

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5833 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 13 DAY OF JULY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HWY 1077, NORTH OF US HWY 190 AND WHICH PROPERTY COMPRISES A TOTAL OF 157.31 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT- 146.299 ACRES), A-5 (TWO FAMILY RESIDENTIAL DISTRICT &NDASH; 3.824 ACRES), & HC-2 (HIGHWAY COMMERCIAL DISTRICT &NDASH; 7.100 ACRES), (WARD 1, DISTRICT 3). (2016-523-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-523-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 PUD (Planned Unit Development Overlay) to an A-4 (Single Family Residential District- 146.299 acres), A-5 (Two Family Residential District – 3.824 acres), & HC-2 (Highway Commercial District – 7.100 acres) 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-4 (Single Family Residential District- 146.299 acres), A-5 (Two Family Residential District – 3.824 acres), & HC-2 (Highway Commercial District – 7.100 acres).

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 PUD (Planned Unit Development Overlay) to an A-4 (Single Family Residential District- 146.299 acres), A-5 (Two Family Residential District – 3.824 acres), & HC-2 (Highway Commercial District – 7.100 acres).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF AUGUST , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28 , 2017

Published Adoption: _____ , 2017

Delivered to Parish President: _____ , 2017 at _____

Returned to Council Clerk: _____ , 2017 at _____

Exhibit "A"

2016-523-ZC CONT'D

That portion of Providence Parks to be zoned A-5 Two Family Residential District:

Commencing at a point marked by a found 1" iron pipe, being the section corner common to sections 21, 22, 27, and 28, located in Township 6 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Goodbee, Louisiana (SECs 21, 22, 27, 28, T-6-S, R-10-E, GLD), proceed;

South 89°23'20" West, 455.83 feet to a point;

THENCE North 1°59'13" East, 422.02 feet to a point;

THENCE North 85°28'50" West, 2,538.95 feet to a point;

THENCE North 0°00'00" East, 380.75 feet to the beginning of a curve concave westerly, said curve having a chord bearing of North 15°49'03" West, a chord distance of 51.79 feet, and a radius of 95.00 feet;

THENCE northerly along said curve through a central angle of 31°38'05" an arc distance of 52.45 feet to a point of tangency;

THENCE North 31°38'05" West, 76.79 feet to a point;

THENCE North 58°21'55" East, 10.00 feet to a point;

THENCE North 31°38'05" West, 80.00 feet to a point and corner, the point of beginning;

THENCE North 31°38'05" West, 295.00 feet to a point and corner;

THENCE North 58°21'55" East, 175.00 feet to a point and corner;

THENCE North 31°38'05" West, 20.00 feet to the beginning of a curve concave easterly, said curve having a chord bearing of North 13°21'55" East, a chord distance of 14.14 feet, and a radius of 10.00 feet;

THENCE northerly along said curve through a central angle of 90°00'00" an arc distance of 15.71 feet to a point of tangency;

THENCE North 58°21'55" East, 64.71 feet to the beginning of a curve concave southerly, said curve having a chord bearing of North 68°15'56" East, a chord distance of 331.84 feet, and a radius of 965.00 feet;

THENCE easterly along said curve through a central angle of 19°48'03" an arc distance of 333.50 feet to a point and corner;

THENCE South 12°25'40" East, 325.03 feet to the beginning of a non-tangent curve concave southerly, said curve having a chord bearing of South 68°24'59" West, a chord distance of 223.40 feet, and a radius of 640.00 feet;

THENCE westerly along said curve through a central angle of 20°06'09" an arc distance of 224.55 feet to a point and corner;

THENCE South 58°21'55" West, 249.71 feet to a point and corner, the point of beginning;

Said area containing 3.824 acres, more or less

That portion of Providence Parks to be zoned HC-2 Highway Commercial District:

Commencing at a point marked by a found 1" iron pipe, being the section corner common to sections 21, 22, 27, and 28, located in Township 6 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Goodbee, Louisiana (SECs 21, 22, 27, 28, T-6-S, R-10-E, GLD), proceed;

South 89°23'20" West, 455.83 feet to a point;

THENCE North 1°59'13" East, 422.02 feet to a point;

THENCE North 85°28'50" West, 2,538.95 feet to a point and corner, the point of beginning;

THENCE North 85°28'50" West, 22.05 feet to a point and corner;

THENCE North 3°45'34" East, 32.43 feet to a point and corner;

THENCE North 86°42'56" West, 94.11 feet to a point and corner;

THENCE North 31°38'05" West, 1,104.73 feet to a point and corner;

THENCE North 58°21'55" East, 290.00 feet to a point and corner;

THENCE South 31°38'05" East, 372.25 feet to a point and corner;

THENCE North 58°21'55" East, 10.00 feet to a point and corner;

THENCE South 31°38'05" East, 375.00 feet to a point and corner;

THENCE South 58°21'55" West, 10.00 feet to a point and corner;

THENCE South 31°38'05" East, 76.79 feet to the beginning of a curve concave westerly, said curve having

a chord bearing of South 15°49'03" East, a chord distance of 51.79 feet, and a radius of 95.00 feet;

THENCE southerly along said curve through a central angle of 31°38'05" an arc distance of 52.45 feet to point and corner;

THENCE South 0°00'00" East, 380.75 feet to a point and corner, the point of beginning;

Said area containing 7.100 acres, more or less

Exhibit "A"

2016-523-ZC

That portion of Providence Parks to be zoned A-4:

From a point and corner marked by a found 1" iron pipe, being the section corner common to sections 21, 22, 27, and 28, located in Township 6 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Goodbee, Louisiana (SECs 21, 22, 27, 28, T-6-S, R-10-E, GLD), and being the point of beginning, proceed;

South 89°23'20" West, 455.83 feet to a point and corner;

THENCE North 1°59'13" East, 422.02 feet;

THENCE North 85°28'50" West, 2,538.95 feet to a point and corner;

THENCE North 0°00'00" East, 380.75 feet to the beginning of a curve concave westerly, said curve having a chord bearing of North 15°49'03" West, a chord distance of 51.79 feet, and a radius of 95.00 feet;

THENCE northerly along said curve through a central angle of 31°38'05" an arc distance of 52.45 feet to a point of tangency;

THENCE North 31°38'05" West, 76.79 feet to a point and corner;

THENCE North 58°21'55" East, 10.00 feet to a point and corner;

THENCE North 31°38'05" West, 80.00 feet to a point and corner;

THENCE North 58°21'55" East, 249.71 feet to the beginning of a curve concave southerly, said curve having a chord bearing of North 68°24'59" East, a chord distance of 223.40 feet, and a radius of 640.00 feet;

THENCE easterly along said curve through a central angle of 20°06'09" an arc distance of 224.55 feet to a point and corner;

THENCE North 12°25'40" West, 325.03 feet to the beginning of a non-tangent curve concave southerly, said curve having a chord bearing of South 68°15'56" West, a chord distance of 331.84 feet, and a radius of 965.00 feet;

THENCE westerly along said curve through a central angle of 19°48'03" an arc distance of 333.50 feet to a point of tangency;

THENCE South 58°21'55" West, 64.71 feet to the beginning of a curve concave easterly, said curve having a chord bearing of South 13°21'55" West, a chord distance of 14.14 feet, and a radius of 10.00 feet;

THENCE southerly along said curve through a central angle of 90°00'00" an arc distance of 15.71 feet to a point of tangency;

THENCE South 31°38'05" East, 20.00 feet to a point and corner;

Said area containing 146.299 acres, more or less.
THENCE South 58°21'55" West, 185.00 feet to a point and corner;

THENCE North 31°38'05" West, 372.25 feet to a point and corner;

THENCE South 58°21'55" West, 290.00 feet to a point and corner;

THENCE North 31°38'05" West, 57.61 feet to a point and corner;

THENCE North 58°21'39" East, 480.08 feet to a point and corner;

THENCE North 31°38'21" West, 130.00 feet to a point and corner;

THENCE North 58°21'39" East, 201.18 feet to a point and corner;

THENCE North 15°08'57" West, 488.59 feet to a point and corner;

THENCE South 89°59'29" East, 2,528.86 feet to a point and corner;

THENCE South 0°24'42" East, 342.44 feet to a point and corner;

THENCE South 63°39'01" East, 78.75 feet to a point and corner;

THENCE North 89°57'45" East, 279.68 feet to a point and corner;

THENCE North 0°24'42" West, 376.57 feet to a point and corner;

THENCE South 89°53'39" East, 420.60 feet to a point and corner;

THENCE South 0°16'06" East, 1,747.45 feet to a point and corner;

THENCE South 89°23'20" West, 361.96 feet to a point and corner;

THENCE South 0°16'06" East, 361.50 feet to a point and corner;

THENCE North 89°23'20" East, 361.96 feet to a point and corner;

THENCE South 0°16'06" East, 475.02 feet to a point and corner, the point of beginning;

Said area containing 146.299 acres, more or less.

Case No.: 2016-523-ZC

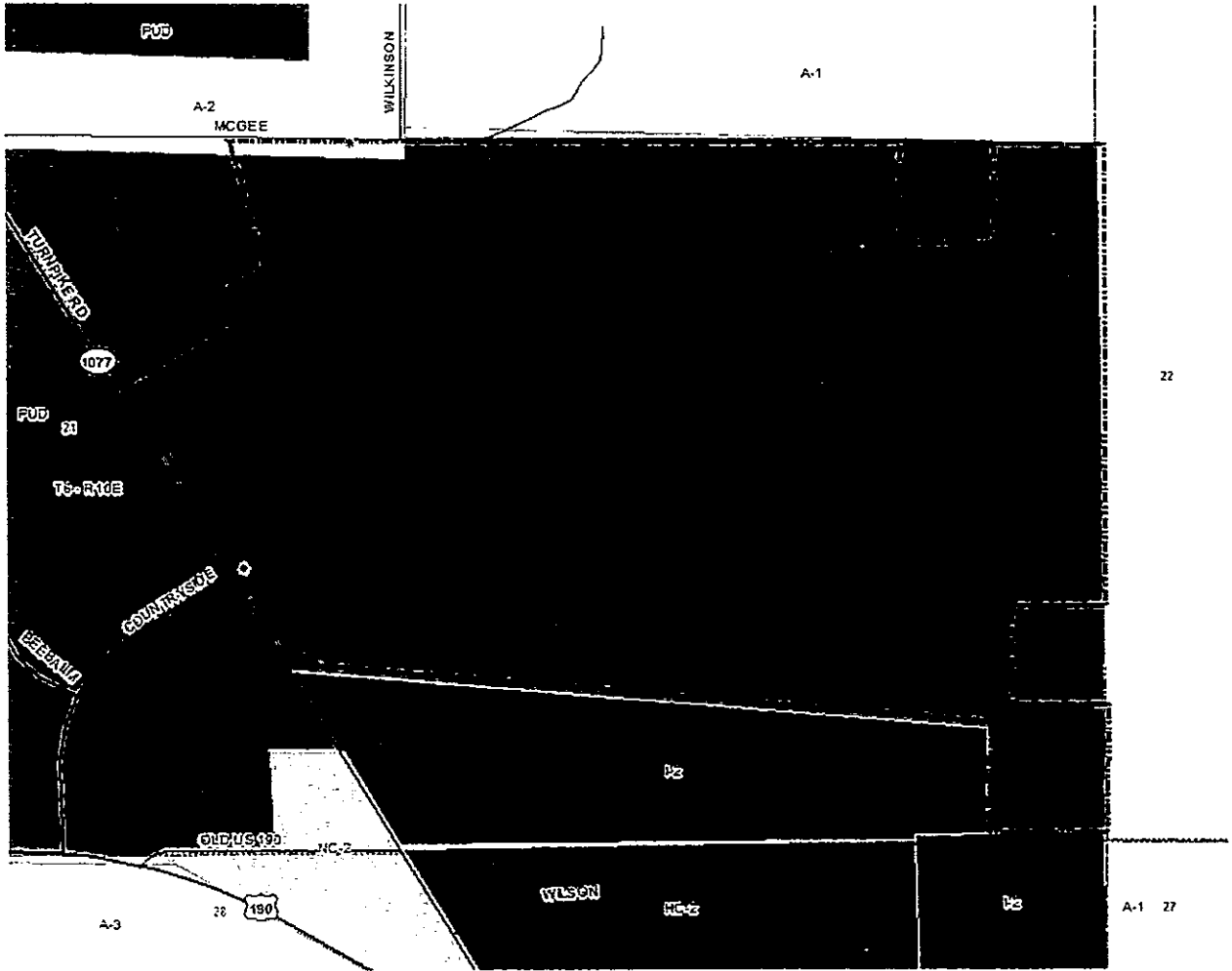
PETITIONER: 285 LLC - Richard Murphy

OWNER: 285 LLC - Richard Murphy

REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-4 Single-Family Residential District, A-5 Two Family Residential District & HC-2 Highway Commercial District

LOCATION: Parcel located on the east side of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward 1, District 3

SIZE: 157.31 acres



2016-523-ZC

WILKINSON

A-1

A-2

MCGEE

22

21

PUD

T6-R10E

TURPIKERD

COUNTRYSIDE

1077

OLD US 190

NC-2

WILSON

HC-2

I-2

27

28

LADNER

A-3

190

0 1,000 Feet

N



