

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4598

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 NORTH OF J. F. SMITH AVENUE, WEST OF US HIGHWAY 11 AND WHICH PROPERTY COMPRISES A TOTAL 16.0416 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-1 (INDUSTRIAL DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT). (WARD 9, DISTRICT 14) (ZC11-06-058)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-06-058, 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 I-1 (Industrial District) to an I-2 (Industrial 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 I-2 (Industrial 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 I-1 (Industrial District) to an I-2 (Industrial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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"

ZC11-06-058

A certain parcel of ground situated in Sections 27, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Northwest corner, of the Southeast Quarter, of the Northwest Quarter of Section 27, Township 8 South, Range 14 East and measure South 89° 10' 30" East a distance of 2653.43 feet Thence South 89° 10' 30" East a distance of 74.56 feet; Thence South 89° 53' 46" East a distance of 930.35 feet; Thence South 00° 22' 46" West a distance of 470.98 feet to the POINT OF BEGINNING.;

From the POINT OF BEGINNING continue South 00°22'46" West a distance of 183.97 feet to a point; Thence South 89°37'14" East a distance of 395.90 feet to

a point Thence South 00°54'45" West a distance of 691.00 feet to a point; Thence North 89°22'22" West a distance of 1,149.25 feet to a point on a curve; Thence along a curve to the right having a radius of 170.00 feet, a delta of 54°49'09", an arc length of 162.65 feet, and a chord which bears North 33°24'32"

East having a chord distance of 156.52 feet to a point of tangency;

Thence North 60°49'06" East a distance of 112.32 feet to a point of curve; Thence along a curve to the left having a radius of 230.00 feet, a delta of 46°55'16", an arc length of 188.35 feet, and a chord which bears North 37°21'28"

East having a chord distance of 183.13 feet to a point of tangency;

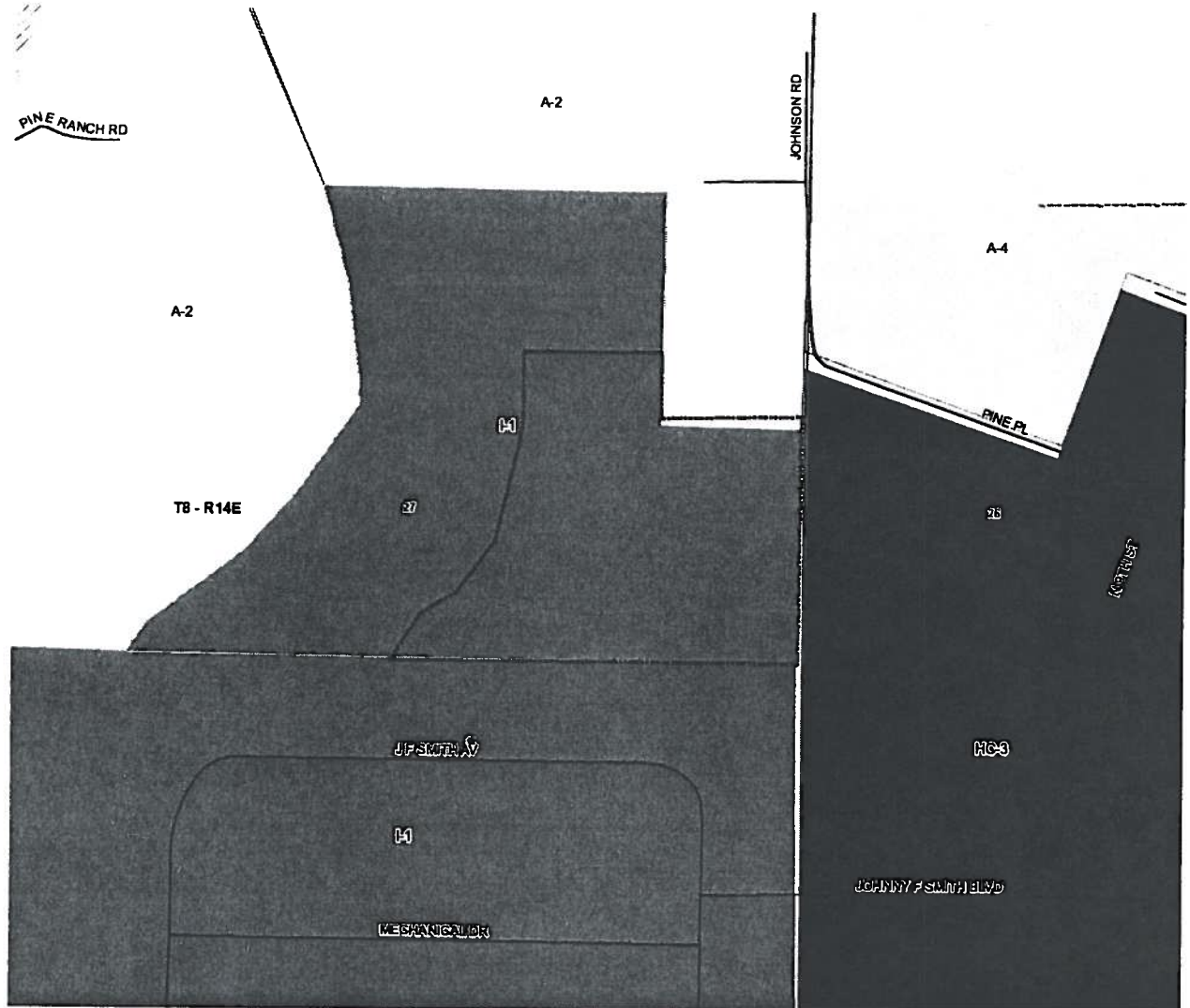
Thence North 13°53'50" East a distance of 292.76 feet to a point of curve; Thence along a curve to the left having a radius of 330.00 feet, a delta of 13°16'11", an arc length of 76.43 feet, and a chord which bears North 07°15'44"

East having a chord distance of 76.26 feet to a point of tangency;

Thence North 00°37'38" East a distance of 178.35 feet to a point; Thence South 89°22'22" East a distance of 388.27 feet to the POINT OF BEGINNING,

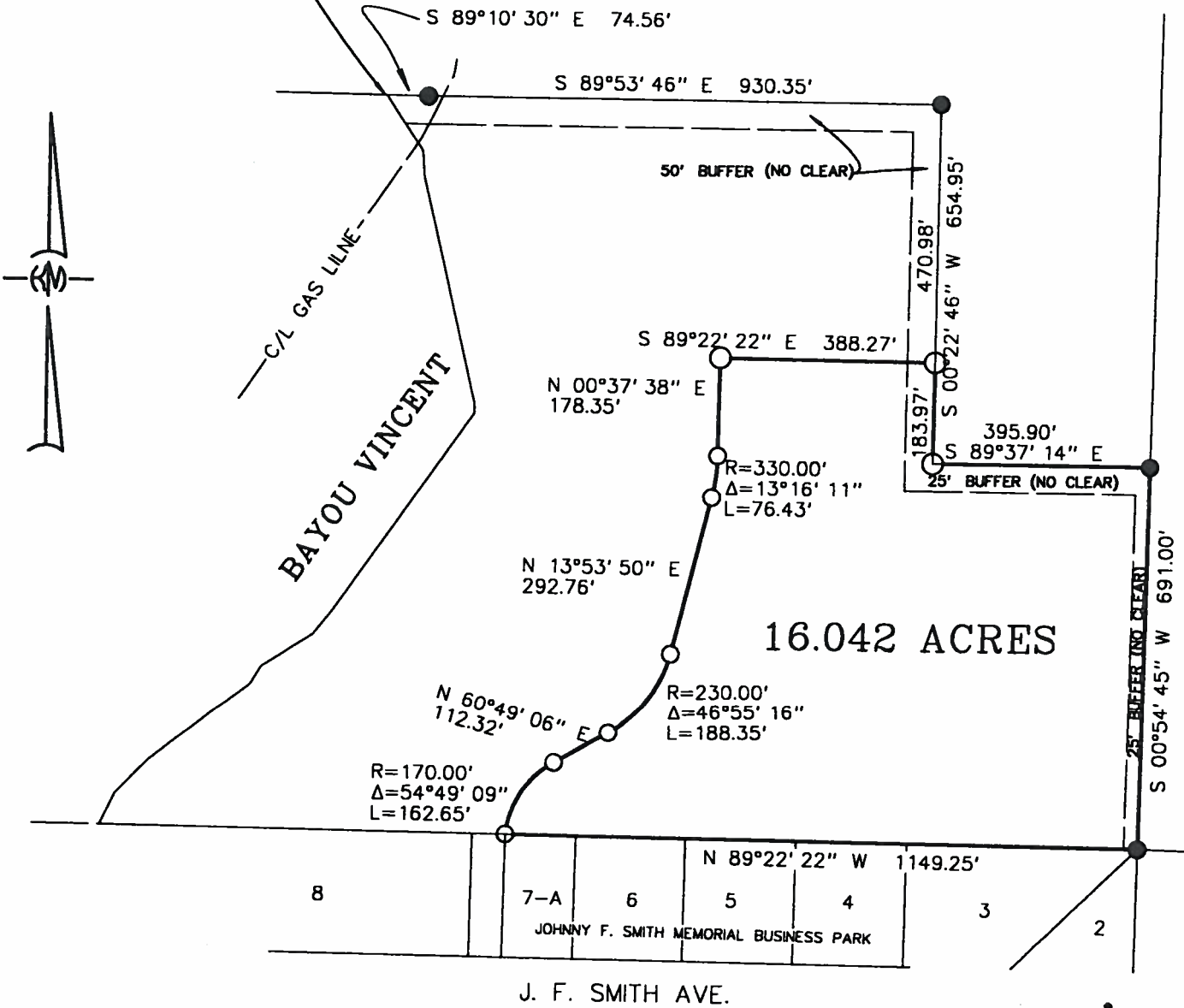
and containing 698,773.89 square feet or 16.0416 acre(s) of land, more or less.

CASE NO.: ZC11-06-058
PETITIONER: JFS Business Park, LLC / Chris Jean
OWNER: JFS Business Park, LLC / Chris Jean
REQUESTED CHANGE: From I-1 (Industrial District) to I-2 (Industrial District)
LOCATION: Parcel located north of J. F. Smith Avenue, west of US Highway 11; S27,T8S,R14E; Ward 9, District 14
SIZE: 16.0416 acres



2C11-06-058

This point located South 89 degrees 10 minutes 30 seconds East a distance of 2653.43 feet from the Northwest corner, of the Southeast Quarter, of the Northwest Quarter of Section 27, Township 8 South, Range 14 East



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

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

REFERENCE: PLAT OF A SURVEY BY THIS FIRM DATED 06-07-2010 AND NO. 08-097-BS FROM WHICH NO CLEAR BUFFERS WERE TAKEN NO BUILDING SETBACKS ARE SHOWN

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT



[Signature]
KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN 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 SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:	
16.042 ACRES SECTION 27, T-8-S, R-14-E ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
JFS MEMORIAL BUSINESS PARK LLC	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 300'	DATE: 04-18-11
DRAWN: DRJ	JOB NO.: 11-081
REVISED:	