

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4454

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. GOULD

ON THE 2 DAY OF DECEMBER, 2010

(ZC10-11-135) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF OCHSNER ROAD EXTENSION, WEST OF LA HIGHWAY 21, NORTH OF I-12 AND WHICH PROPERTY COMPRISES A TOTAL 9.72 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PBC-2 (PLANNED BUSINESS CAMPUS DISTRICT) TO AN MD-1 (MEDICAL RESIDENTIAL DISTRICT), (WARD 1, DISTRICT)1). (ZC10-11-135)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC10-11-135, 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 PBC-2 (Planned Business Campus District) to an MD-1 (Medical Residential 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-1 (Medical Residential 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 PBC-2 (Planned Business Campus District) to an MD-1 (Medical Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF January, 2010; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: NOVEMBER 25, 2010

Published Adoption: _____, 2010

Delivered to Parish President: _____, 2010 at _____

Returned to Council Clerk: _____, 2010 at _____

EXHIBIT "A"

ZC10-11-135

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 89 DEGREES 35 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 1185.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OCHSNER BOULEVARD EXTENSION; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 01 DEGREES 37 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 1175.35 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 23.83 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 43 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 23.73 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 52.96 FEET, A CHORD BEARING OF SOUTH 31 DEGREES 04 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 52.62 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 181.48 FEET, A CHORD BEARING OF SOUTH 07 DEGREES 12 MINUTES 24 SECONDS EAST AND A CHORD LENGTH OF 159.72 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 19.79 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 41 MINUTES 03 SECONDS EAST AND A CHORD LENGTH OF 19.59 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 173.75 FEET, A CHORD BEARING OF SOUTH 12 DEGREES 36 MINUTES 08 SECONDS WEST AND A CHORD LENGTH OF 173.30 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 214.87 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 397.96 FEET, A CHORD BEARING OF NORTH 20 DEGREES 03 MINUTES 47 SECONDS EAST AND A CHORD LENGTH OF 393.87 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 75.33 FEET, AN ARC LENGTH OF 33.05 FEET, A CHORD BEARING OF NORTH 18 DEGREES 12 MINUTES 58 SECONDS EAST AND A CHORD LENGTH OF 32.79 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 185.00 FEET, AN ARC LENGTH OF 86.80 FEET, A CHORD BEARING OF NORTH 66 DEGREES 24 MINUTES 54 SECONDS EAST AND A CHORD LENGTH OF 86.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 16.23 FEET, A CHORD BEARING OF NORTH 86 DEGREES 03 MINUTES 22 SECONDS EAST AND A CHORD LENGTH OF 16.20 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 298.60 FEET, A CHORD BEARING OF SOUTH 79 DEGREES 24 MINUTES 12 SECONDS EAST AND A CHORD LENGTH OF 297.69 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF OCHSNER BOULEVARD EXTENSION AND ALONG SAID CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT) WITH A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 754.46 FEET, A CHORD BEARING OF SOUTH 51 DEGREES 58 MINUTES 40 SECONDS EAST AND A CHORD LENGTH OF 739.76 FEET TO A POINT; THENCE RUN SOUTH 32 DEGREES 19 MINUTES 44 SECONDS EAST A DISTANCE OF 202.80 FEET TO A POINT; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF OCHSNER BOULEVARD EXTENSION RUN SOUTH 57 DEGREES 40 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 265.00 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 57 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 579.81 FEET TO A POINT; THENCE RUN NORTH FOR A DISTANCE OF 435.00 FEET TO A POINT; THENCE RUN NORTH 18 DEGREES 39 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 351.73 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 9.72 ACRES MORE OR LESS.

CASE NO.: ZC10-11-135
PETITIONER: Bruce Wainer
OWNER: All State Financial Co.
REQUESTED CHANGE: From PBC-2 (Planned Business Campus District) to MD-1 (Medical Residential District)
LOCATION: Parcel located on the south side of Ochsner Road Extension, west of LA Highway 21, north of I-12; S12, T7S, R10E; Ward 1, District 1
SIZE: 9.72 acres



