

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4633

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 1 DAY OF SEPTEMBER, 2011

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF BOBCAT RUN, EAST OF FAWN RUN, BEING LOT 16, PONDEROSA RANCHES, AND WHICH PROPERTY COMPRISES A TOTAL 40,000 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & MHO (MANUFACTURED HOUSING OVERLAY). (WARD 9, DISTRICT 6) (ZC11-08-074)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-08-074, 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 A-2 (Suburban District) to an A-2 (Suburban District) & MHO (Manufactured Housing Overlay) 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 A-2 (Suburban District) & MHO (Manufactured Housing Overlay).

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-2 (Suburban District) to an A-2 (Suburban District) & MHO (Manufactured Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

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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 6 DAY OF OCTOBER, 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: AUGUST 25, 2011

Published Adoption: _____, 2011

Delivered to Parish President: _____, 2011 at _____

Returned to Council Clerk: _____, 2011 at _____

EXHIBIT "A"

ZC11-08-074

ALL THAT PIECE OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, described as follows, to wit:

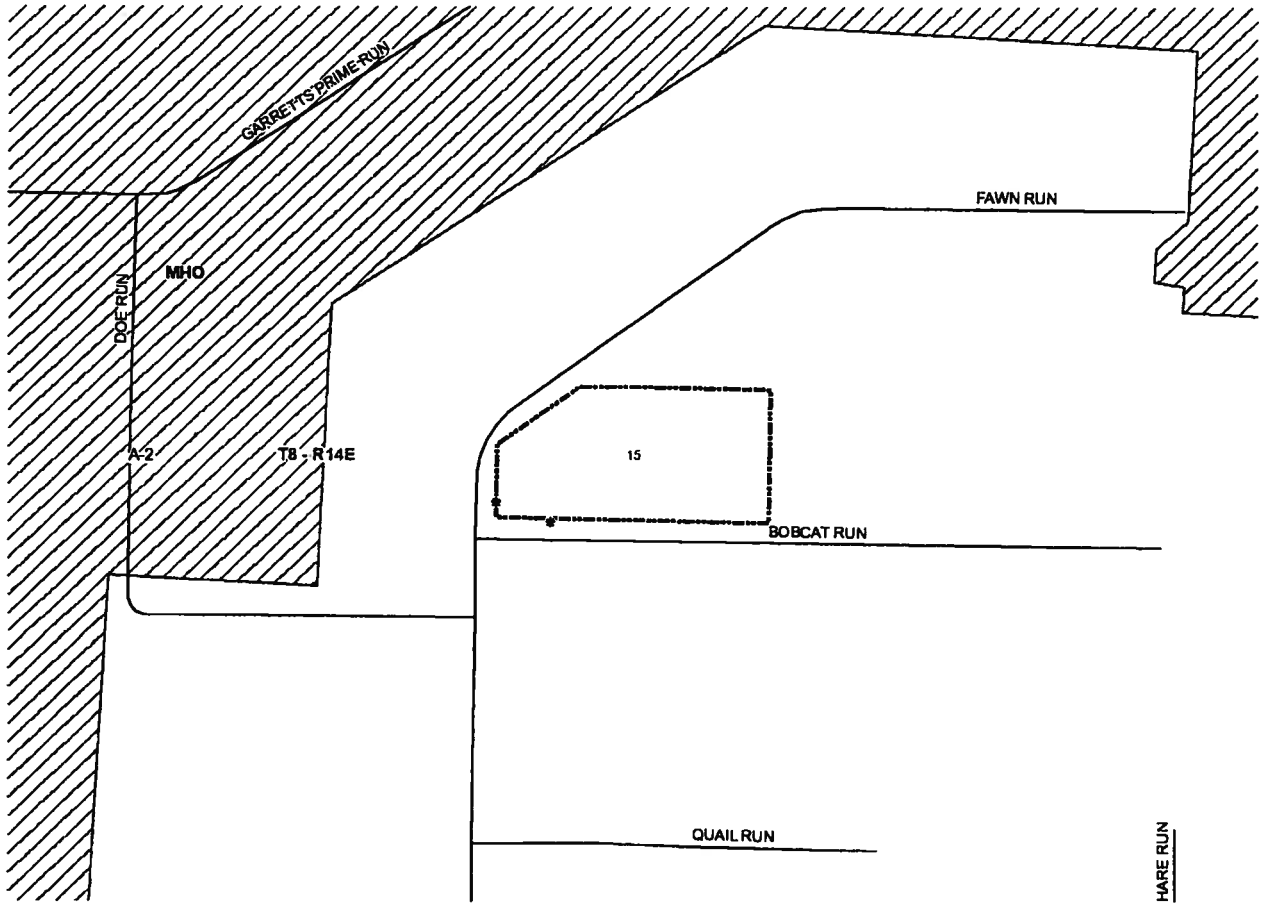
LOT 16, PHASE I, PONDEROSA RANCHES SUBDIVISION, Section 15, Township 8 South, Range 14 East, Ward 9

CASE NO.: ZC11-08-074

REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)

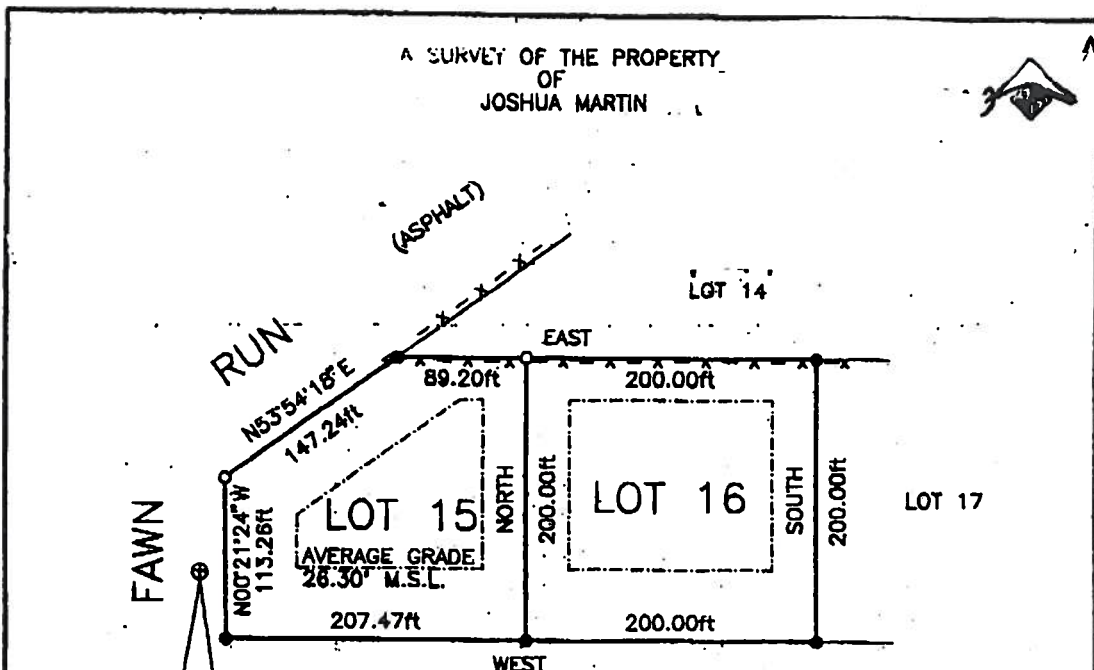
LOCATION: Parcel located on the north side of Bobcat Run, east of Fawn Run, being Lot 16, Ponderosa Ranches ; S15,T8S,R14E; Ward 9, District 6

SIZE: 40,000 sq.ft.



2011-09-074

Lot 16, Ponderosa S/D, Phase 1



T.B.M. NAIL SET
IN POWERPOLE
EL. 28.30' M.S.L.

BOBCAT RUN

BLDG. SETBACKS
FRONT ~ 50ft
SIDE ~ 30ft
REAR ~ 30ft

LEGEND

- 5/8" IRON ROD FOUND
- 1/2" IRON ROD SET

Reference 1) SUBDIVISION PLAT OF PONDEROSA RANCHES, PHASE 1 ON FILE IN OFFICIAL RECORDS OF THE CLERK OF COURT FOR ST. TAMMANY PARISH, MAP FILE NUMBER 525-A, FILED JUNE 6, 1977. SAID PLAT WAS USED AS THE BASIS OF BEARINGS SHOWN.

NOTE 1) Said property is located in Flood Zone A1 per the Insurance Rate Map for St. Tammany Parish, Community Panel # 2252050410C Map Revised, OCTOBER 17, 1989 Base Flood Elevation 28.30ft

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised _____
I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.



Wayne R. Simkin
WAYNE R. SIMKIN P.L.S. REG. # 4751

A SURVEY OF LOTS 15 AND 16,
PONDEROSA RANCHES, PHASE ONE
SITUATED IN SECTION 15, TOWNSHIP 8 SOUTH,
RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA

D & S SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433
OFFICE (985) 892-2847 ~ FAX (985) 892-2806

JOB NO.	DRAWN WRS	DATE	SHEET NO.
04-35	CHECKED WRS	MAR. 02, 2004	1 OF 1
		SCALE	
		1" = 100'	