

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5825 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 1 DAY OF JUNE , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF HICKORY DRIVE, WEST OF LA HWY 41, BEING 38094 HICKORY DRIVE, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL OF 4.64 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) & ED-1 (PRIMARY EDUCATION DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & 1 ACRE TO MHO (MANUFACTURED HOUSING OVERLAY), (WARD 6, DISTRICT 11). (2017-600-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-600-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) & ED-1 (Primary Education District) to an A-2 (Suburban District) & 1 acre to 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-2 (Suburban District) & 1 acre as 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-2 (Suburban District) & ED-1 (Primary Education District) to an A-2 (Suburban District) & 1 acre to 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

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 13 DAY OF JULY, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 24, 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

EXHIBIT "A"

2017-600-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situated in Section 35, Township 7 South, Range 14 East, in the Parish of St. Tammany, State of Louisiana, and fully described as follows, to-wit:

From the Southwest corner of Section 38, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, go North 11 degrees, 36 minutes, 00 seconds West a distance of 1,706.67 feet to the Point of Beginning.

Thence go South 83 degrees, 31 minutes, 30 seconds West for a distance of 498.17 feet to a point; thence go North 00 degrees 31 minutes 27 seconds West -Actual (North 00 degrees 24 minutes 26 seconds West -Plat) a distance of 473.91 feet to a point; thence go South 88 degrees 57 minutes 32 seconds East 413.94 feet -Actual (413.68 feet - Plat) to a point; thence go South 11 degrees 46 minutes 08 seconds East -Actual (South 11 degrees 36 minutes 00 seconds -Plat) 418.99 feet to the Point of Beginning.

A certain parcel of land, lying and situated in Section 35, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

*From the southwest corner of Section 38, Township 7 South, Range 14 East, Greensburg Land District, St. Tammany Parish, Louisiana run North 11 Degrees 36 Minutes 00 Seconds West a distance of 1706.67 feet to a ½" iron rod found; Thence run North 11 Degrees 46 Minutes 08 Seconds West a distance of 65.10 feet to a point; Thence run South 78 Degrees 13 Minutes 52 Seconds West a distance of 35.00 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** run South 78 Degrees 13 Minutes 52 Seconds West a distance of 145.20 feet to a point; Thence run North 11 Degrees 46 Minutes 08 Seconds West a distance of 300.00 feet to a point; Thence run North 78 Degrees 13 Minutes 52 Seconds East a distance of 145.20 feet to a point; Thence run South 11 Degrees 46 Minutes 08 Seconds East a distance of 300.00 feet and back to the **Point of Beginning**.*

Said parcel contains 1.00 acres of land more or less, lying and situated in Section 35, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Case No.: 2017-600-ZC

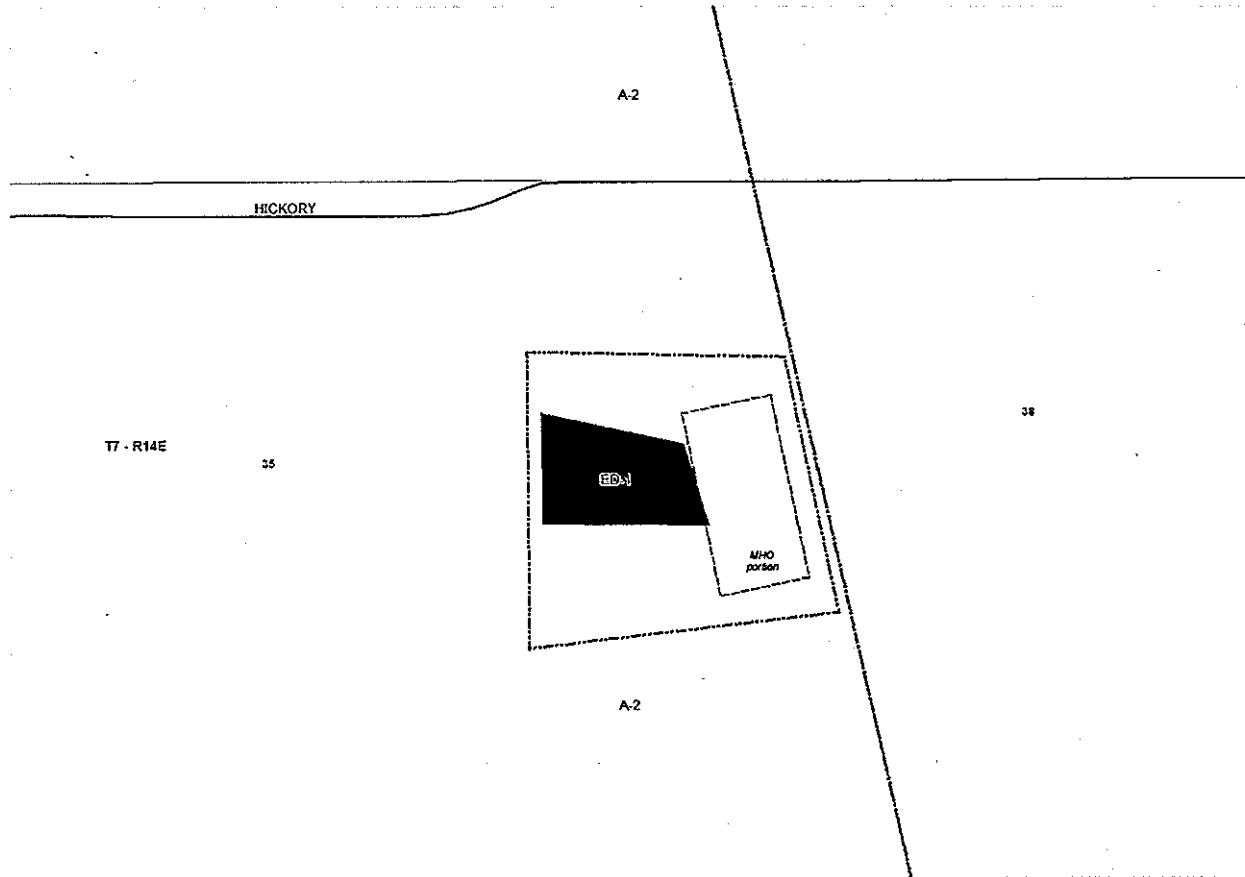
PETITIONER: Amanda & David Dean & Martin & Linda Krey

OWNER: The Dean's List, LLC - Amanda & David Dean & Martin & Linda Krey

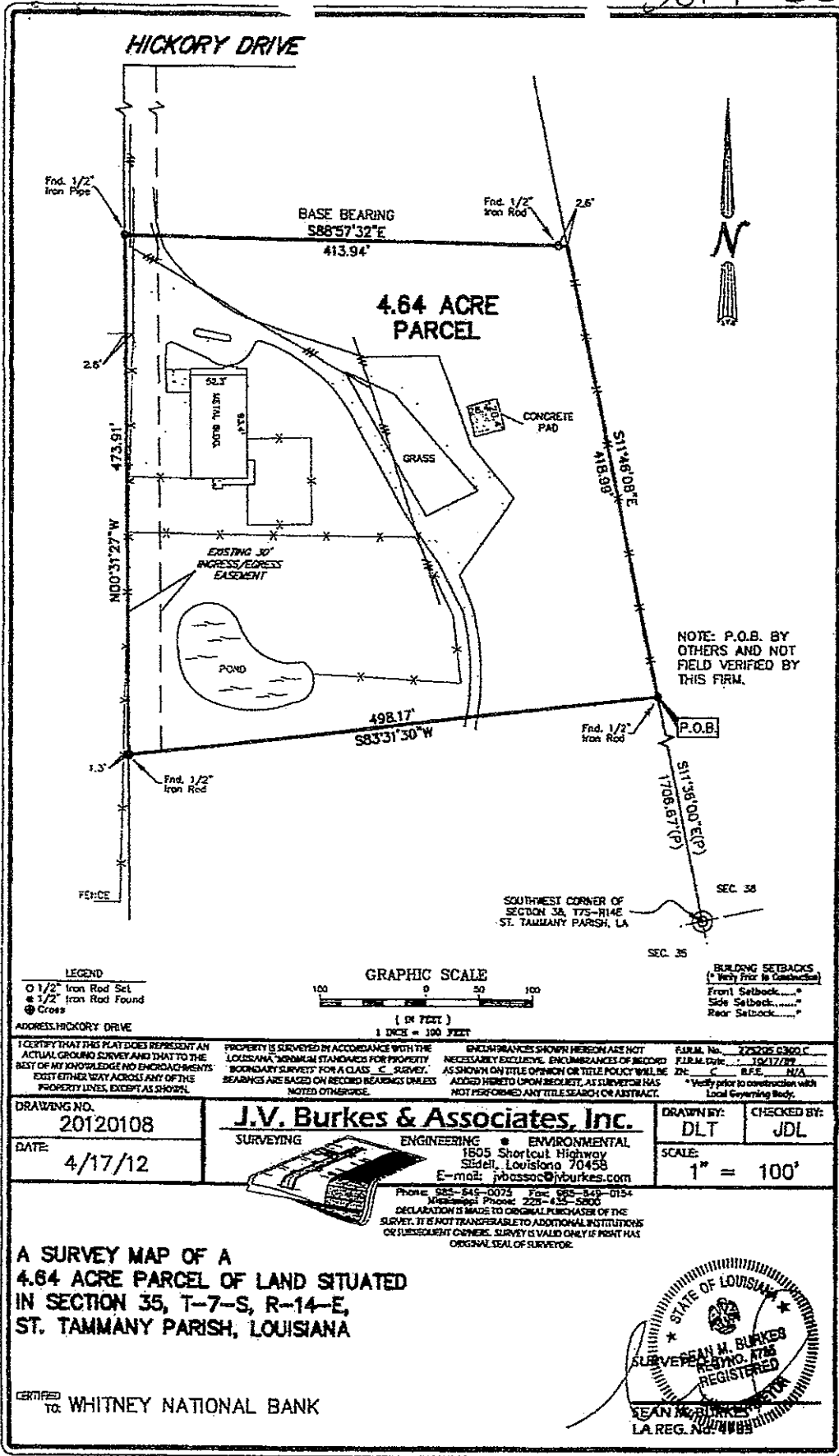
REQUESTED CHANGE: From A-2 Suburban District, ED-1 Primary Education District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Hickory Drive, west of LA Highway 41, being 38094 Hickory Drive, Pearl River; S35, T7S, R14E; Ward 6, District 11

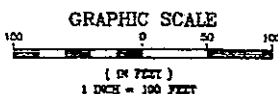
SIZE: 4.64 acres to A-2 Suburban District & 1 acre to MHO Manufactured Housing Overlay



2017-6000-ZC



LEGEND
 ○ 1/2" Iron Rod Set
 ● 1/2" Iron Rod Found
 ⊕ Cross



BUILDING SETBACKS
 (Verify First In Construction)
 Front Setback...
 Side Setback...
 Rear Setback...
 *Verify prior to construction with Local Governing Body.

ADDRESS: HICKORY DRIVE
 I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF NO ENCUMBRANCES 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 'C' 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 HEREON UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

FIRM No. 270206 0360 C
 FIRM DATE: 10/17/07
 ZONE: C B.F.E. N/A
 *Verify prior to construction with Local Governing Body.

DRAWING NO. 20120108
 DATE: 4/17/12

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1605 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvassoc@jvburkes.com
 Phone: 985-845-0075 Fax: 985-845-0154
 Mobile: 225-434-5800

DRAWN BY: DLT
 CHECKED BY: JDL
 SCALE: 1" = 100'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF FRONT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF A 4.64 ACRE PARCEL OF LAND SITUATED IN SECTION 35, T-7-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: WHITNEY NATIONAL BANK



PATHFILE:\M:\SURVEYING\2012\BOUNDARY SURVEY\T-7-S-R-14-SEC. 35\20120108_35-7-14_BALLINGER.dwg

AD

HICKORY

38

T7 - R14E

35

ED-1

MHO
proposed portion

A-2



