

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4664

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: BELLISARIO

SECONDED BY: CANULETTE

ON THE 6 DAY OF OCTOBER, 2011

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE NORTHEAST INTERSECTION OF MILITARY ROAD & OAK ALLEY DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 4.035 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO A CB-1 (COMMUNITY BASED FACILITIES DISTRICT) & RO RURAL OVERLAY. (WARD 8, DISTRICT 9) (ZC11-07-061)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-07-061, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-1 (Suburban District); 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 CB-1 (Community Based Facilities District) and RO Rural Overlay, 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 A-1 (Suburban District) to a CB-1 (Community Based Facilities District) and RO Rural 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF NOVEMBER, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: OCTOBER 20, 2011

Published Adoption: \_\_\_\_\_, 2011

Delivered to Parish President: \_\_\_\_\_, 2011 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2011 at \_\_\_\_\_

EXHIBIT A

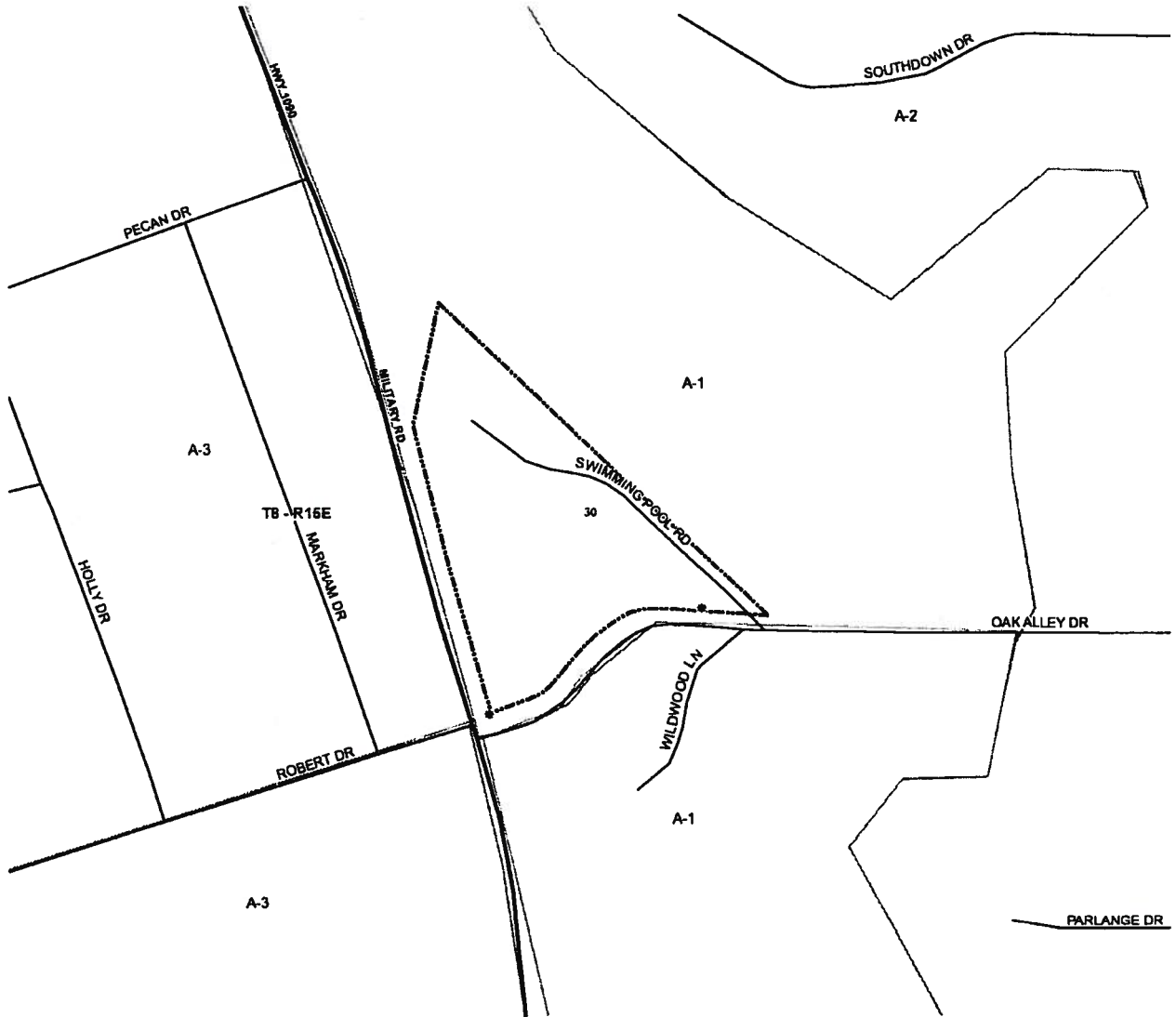
ZC11-07-061

All that certain parcel of land being situated in Section 30, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the Quarter Corner common to Sections 19 and 30 in above said Township and Range, ~~to~~ South 89 degrees, 36 minutes West 1308.77 feet; thence South 02 degrees, 02 minutes, 41 seconds East 703.41 feet to the point of beginning.

Thence from the point of beginning go South 48 degrees, 12 minutes, 43 seconds East 769.13 feet to a point on the right-of-way of Oak Alley Drive; thence go along said right-of-way in seven courses: North 87 degrees, 40 minutes, 58 seconds West 185.00 feet; thence along a curve to the left whose radius is 115.68 feet and arc length is 77.92 feet; thence South 53 degrees, 43 minutes, 22 seconds West 21.43 feet; thence along a curve to the left whose radius is 249.16 feet and arc length is 67.79 feet; thence South 38 degrees, 08 minutes, 02 seconds West 57.48 feet; thence along a curve to the right whose radius is 95.99 feet and arc length is 52.02 feet; and South 69 degrees, 11 minutes, 02 seconds West 70.27 feet to a point on the right-of-way of Military Road; thence go along said right-of-way of Military Road in three courses: North 17 degrees, 36 minutes, 57 seconds West 261.14 feet; thence North 15 degrees, 51 minutes, 10 seconds West 241.05 feet; and North 10 degrees, 20 minutes, 44 seconds East 210.34 feet more or less, back to the point of beginning.  
Containing in all 4.035 acres of land, more or less.

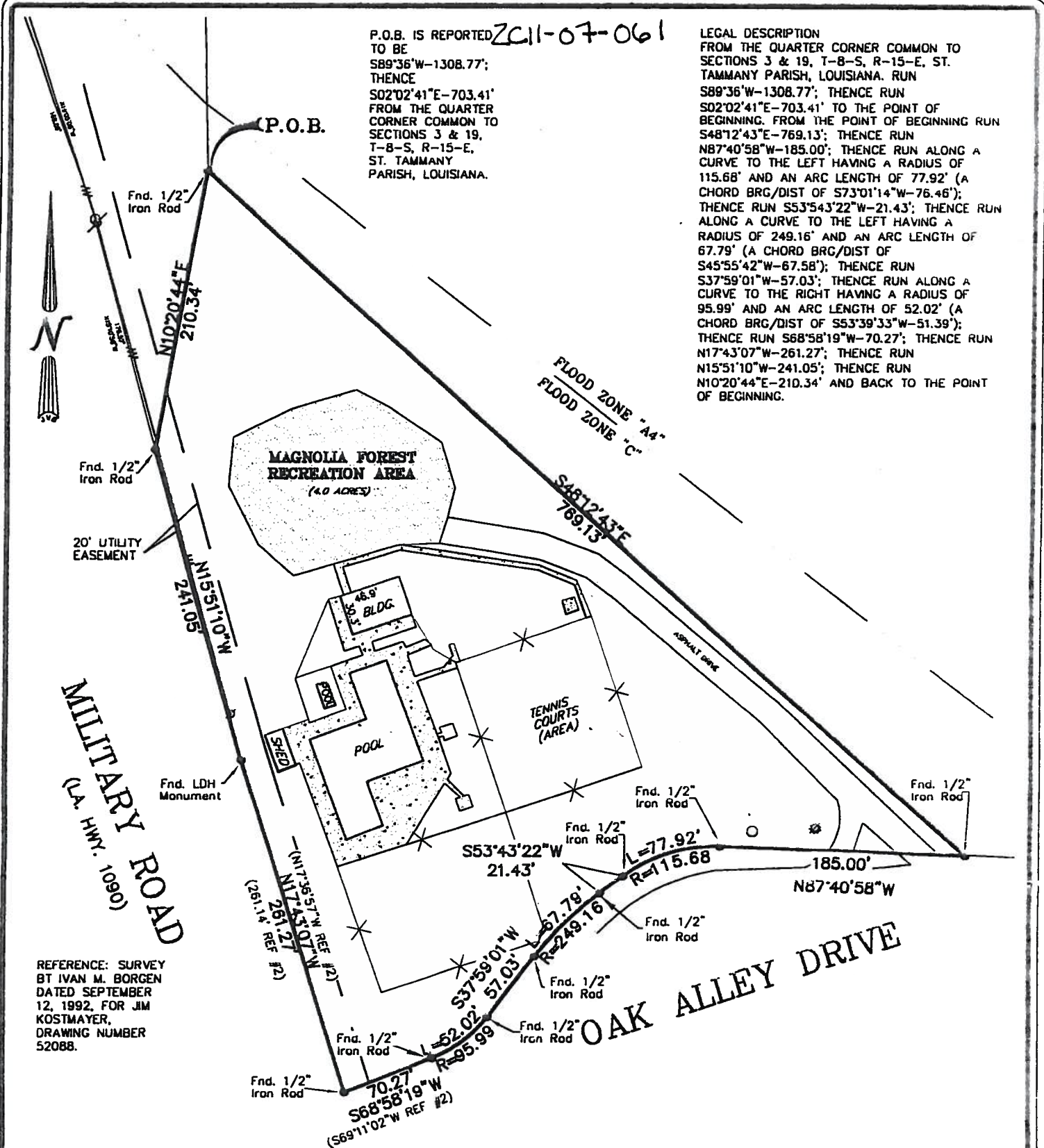
**CASE NO.:** ZC11-07-061  
**REQUESTED CHANGE:** From A-1 (Suburban District) to CB-1 (Community Based Facilities District) & RO Rural Overlay  
**LOCATION:** Parcel located at the northeast intersection of Military Road & Oak Alley Drive; S30,T8S,R15E; Ward 8, District 9  
**SIZE:** 4.035 acres



ZC11-07-061

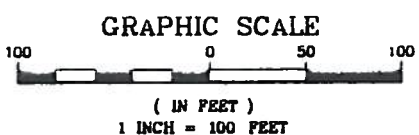
P.O.B. IS REPORTED TO BE  
 S89°36'W-1308.77';  
 THENCE  
 S02°02'41"E-703.41'  
 FROM THE QUARTER  
 CORNER COMMON TO  
 SECTIONS 3 & 19,  
 T-8-S, R-15-E,  
 ST. TAMMANY  
 PARISH, LOUISIANA.

LEGAL DESCRIPTION  
 FROM THE QUARTER CORNER COMMON TO  
 SECTIONS 3 & 19, T-8-S, R-15-E, ST.  
 TAMMANY PARISH, LOUISIANA. RUN  
 S89°36'W-1308.77'; THENCE RUN  
 S02°02'41"E-703.41' TO THE POINT OF  
 BEGINNING. FROM THE POINT OF BEGINNING RUN  
 S48°12'43"E-769.13'; THENCE RUN  
 N87°40'58"W-185.00'; THENCE RUN ALONG A  
 CURVE TO THE LEFT HAVING A RADIUS OF  
 115.68' AND AN ARC LENGTH OF 77.92' (A  
 CHORD BRG/DIST OF 573°01'14"W-76.46');  
 THENCE RUN S53°54'22"W-21.43'; THENCE RUN  
 ALONG A CURVE TO THE LEFT HAVING A  
 RADIUS OF 249.16' AND AN ARC LENGTH OF  
 67.79' (A CHORD BRG/DIST OF  
 S45°55'42"W-67.58'); THENCE RUN  
 S37°59'01"W-57.03'; THENCE RUN ALONG A  
 CURVE TO THE RIGHT HAVING A RADIUS OF  
 95.99' AND AN ARC LENGTH OF 52.02' (A  
 CHORD BRG/DIST OF S53°39'33"W-51.39');  
 THENCE RUN S68°58'19"W-70.27'; THENCE RUN  
 N17°43'07"W-261.27'; THENCE RUN  
 N15°51'10"W-241.05'; THENCE RUN  
 N10°20'44"E-210.34' AND BACK TO THE POINT  
 OF BEGINNING.



REFERENCE: SURVEY  
 BT IVAN M. BORGES  
 DATED SEPTEMBER  
 12, 1992, FOR JIM  
 KOSTMAYER,  
 DRAWING NUMBER  
 52088.

LEGEND  
 ○ 1/2" Iron Rod Set  
 ● 1/2" Iron Rod Found  
 ⊕ Cross  
 ADDRESS: OAK ALLEY DRIVE



BUILDING SETBACKS  
 (\* Verify Prior to Construction)  
 Front Setback.....\*  
 Side Setback.....\*  
 Rear Setback.....\*

I CERTIFY THAT THIS PLAT DOES REPRESENT AN  
 ACTUAL GROUND SURVEY AND THAT TO THE  
 BEST OF MY KNOWLEDGE NO ENCROACHMENTS  
 EXIST EITHER WAY ACROSS ANY OF THE  
 PROPERTY LINES, EXCEPT AS SHOWN.

ENCUMBRANCES SHOWN HEREON ARE NOT  
 NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205 0430 D  
 F.I.R.M. Date 4/21/99  
 Zn: C B.F.E. N/A  
 \* Verify prior to construction with  
 Local Governing Body.

DRAWING NO.  
 20110262  
 DATE:  
 5/27/11

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING ENVIRONMENTAL  
 1805 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com  
 Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800

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

A ZONING MAP OF THE  
 MAGNOLIA FOREST RECREATION  
 AREA, BEING A 4.0 ACRE PARCEL IN  
 SECTION 30, T-8-S, R-15-E,  
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: JEFF BRANNON

STATE OF LOUISIANA  
 SEAN M. BURKES  
 LA REG. No. 4785  
 SURVEYED BY:  
 LAND SURVEYOR