

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2878 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_  
COUNCIL SPONSOR BRISTER/PRESIDENT PROVIDED BY: PLANNING  
INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. IMPASTATO  
ON THE 1<sup>ST</sup> DAY OF JULY, 2004

An Ordinance amending the official zoning map of St. Tammany Parish, La. to reclassify a certain parcel located on the east side of LA Highway 59, north of Hoffman Road, being lots 11-16 of square 19 in Abita Springs Terrace Subdivision and which property comprises a total of 18,000 sq. ft. of land more or less, from its present SA (Suburban Agriculture) District to a C-2 (Highway Commercial) District, Ward 4, District 7. (ZC04-06-043)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-06-043, 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 SA (Suburban Agriculture) District to a C-2 (Highway Commercial) 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 C-2 (Highway Commercial) 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 SA (Suburban Agriculture) District to a C-2 (Highway Commercial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

**ZC04-06-043**

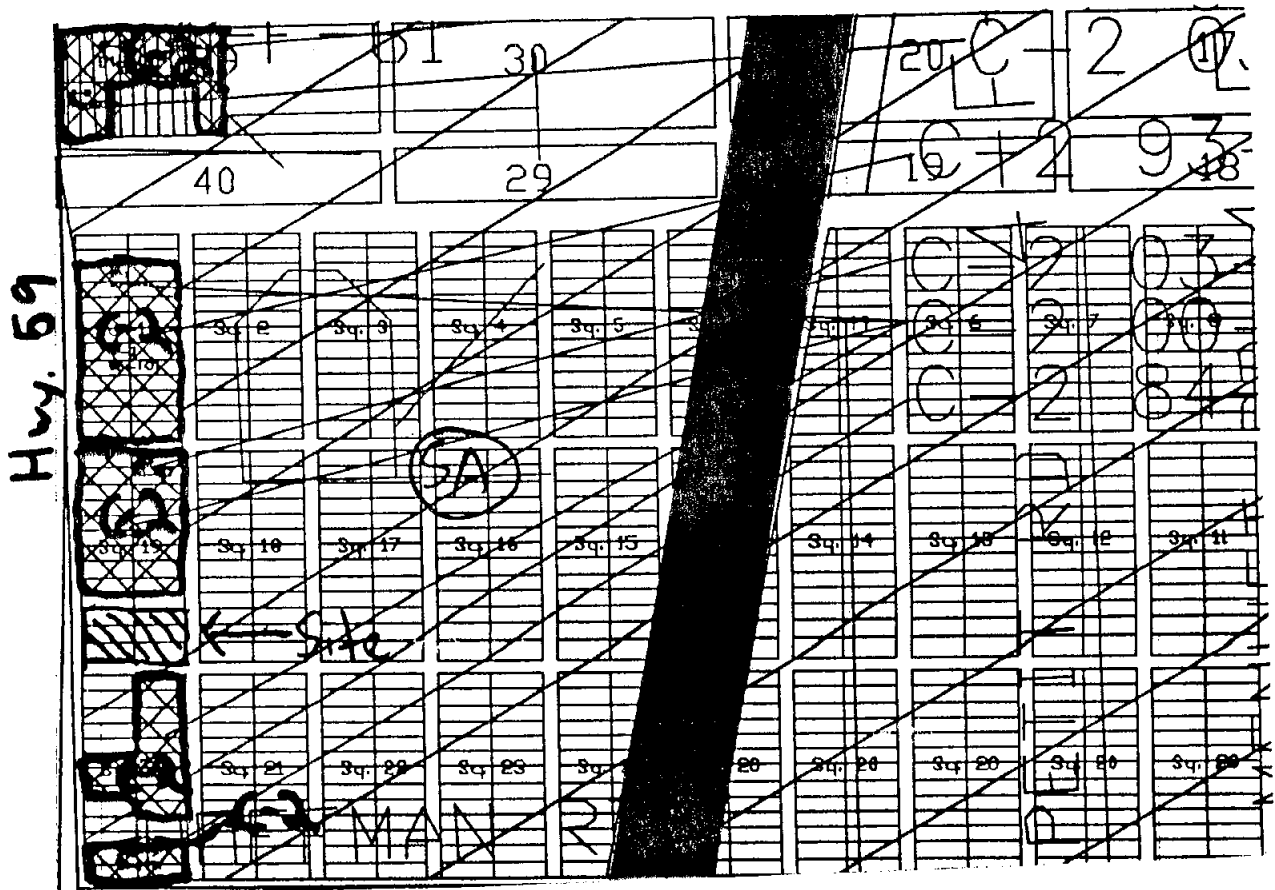
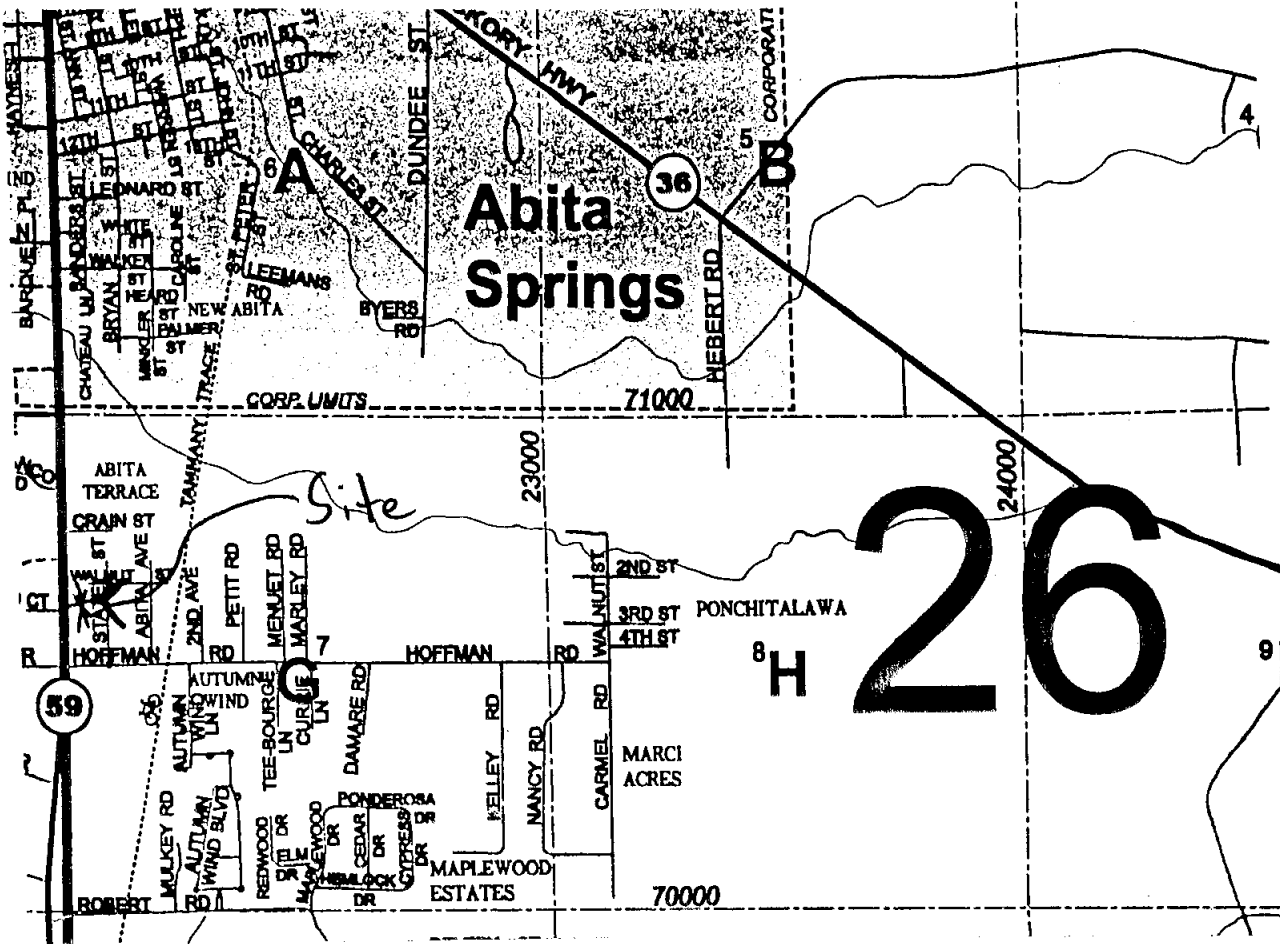
**A Certain Piece or Portion of Ground situated in Abita Springs Terrace Subdivision, formerly Ponchitolawa Subdivision No. 4, being Lots 11, 12, 13, 14, 15 and 16 of Square 19 therein, all in Section 7, Township 7 South, Range 12 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:**

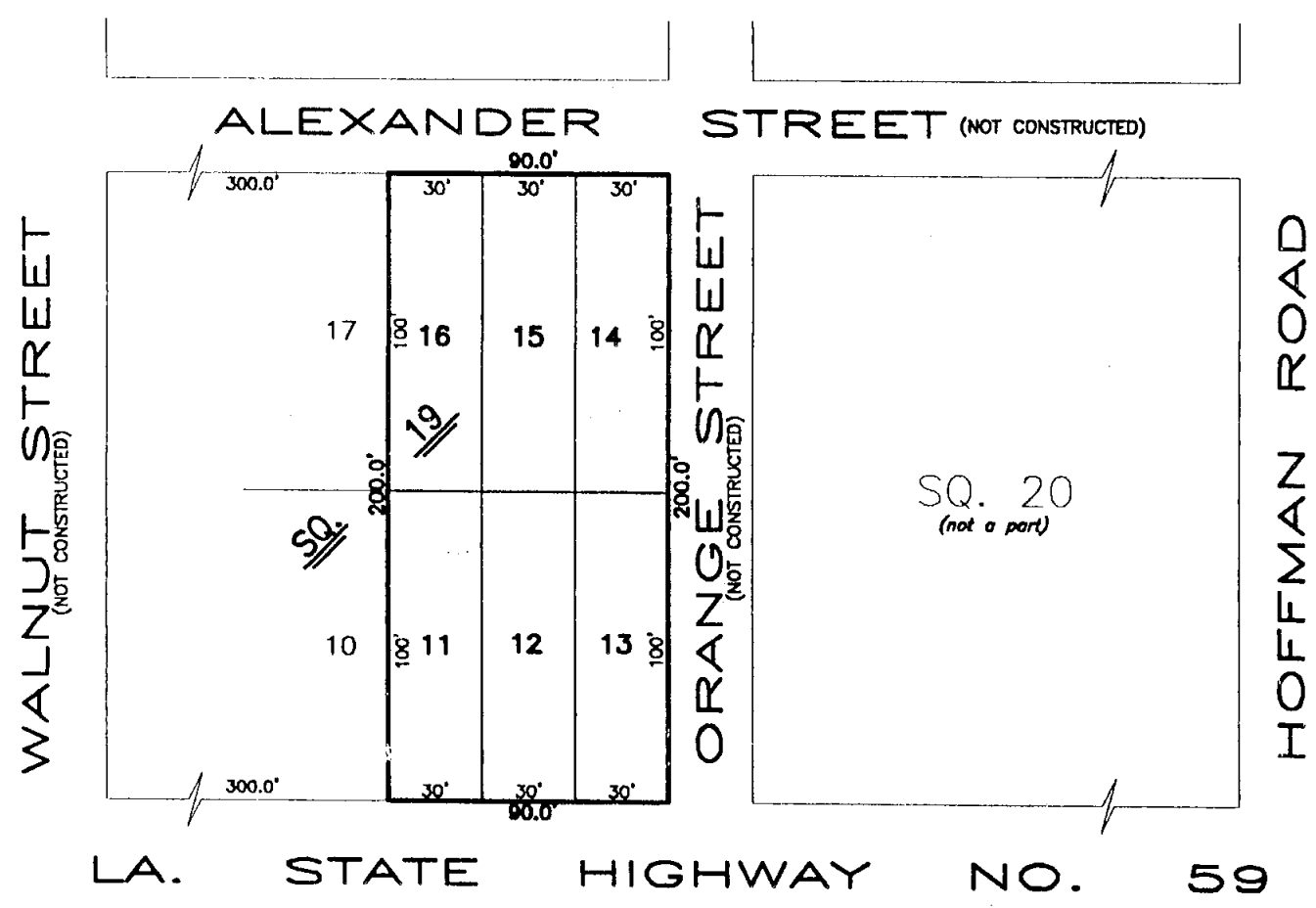
**Commence at the intersection of the northerly line of Orange Street (not constructed) and the easterly right of way line of La. State Highway No. 59 for the Point of Beginning.**

**From the Point of Beginning, measure in a northerly direction along the easterly right of way line of La. State Highway No. 59, a distance of 90.0 feet to a point; thence leaving the easterly right of way line of La. State Highway No. 59, measure in an easterly direction along a line parallel to Orange Street, a distance of 200.0 feet to a point located on the westerly line of Alexander Street (not constructed); thence measure in a southerly direction along the westerly line of Alexander Street, a distance of 90.0 feet to a point located on the northerly line of Orange Street; thence measure in a westerly direction along the northerly line of Orange Street, a distance of 200.0 feet back to the Point of Beginning, containing 18,000 Square Feet.**

**All in accordance with a plat of Abita Springs Terrace by Lowell E. Cummings, R.L.S., dated March 20, 1981, Drawing No. 81-31.**

CASE NO.: ZC04-06-043  
 PETITIONER: Roy Cadow  
 OWNER: Edward T. Riecke  
 REQUESTED CHANGE: From SA (Suburban Agriculture) District to C-2 (Highway Commercial) District  
 LOCATION: Parcel located on the east side of LA Highway 59, north of Hoffman Road, being lots 11-16 of square 19 in Abita Springs Terrace Subdivision; S7, T7S, R12E; Ward 4, District 7  
 SIZE: 18,000 sq. ft.





ZC04-06-043

**REFERENCE SURVEY AND BASIS FOR BEARINGS:**  
 PLAT OF ABITA SPRINGS TERRACE BY LOWELL E. CUMMINGS, R.L.S., DATED 3-20-81, DRAWING No. 81-31.

THIS IS A SKETCH ONLY AND NOT A BOUNDARY SURVEY. THIS PLAT IS NOT IN CONFORMANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

SKETCH OF LOTS  
 11, 12, 13, 14, 15, & 16  
 SQUARE 19  
 ABITA SPRINGS TERRACE SUBDIVISION  
 (formerly PONCHITOLA SUBDIVISION No. 4)  
 SITUATED IN SECTION 7  
 TOWNSHIP 7 SOUTH  
 RANGE 12 EAST  
 ST. TAMMANY PARISH, LA

PREPARED FOR:  
 EDWARD RIECKE



FONTCUBERTA  
*Surveys*  
 INCORPORATED

PROFESSIONAL  
 LAND SURVEYORS

SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
3-26-2004	1" = 60'		DPB	TJF	431647	128-817