

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3833 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. DEAN PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. GOULD

ON THE 1ST DAY OF MAY 2008

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH OF I-12, WEST OF HOLIDAY SQUARE BOULEVARD, SOUTH OF VERSAILLE SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 74.23 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL), C-1 (NEIGHBORHOOD COMMERCIAL) & C-2 (HIGHWAY COMMERCIAL) DISTRICTS TO A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT. WARD 3, DISTRICT 1. (ZC08-01-007)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-01-007, 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-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts to a PUD (Planned Unit Development) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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 PUD (Planned Unit Development) 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 A-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts to a PUD (Planned Unit Development) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC08-01-007

A portion of ground located in Sections 15 and 16, Township 7 South – Range 11 East, St. Tammany Parish, Louisiana.

All that certain parcel of ground situated in Sections 15 and 16, Township 7 South – Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:

From the section corner common to Sections 15, 16, 21 and 22, Township 7 South – Range 11 East, go North a distance of approximately 55 feet; thence go North 74 degrees 51 minutes 24 seconds a distance of approximately 135 feet to a point on a non tangent curve, also the Point of Beginning.

From the Point of Beginning go along a curve to the right having a radius of 22518.31 feet with an arc length of 1564.03 feet with a chord bearing of North 73 degrees 36 minutes 51 seconds West and a chord distance of 1566.71 feet; thence go South 18 degrees 24 minutes 00 seconds West a distance of 250.00 feet to a point on a non tangent curve; thence along a curve to the right having a radius of 22768.31 feet with an arc length of 739.14 feet with a chord bearing of North 70 degrees 41 minutes 25 seconds West and a chord distance of 739.11 feet; thence go North 69 degrees 45 minutes 37 seconds West a distance of 1196.48 feet; thence go North 21 degrees 14 minutes 23 seconds East a distance of 100.00 feet; thence go North 69 degrees 45 minutes 37 seconds West a distance of 29.87 feet; thence go North 18 degrees 54 minutes 19 seconds East a distance of 66.76 feet; thence go North 53 degrees 22 minutes 01 seconds East a distance of 74.44 feet; thence go North 86 degrees 26 minutes 50 seconds East a distance of 770.71 feet; thence go South 61 degrees 05 minutes 31 seconds East a distance of 161.23 feet; thence go South 52 degrees 42 minutes 23 seconds East a distance of 208.84 feet; thence go North 44 degrees 59 minutes 26 seconds East a distance of 108.16 feet; thence go North 38 degrees 15 minutes 12 seconds East a distance of 50.64 feet; thence go South 89 degrees 38 minutes 33 seconds East a distance of 249.76 feet; thence go North 55 degrees 46 minutes 22 seconds East a distance of 353.98 feet; thence go North 88 degrees 50 minutes 43 seconds East a distance of 61.03 feet; thence go South 01 degrees 07 minutes 36 seconds East a distance of 40.39 feet; thence go South 55 degrees 41 minutes 32 seconds West a distance of 250.00 feet; thence go South 34 degrees 18 minutes 28 seconds East a distance of 227.02 feet to a point on a non tangent curve; thence go along a curve to the left having a radius of 1069.14 feet with an arc length of 92.09 feet with a chord bearing of North 56 degrees 43 minutes 34 seconds East and a chord distance of 92.06 feet to a point on a non tangent curve; thence go along a curve to the left having a radius of 259.58 feet with an arc length of 163.08 feet with a chord bearing of South 49 degrees 59 minutes 55 seconds East and a chord distance of 160.41 feet; thence go North 42 degrees 55 minutes 25 seconds East a distance of 140.28 feet; thence go South 73 degrees 12 minutes 21 seconds East a distance of 125.00 feet; thence go South 79 degrees 52 minutes 15 seconds East a distance of 291.73 feet; thence go South 71 degrees 30 minutes 11 seconds East a distance of 283.92 feet; thence go South 80 degrees 11 minutes 57 seconds East a distance of 314.99 feet; thence go North 01 degrees 17 minutes 49 seconds West a distance of 923.91 feet; thence go North 88 degrees 50 minutes 43 seconds East a distance of 990.00 feet; thence go South 01 degrees 17 minutes 49 seconds East a distance of 134.30 feet; thence go North 89 degrees 23 minutes 56 seconds East a distance of 440.00 feet; thence go South 01 degrees 22 minutes 18 seconds East a distance of 131.06 feet; thence go along a curve to the right having a radius of 823.63 feet with an arc length of 1350.07 feet with a chord bearing of South 45 degrees 35 minutes 14 seconds East and a chord distance of 1203.92 feet; thence go South 01 degrees 19 minutes 41 seconds East a distance of 200.37 feet to a point on a non tangent curve; thence go along a curve to the left having a radius of 1023.63 feet with an arc length of 189.69 feet with a chord bearing of North 86 degrees 28 minutes 46 seconds East and a chord distance of 189.42 feet; thence go South 08 degrees 44 minutes 54 seconds East a distance of 80.12 feet to a point on a non tangent curve; thence go along a curve to the right having a radius of 1103.63 feet with an arc length of 385.99 feet with a chord bearing of South 88 degrees 43 minutes 43 seconds East and a chord distance of 384.03 feet; thence go South 11 degrees 05 minutes 41 seconds West a distance of 260.80 feet back to the Point of Beginning;

Said parcel contains 74.23 acres of land more or less.

CASE NO.: ZC08-01-007
PETITIONER: Mark Johnson
OWNER: Versaille LLC
REQUESTED CHANGE: From A-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts to PUD (Planned Unit Development) District
LOCATION: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versaille Subdivision; S15 & 16, T7S, R11E; Ward 3, District 1
SIZE: 74.23 acres

