

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2896 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 west side of Vivian Street, between Fifth and Sixth Streets, being square 3 of Mailleville Subdivision and which property comprises a total of 57,600 sq. ft. of land more or less, from its present A-2 (Suburban) District to a LC (Light Commercial) District, Ward 3, District 1. (ZC04-07-060)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-07-060, 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 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-2 (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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC04-07-060

Parcel 1

1. A CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Mailleville Subdivision and being Lot 4 of Square 3 therein, all in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:
Beginning at the intersection of the northerly line of Sixth Street (not constructed) and the westerly line of Vivian Street (dirt), go westerly 120.1 feet (Title-120.0 feet) along the northern edge of Sixth Street to an 1/2-inch iron rod; thence at an interior angle of 90 degrees 06 minutes 10 seconds go northerly 60.0 feet to an 1/2-inch iron rod; thence at an interior angle of 89 degrees 53 minutes 50 seconds go easterly 120.1 feet (Title 120.0 feet) to a 3/4-inch crimped pipe located on the western edge of Vivian Street; thence at an interior angle of 90 degrees 06 minutes 10 seconds go southerly 60.0 feet along the western edge of Vivian Street to an 1/2-inch iron rod located on the northern edge of Sixth Street and the point of beginning.

Parcel 2

2. A CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Mailleville Subdivision and being Lot 5 of Square 3 therein, all in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:
From an 1/2-inch iron rod located at the intersection of the northerly line of Sixth Street (not constructed) and the westerly line of Vivian Street (dirt), go westerly 120.1 feet (Title-120.0 feet) along the northern edge of Sixth Street to an 1/2-inch iron rod and the point of beginning. From the point of beginning, continue westerly 120.1 feet (Title-120.0 feet) along the northern edge of Sixth Street to an 1/2-inch iron rod located on the eastern edge of Carlos Street (not constructed); thence at an interior angle of 90 degrees 06 minutes 10 seconds go northerly 60.0 feet along the eastern edge of Carlos Street to a 3/4-inch iron pipe; thence at an interior angle of 89 degrees 53 minutes 50 seconds go easterly 120.1 feet (Title-120.0 feet) to an 1/2-inch iron rod; thence at an interior angle of 90 degrees 06 minutes 10 seconds go southerly 60.0 feet to an 1/2-inch iron rod located on the northern edge of Sixth Street and the point of beginning. All in accordance with map and plat of survey of H. C. Sanders and Associates, Inc. dated October 3, 1985, a copy of which is attached hereto and made part hereof.

Being the same property acquired by deed dated October 4, 1985, showing same has been recorded in COB 1226, folio 151, of the official records of St. Tammany Parish.

Parcel 3

Item 4: "All that certain lot or parcel of land situated in the Parish of St. Tammany, State of Louisiana in the Town of Mailleville, in Section 42, Township Seven South Range Eleven East, and designated as Lots One and Eight (1 and 8), in Square No., three (3), said Lot No. One measures Sixty feet front on Vivian Street, by One hundred and Twenty feet in depth, between parallel lines - Lot No. Eight measures Sixty feet front on Carlos Street by One Hundred and Twenty feet in depth between parallel lines; Said Lot No. One forms the corner of Vivian and 5th. Street, and Lot No. Eight forms the corner Carlos and 5th. Streets;"

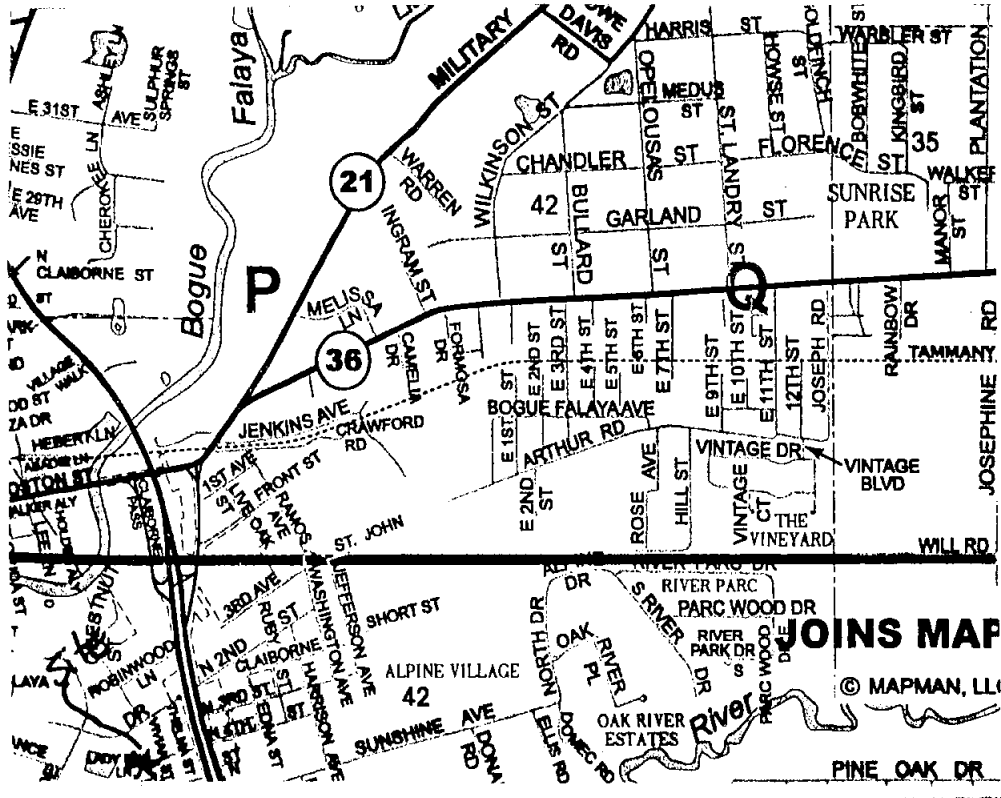
Being the same property acquired by Ellen Mary Piot from Mrs. Annie Elizabeth Kennedy before E.F. Hailey, Notary, on September 26, 1942, and recorded Conveyance Book 157, folio 11, St. Tammany Parish.

Parcel 4

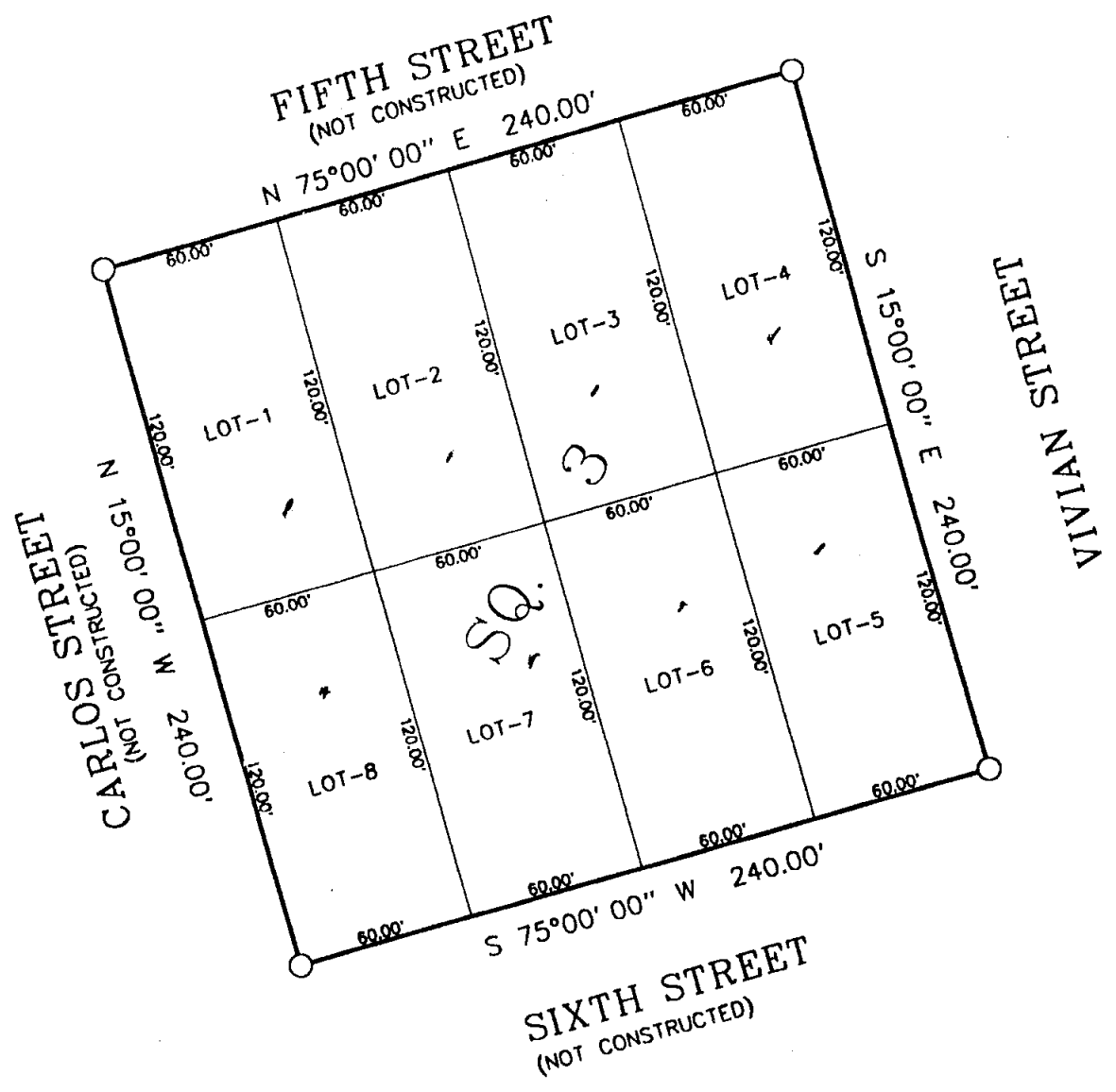
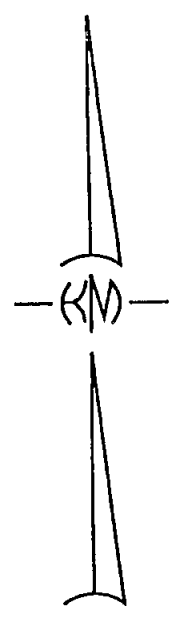
Item 5: " Lots Number Two (2), Three (3), Six (6), and Seven (7), of Square Three (3), Town of Mailleville, Ward 3, Section 42, Township 7 South, Range 11 East, St. Tammany Parish, State of Louisiana."

Being the same property acquired by Ellen Mary Piot from Clifford H. Millaudon before E.F. Hailey, Notary, on October 10, 1942, and recorded in C.O.B. 157, folio 154, St. Tammany Parish.

CASE NO.: ZC04-07-060
PETITIONER: David Webber
OWNER: William and Anita Barfield; James Scott
REQUESTED CHANGE: From A-2 (Suburban) District to LC (Light Commercial) District
LOCATION: Parcel located on the west side of Vivian Street, between Fifth and Sixth Streets, being square 3 of Mailleville Subdivision; S42, T7S, R11E; Ward 3, District 1
SIZE: 57,600 sq. ft.



2896



--- LEGEND ---

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

REFERENCE: SURVEY BY JOSEPH PUGH, DATED 2-28-1930, FROM WHICH BASIS OF BEARINGS WERE TAKEN.

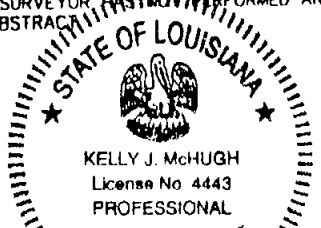
THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0230 C; REV. 10-17-89

NOTE: SERVIDUES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVIDUES 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.

BOUNDARY SURVEY OF:
SQ. 3, MAILLEVILLE SUBD.
SECTION 42, T-7-S, R-11-E,
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

WEBBER LAND & DEVELOPMENT



Kelly J. McHugh
KELLY J. McHUGH REG. NO. 4443

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

SCALE: 1" = 60'	DATE: 5-24-04
DRAWN: R.F.D.	JOB NO.: 04-191-Z
REVISED:	

7011-A7-060