

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2895 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BRISTER/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004

An Ordinance amending the official zoning map of St. Tammany Parish, La. to reclassify a certain parcel located on the northwest corner of Amber Street and Cane Avenue, being lot 5 of square 18 in Pearl Acres Subdivision and which property comprises a total of 42,500 sq. ft. of land more or less, from its present A-3 (Suburban) District to a LC (Light Commercial) District, Ward 8, District 8. (ZC04-07-059)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-07-059, 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-3 (Suburban) District to a LC (Light 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 LC (Light 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 A-3 (Suburban) District to a LC (Light 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

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ZC04-07-059

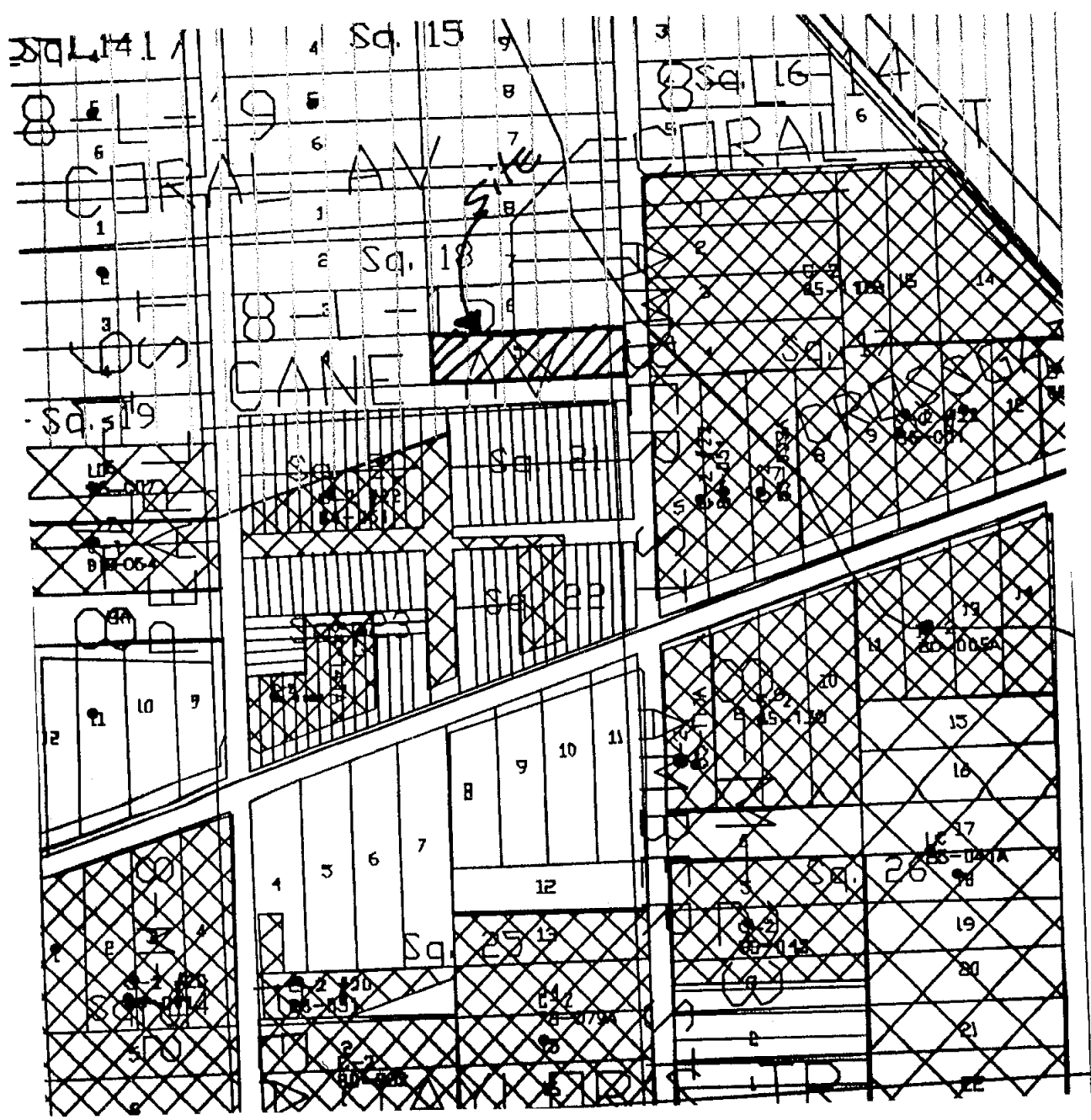
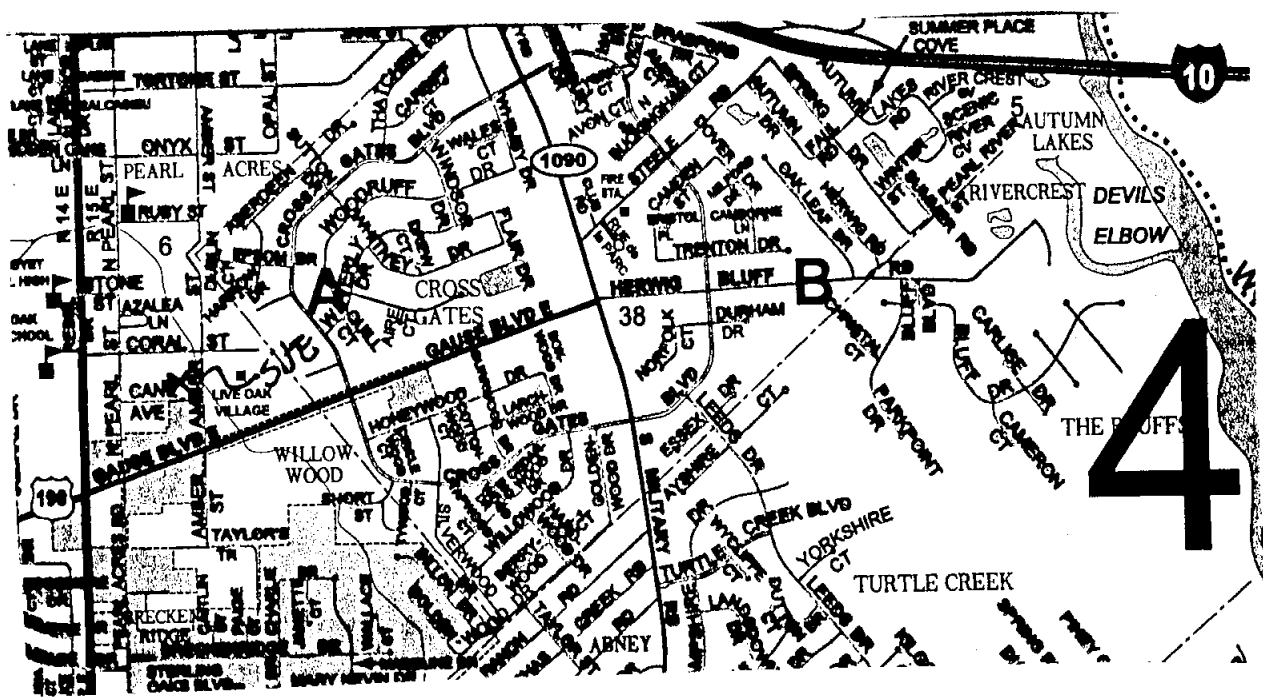
ONE CERTAIN LOT OR PARCEL OF LAND, situated in Pearl Acres, a subdivision of part of Fractional Section #6, Township 9 South, Range 15 East, 8th Ward, St. Tammany Parish, Louisiana more fully described as follows: being Lot 5 of Square 18; all in accordance with the plan and survey no. 664 made by H.O. Firtchie, R.S., dated April 12, 1928, a copy of which is on file in the office of the Clerk of Court. (the "Property")

Subject to any restrictions, easements and servitudes of record.

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CASE NO.: ZC04-07-059  
 PETITIONER: Steve Duvernay  
 OWNER: Investment Realty Associates  
 REQUESTED CHANGE: From A-3 (Suburban) District to LC (Light Commercial) District  
 LOCATION: Parcel located on the northwest corner of Amber Street and Cane Avenue, being lot 5 of square 18 in Pearl Acres Subdivision; S6, T9S, R15E; Ward 8, District 8  
 SIZE: 42,500 sq. ft.



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SCALE: 1" = 40'  
 DATE: 02-12-2004  
 DRAWN BY: ALK  
 CHECKED BY: MD  
 DWG. NO: 1040426  
 SHEET 1 OF 1

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. Encroachments shown hereon are not necessarily exclusive. Encroachments of record are shown on title opinion or title policy will be added hereto upon request or survey. Has not performed any title search or abstract.  
 I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.  
 F.I.R.M.: 225205 040 D  
 Date: 02-21-1999  
 Zone: A1  
 B.F.E. = +12.0' +1.0'  
 \*Verify prior to construction with local governing body.

**SURVEY OF LOT 5, SQUARE 18 NEAR THE CITY OF SUDELL PEARL ACRES, ST. TAMMANY PARISH, LA.**  
 Documentation is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is valid only if plat has original seal of surveyor. Property is surveyed in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class C survey. Bearings are based on record bearings unless noted otherwise.  
**INVESTMENT REALTY & ASSOCIATES**

**J.V. Burkes & Associates, Inc.**  
 SUPERVISING ENGINEERING • ENVIRONMENTAL  
 3890 East Cause Blvd., Suite B  
 Slidell, Louisiana 70461  
 Email: jburkes@jvburkes.com  
 Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800

*Sean M. Burkes*  
**SEAN M. BURKES**  
 LA REG. NO. 4785

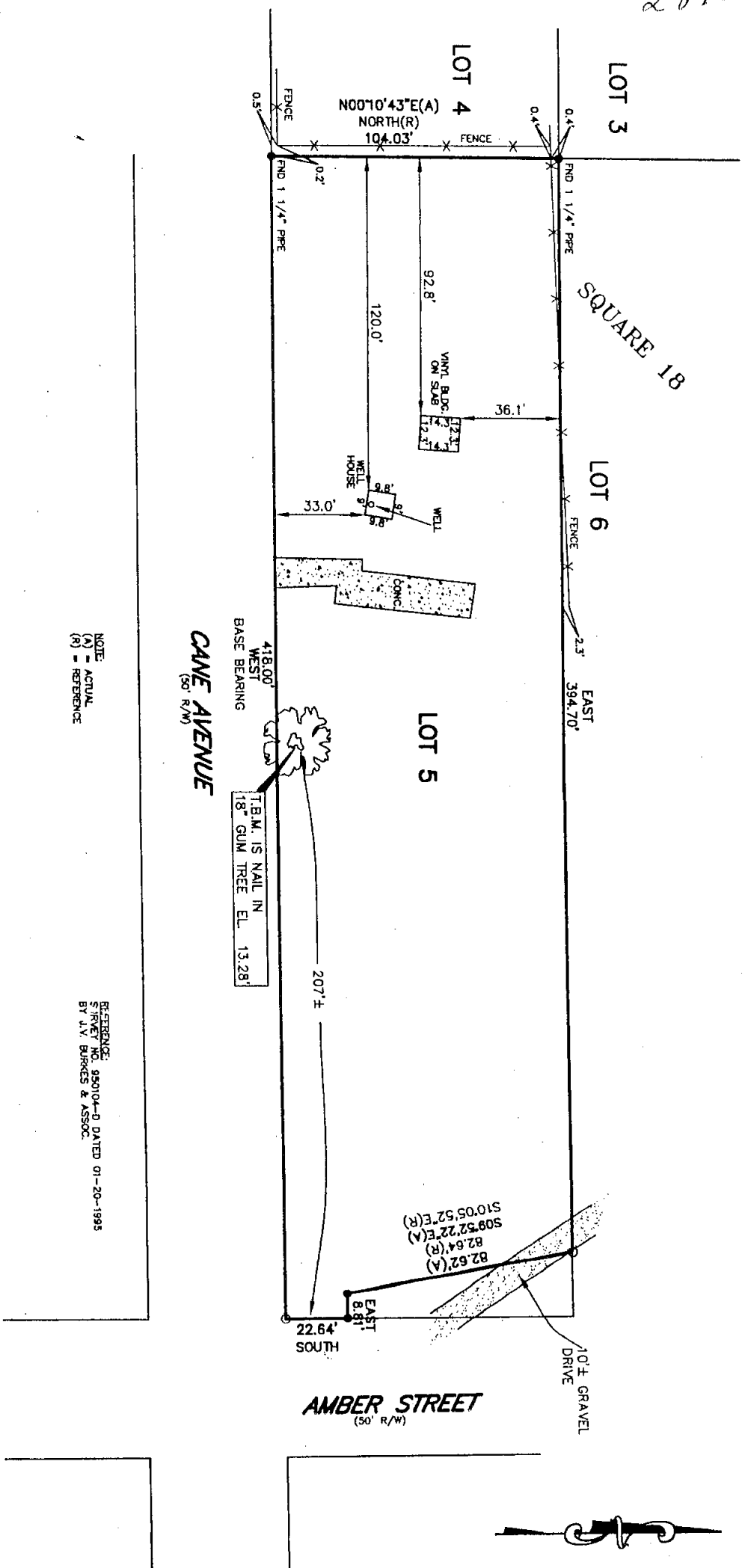
**NOTE:**  
 PROPERTY IS LOCATED IN THE PEARL ACRES NEAR THE CITY OF SUDELL PEARL ACRES, ST. TAMMANY PARISH, LA. THE PARISH SHOULD BE CONTACTED TO DETERMINE IF THEY HAVE A MINIMUM B.F.E. REQUIREMENT.

**NOTE:**  
 (A) = ACTUAL  
 (R) = REFERENCE



**LEGEND:**  
 O 1/2" Iron Rod Set  
 X 1/2" Iron Rod Found  
 ● Cross

**REFERENCE:**  
 SURVEY NO. 950104-D DATED 01-20-1995  
 BY J.V. BURKES & ASSOC.



2004-07-059