

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5999 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 1 DAY OF JUNE , 2018

(2018-919-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY PARCEL LOCATED ON THE NORTH SIDE OF STRAIN ROAD, EAST OF LA HIGHWAY 59, AND WHICH PROPERTY COMPRISES 13.6 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-2 (INDUSTRIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT, (WARD 4, DISTRICT 5). (2018-919-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-919-ZC, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains I-2 (Industrial District); 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-4A (Single Family Residential District), see Exhibit "A" for complete boundaries.

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-2 (Industrial District) to an A-4A (Single Family 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 12 DAY OF JULY , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-919-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all right, ways, means, privileges, servitudes, advantages, and appurtenances thereonto belonging or in anywise appertaining situated in St. Tammany Parish, State of Louisiana, a certain parcel of land lying and being situated in SECTION 19, TOWNSHIP 7 SOUTH, RANGE 12 EAST, St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows, to-wit:

Commencing at the quarter section of the West boundary of said Section 19, which point is located in the East edge of the LA Hwy. 59 right-of-way and designated on plat survey as 3 ½ Mile Post on the range line; thence go South 89 degrees 45 minutes 00 seconds East a distance of 1346.4 feet to an iron stake serving as the Point of Beginning.

From the Point of Beginning thence go North 89 degrees 45 minutes 00 seconds West a distance of 1045.99 feet to a point, hereafter Point "A".

From the Point of Beginning, thence go South 0 degrees 15 minutes 00 seconds West a distance of 539.0 feet to an iron located on the northerly boundary of Strain Road; thence go South 85 degrees 45 minutes West along the northerly boundary of Strain Road a distance of 1073.38 feet to a point, hereafter Point "B".

Then run in a straight line in a northerly direction from Point "B" to Point "A". Said parcel contains 13.6 acres, more or less.

Case No.: 2018-919-ZC

PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen

OWNER: Estate of John Christakis, Nektarios Christakis, Maria C. Stokes C/O Jeffrey D. Shoen

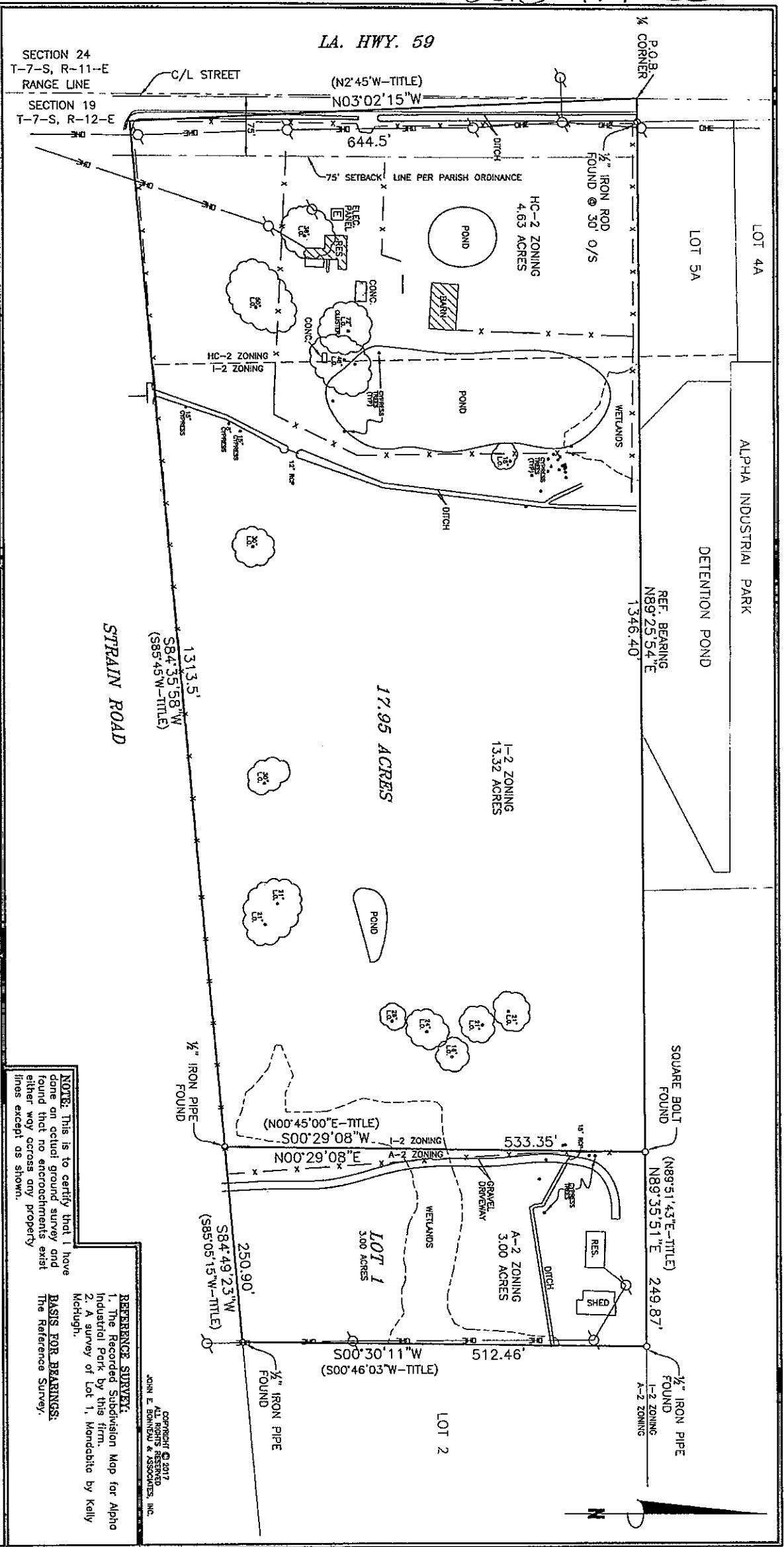
REQUESTED CHANGE: From I-2 Industrial District to A-4A Single Family Residential District

LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59; S19, T7S, R12E; Ward 4, District 5

SIZE: 13.6 acres



2018-919-2C



**SURVEY MAP OF
A 17.95 ACRE PARCEL OF LAND
AND LOT 1, MANDABITA SUBDIVISION**

situated in
SECTION 19, T-7-S, R-12-E
St. Tammany Parish, Louisiana
for
BLACK OAK HOLDINGS

ELIQUIDAZIONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A. In accordance with Community Panel No. 225505 0245 C; Revised: OCTOBER 17, 1989

Survey No. 2018 030
Date: JANUARY 26, 2018
Drawn by: SPH
Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDRILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.jebco.com • e-mail: info@jebcosurvey.com

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A-2 SURVEY.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

REFERENCE SURVEY:
1. The Recorded Subdivision Map for Alpha Industrial Park by this firm.
2. A survey of Lot 1, Mandabita by Kelly McHugh.

BASIS FOR BEARINGS:
The Reference Survey.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown herein are not necessarily exclusive. Servitudes or records as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

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Scale: 1" = 120'

Professional Seal of John E. Bonneau, Registered Professional Land Surveyor No. 4423

2018-919-ZC

SOUTH

I-2

SOLAR

WEST

MARION

ALPHA

19
T7-R12E

T7-R11E 24

STRAIN

A-2

HC-2

RUE COQUILLE

HC-3

KOOP

PF-1

CB-1

0 570 Feet

N

