

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4594

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF JULY, 2011

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF DAUPHINE STREET & BROWNSWICH ROAD AND WHICH PROPERTY COMPRISES A TOTAL 14 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN MD-1 (MEDICAL RESIDENTIAL DISTRICT). (WARD 8, DISTRICT 9) (ZC11-06-046)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-06-046, 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 CB-1 (Community Based Facilities 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 CB-1 (Community Based Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

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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 August, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: JUNE 30, 2011

Published Adoption: _____, 2011

Delivered to Parish President: _____, 2011 at _____

Returned to Council Clerk: _____, 2011 at _____

EXHIBIT "A"

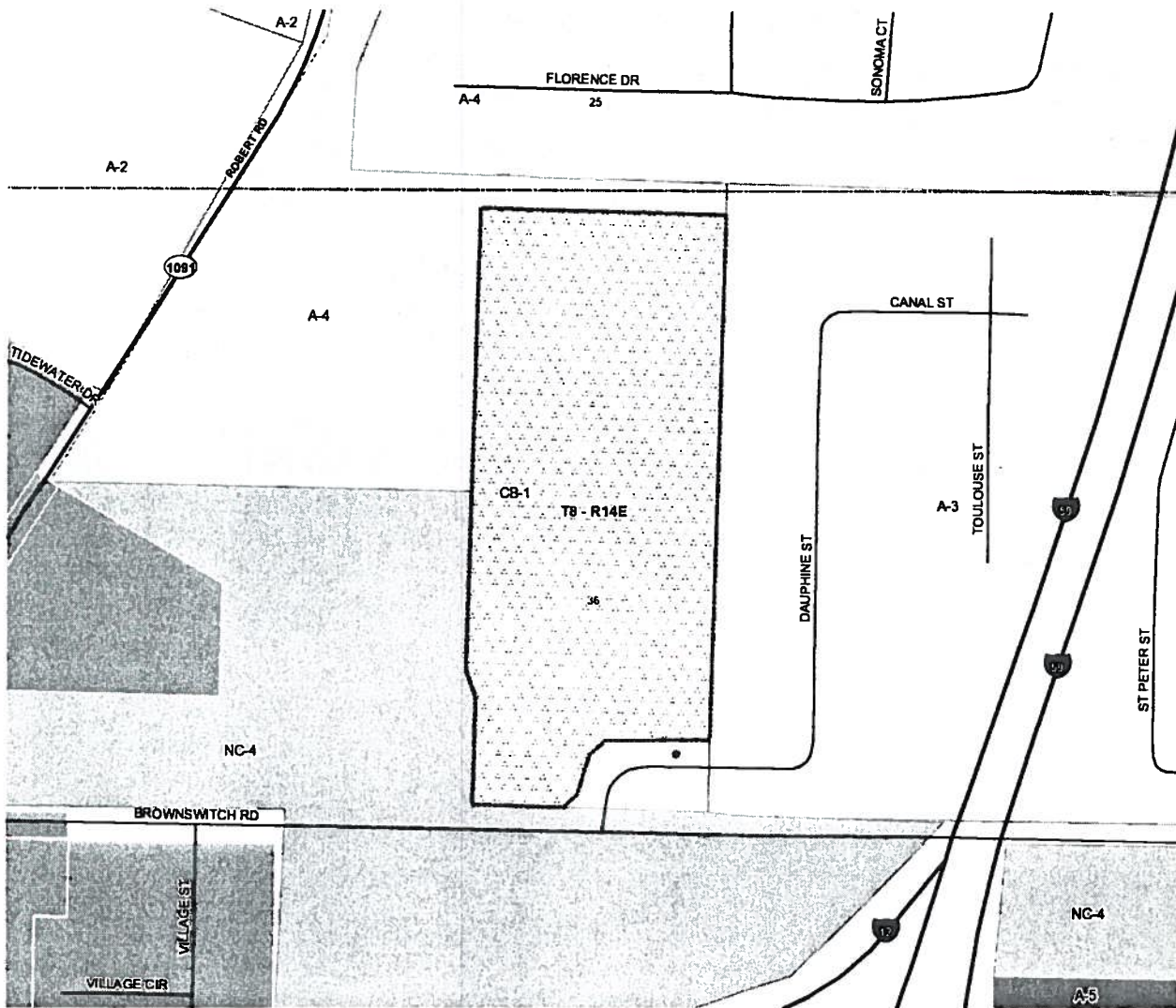
ZC11-06-046

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, with all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

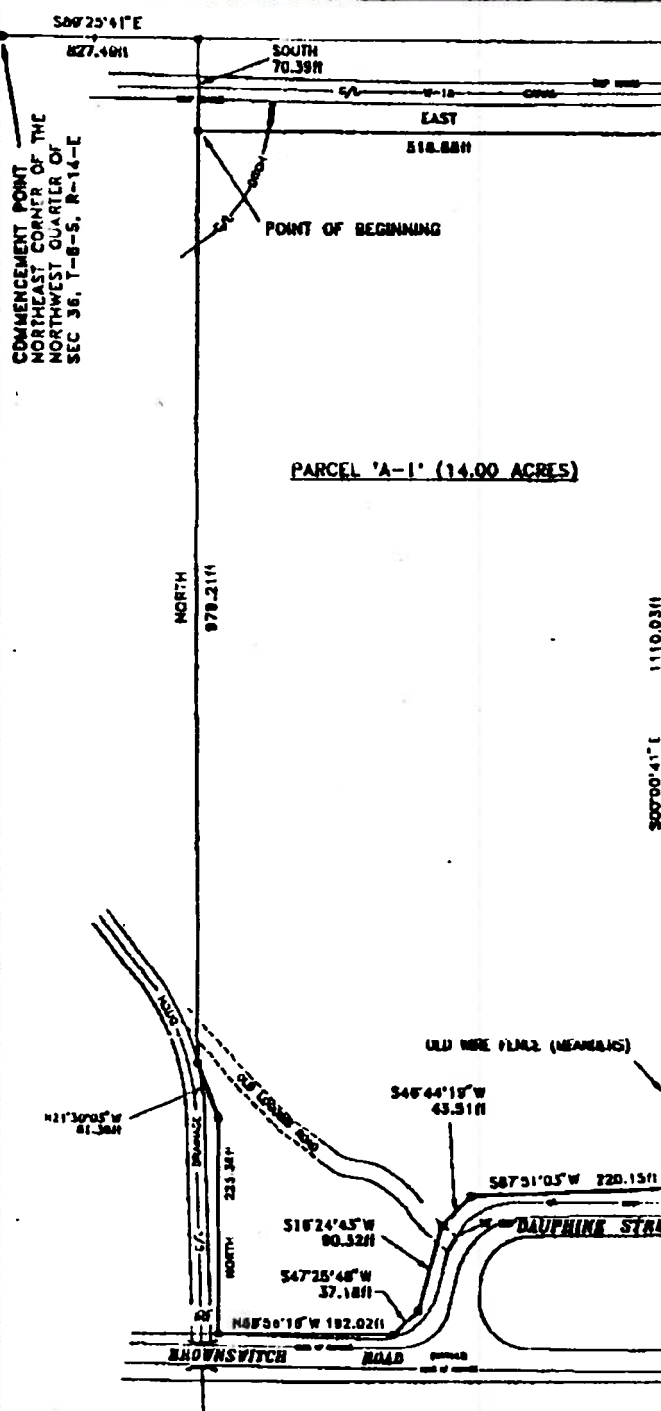
PARCEL 'A-1' (14.00 ACRES) OF PARCEL 'A' LOCATED IN SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

Commence at the Southwest corner of Lot No. 5, Square 10 of Ozone Pines Subdivision, Located in Section 36, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and the Northerly Right-of-Way of Dauphine Street Extension from a 1" iron pipe and the point of beginning; go South 87 degrees 51 minutes 03 seconds West, 220.15 feet along the Northerly right-of-way of Dauphine Street to an iron rod, thence South 46 degrees 44 minutes 19 seconds West 43.51 feet to an iron rod, thence South 16 degrees 24 minutes 43 seconds West 90.32 feet to an iron rod; thence South 47 degrees 25 minutes 48 seconds West 37.18 feet to an iron rod; thence North 89 degrees 50 minutes 57 seconds West 191.80 feet along the Northerly right-of-way of Brownswitch Road to an iron rod; thence North 00 degrees 00 minutes 00 seconds West 223.36 feet to an iron rod, thence North 21 degrees 30 minutes 03 seconds West 61.39 feet to an iron rod. Thence North 00 degrees 00 minutes 00 seconds West 979.21 feet to an iron rod, thence South 90 degrees 00 minutes 00 seconds East 518.88 feet to an iron rod, and the Northwest corner of Lot No. 23, Square 10, Ozone Pines Subdivision, thence South 00 degrees 00 minutes 00 seconds West 1,110.07 feet along the Western boundary of Ozone Pines Subdivision to the iron pipe and the point of beginning.

CASE NO.: ZC11-06-046
REQUESTED CHANGE: From CB-1 (Community based Facilities District) to MD-1 (Medical Residential District)
LOCATION: Parcel located on the north sides of Dauphine Street & Brownswich Road; S36,T8S,R14E; Ward 8, District 9
SIZE: 14 acres



2011-06-046



LEGEND
 ○ - Iron Rod Found
 ⊙ - pipe found

OZONE PINES SUBDIVISION

PLAN OF SURVEY:
 1 inch = 150 feet

SURVEY OF A CERTAIN PARCEL OF LAND, A-1, SITUATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

PROPERTY DESCRIPTION:

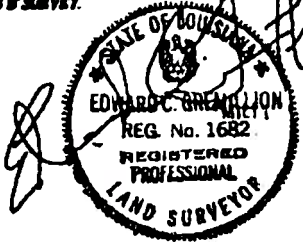
A CERTAIN PARCEL OF LAND SITUATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA; THENCE S0725'41" E A DISTANCE OF 827.48 FEET; TO A POINT ON THE NORTH MARGIN OF W-15 CANAL, IRON ROD FOUND; THENCE SOUTH A DISTANCE OF 70.39 FEET TO A POINT ON THE SOUTH MARGIN OF SAID CANAL, BEING THE POINT OF BEGINNING, IRON ROD FOUND; THENCE ALONG THE SOUTH MARGIN OF SAID CANAL EAST A DISTANCE OF 618.88 FEET TO THE NORTHWEST CORNER OF OZONE PINES SUBDIVISION, IRON ROD FOUND; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION S0700'41" E A DISTANCE OF 1110.03 FEET TO THE NORTH MARGIN OF DAUPHINE STREET, IRON PIPE FOUND; THENCE ALONG THE NORTH MARGIN OF SAID STREET S0761'05" W A DISTANCE OF 224.16 FEET, IRON ROD FOUND; THENCE CONTINUE ALONG THE NORTH MARGIN OF SAID STREET S46'44'18" W A DISTANCE OF 43.61 FEET, IRON ROD FOUND; THENCE CONTINUE ALONG THE NORTH MARGIN OF SAID STREET S16'24'45" W A DISTANCE OF 80.32 FEET, IRON ROD FOUND; THENCE CONTINUE ALONG THE NORTH MARGIN OF SAID STREET S47'26'48" W A DISTANCE OF 37.18 FEET TO A POINT ON THE NORTH MARGIN OF BROWNSWITCH ROAD, IRON ROD FOUND; THENCE ALONG THE NORTH MARGIN OF BROWNSWITCH ROAD N88'56'16" W A DISTANCE OF 192.03 FEET, IRON ROD FOUND; THENCE NORTH A DISTANCE OF 223.36 FEET, IRON ROD FOUND; THENCE NORTH A DISTANCE OF 81.39 FEET, IRON ROD FOUND; THENCE NORTH A DISTANCE OF 878.81 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.00 ACRES.

- REFERENCES:**
- 1) OZONE PINES S/D PLAN BY M.G. FRICKE, DATED MARCH 26, 1956.
 - 2) OAK HEDGE S/D PLAN DATED MARCH 12, 1928.
 - 3) SURVEY BY MOHLEN ENGINEERING, DATED 9/12/78, DRAWING #16770.

CERTIFICATION:
 THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND DELINEATED AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS IS A CLASS 'B' SURVEY.

The property is located in Zone _____, as published by the Federal Economic Administration, Official Flood Hazard Map, Community Flood Worksheet _____, revised _____.

- NOTES:**
- 1) Property is subject to any Easements, Rights of Way, and/or Encroachments on Record.
 - 2) There are no other encroachments existing other than those shown herein.
 - 3) No corrections were made during the progress of this survey to locate buried utilities or structures.
 - 4) All bearings on this plan are based on the true bearing of the north line of Ozone Pines Subdivision as per Plan by Morgan Engineering, dated 9/12/78, drawing # 16770.
 - 5) Property surveyed along the banks of a natural stream.



EDWARD C. GRENILLION PLS #1682

REVISIONS	DATE	BY

SURVEY OF A PARCEL OF LAND, A-1 CONTAINING 14 ACRES, SITUATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

EDWARD C. GRENILLION, PLS
 P.O. BOX 1771
 SLIDELL, LOUISIANA 70460
 (504) 774-3368

DATE	BY