, ETC. OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

KELLY J. MCHUGH
 LICENSE NO. 4443
 PROFESSIONAL SURVEYOR

Kelly J. McHugh (650) 790-4443

CERTIFIED CORRECT AS BE ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP DENIES CORRECT PLAT.

APPROVAL:
Ron Killea
 SECRETARY PLANNING COMMISSION

John H. Boudreaux
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

5-31-2012 5062A
 DATE FILED FILE NO.

Angela (Strickland)
 CLERK OF COURT

ARCHDIOCESE OF NEW ORLEANS

MINOR SUBDIVISION OF:
 366.87 ACRES INTO LOTS 1-5,
 SECTIONS 26 & 30, T-7-S, R-11-E,
 GREENSBURG LAND DISTRICT
 ST. TAMMANY PARISH, LOUISIANA

REVISIONS

MARK	DATE	DESCRIPTION
1	02/01/2012	845 GALVEZ ST. - MANDEVILLE, LA 70471

KELLY J. MCHUGH & ASSOC.,
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST. - MANDEVILLE, LA 70471
 PHONE: 504-833-5611
 FAX: 504-833-5611
 CHECKED: KJM
 DATE: 03/13/12
 JOB NO: 10-252
 SHEET NO: 1 OF 1

23
2017-788-ZC

TALLOW

BUCKTHORN

HEATHERSTONE

A-2

DOVE PARK
LITTLE CREEK

26

HOLY TRINITY
BROOKSTONE

T7-
R11E

MD-1

CB-1

A-2

PF-1

JUDGE TANNER

A-1

0 560 Feet



