

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2949                      ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_  
COUNCIL SPONSOR BRISTER/PRESIDENT      PROVIDED BY: PLANNING  
INTRODUCED BY: MR. BAGERT                      SECONDED BY: MR. IMPASTATO  
ON THE 4<sup>TH</sup> DAY OF NOVEMBER, 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 21, north of the intersection of LA Highway 21 and LA Highway 1077, being lots 3 and 4 of New Madisonville Subdivision and which property comprises a total of 10,476 sq. ft. of land more or less, from its present SA (Suburban Agriculture) District to a LC (Light Commercial) District, Ward 1, District 1. (ZC04-10-084)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-10-084, 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 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 SA (Suburban Agriculture) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

## EXHIBIT "A"

ZC04-10-084

Located in Section 38 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana also referred to as Lots 3 and 4, New Madisonville Subdivision.

From the Section Corner common to Sections 38, 41 and 44 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana run East, 377.70 feet; thence South 32 degrees 50 minutes 00 seconds West, 129.00 feet; thence South 63 degrees 50 minutes 00 seconds East, 30.51 feet to the Point of Beginning.

From the Point of Beginning continue South 63 degrees 50 minutes 00 seconds East, 85.49 feet to a point; thence South 32 degrees 15 minutes 00 seconds West, 122.49 feet to a point; thence North 63 degrees 50 minutes 00 seconds West, 85.43 feet to a point; thence with a curve to the right having a Radius of 11409.16 feet and an Arc of 122.48 feet back to the Point of Beginning.

CASE NO.:

ZC04-10-084

2949

PETITIONER:

Karl Cavaretta

OWNER:

Succession of Jewel Clayton Cooper, Sr.

REQUESTED CHANGE:

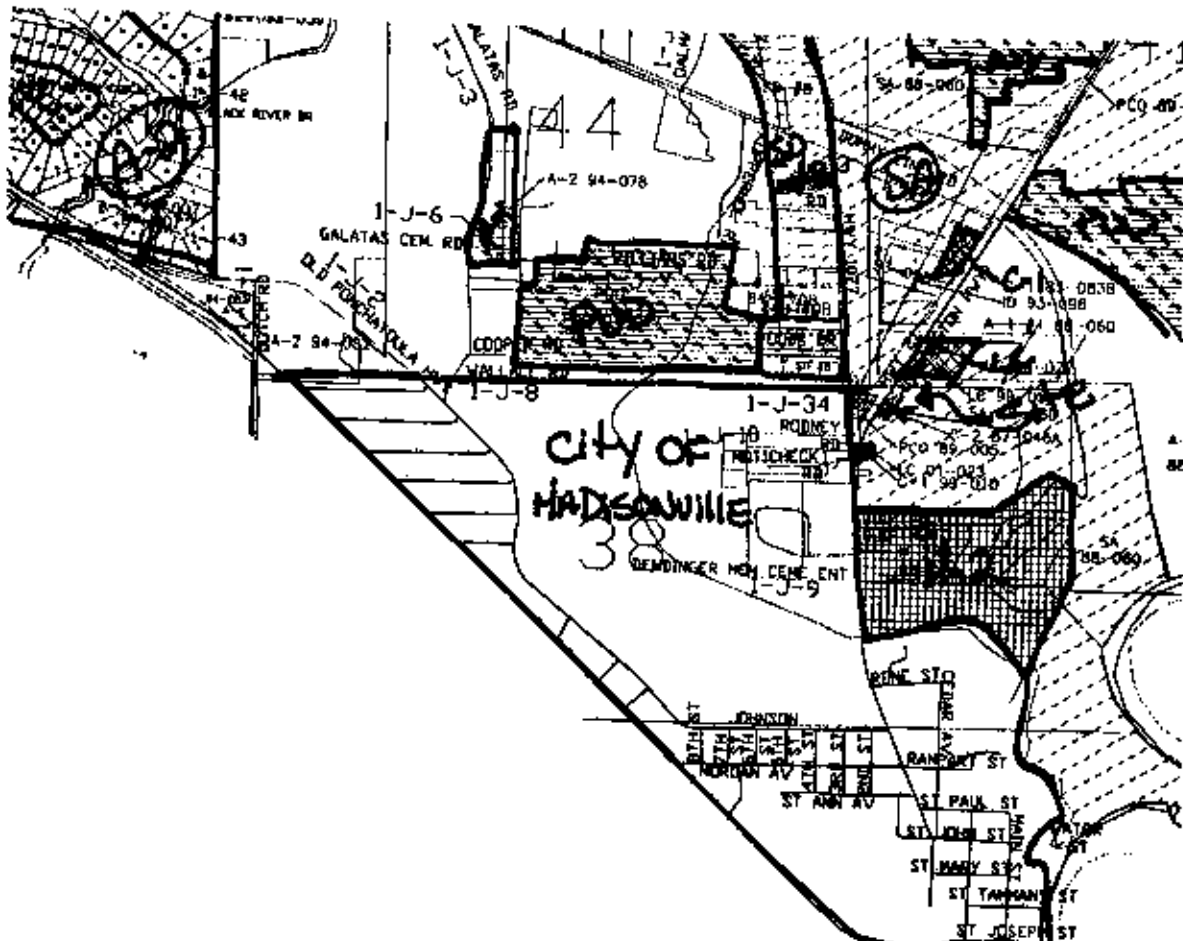
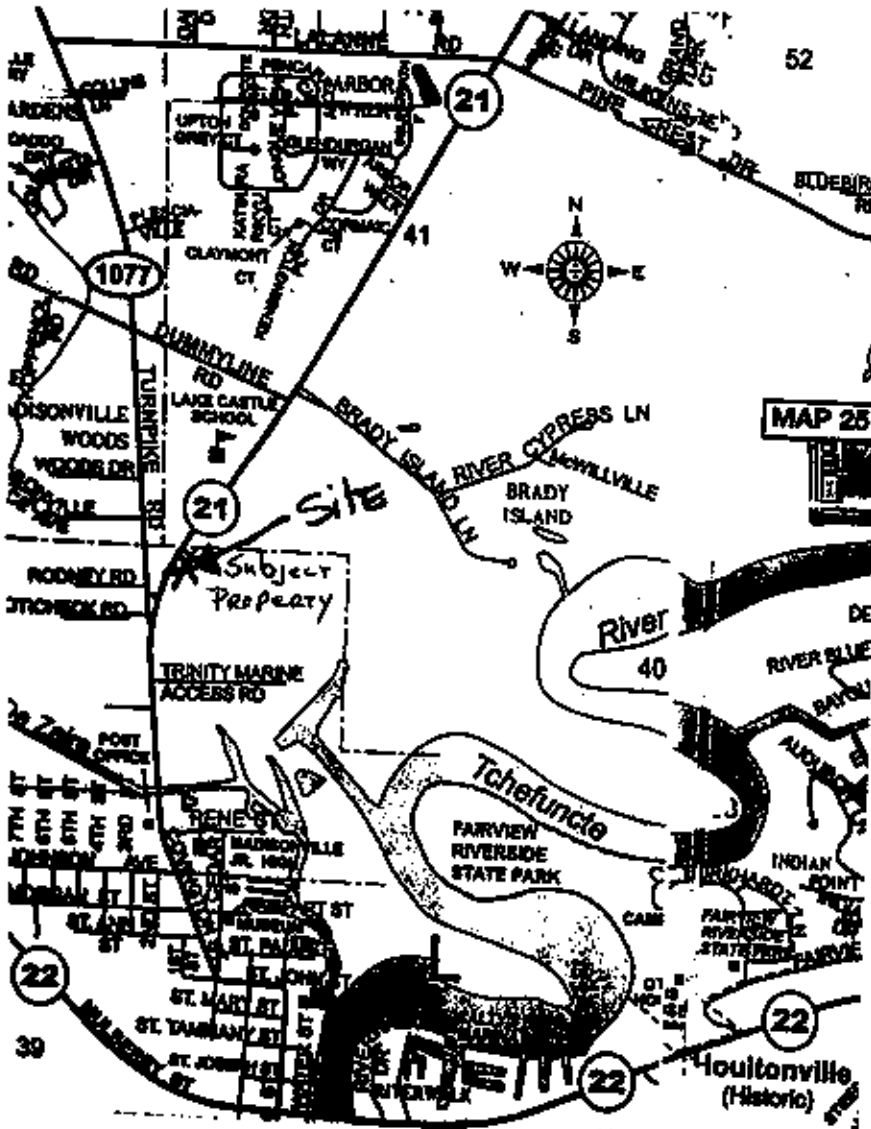
From SA (Suburban Agriculture) District to LC (Light Commercial) District

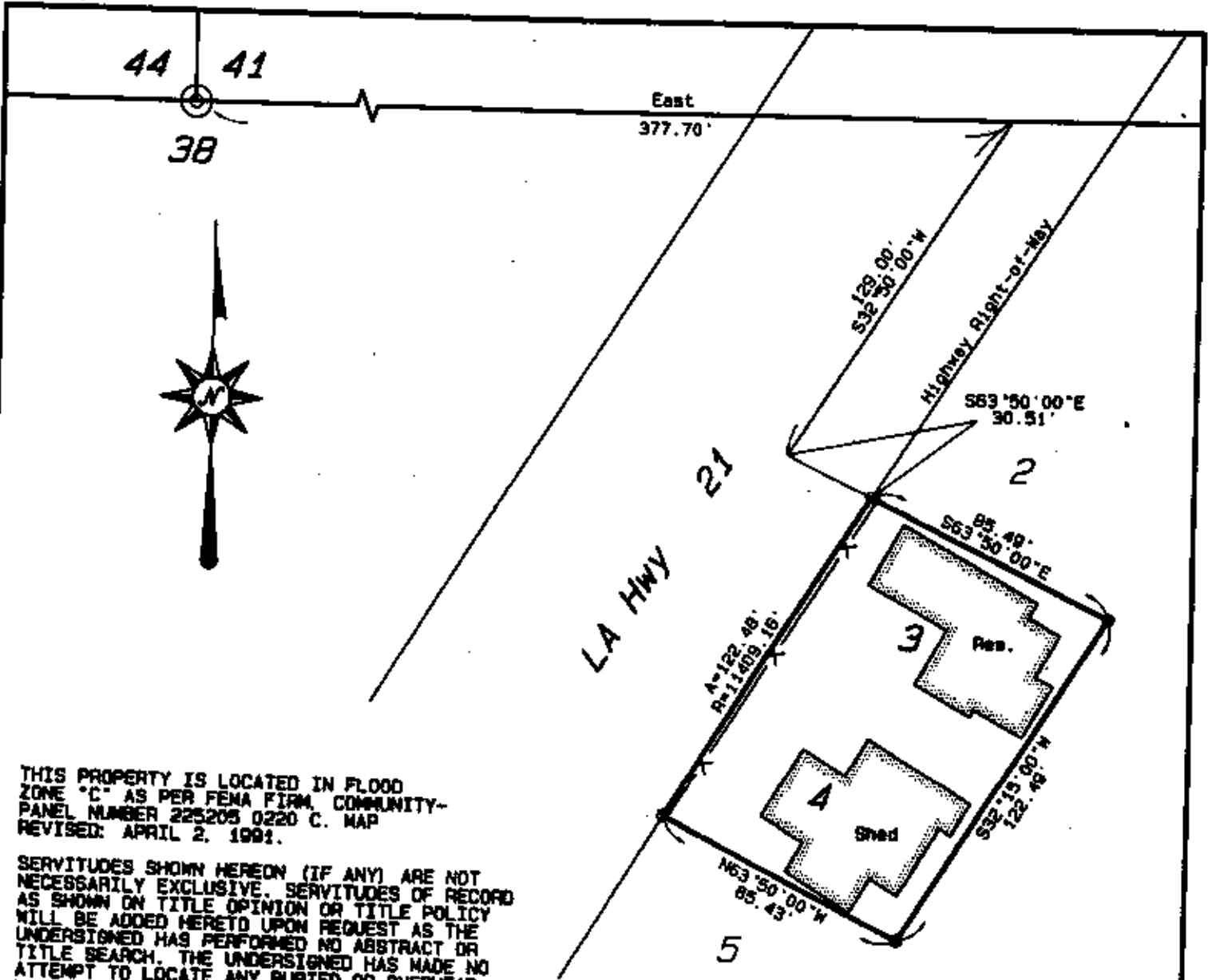
LOCATION:

Parcel located on the east side of LA Highway 21, north of the intersection of LA Highway 21 and LA Highway 1077, being lots 3 and 4 of New Madisonville Subdivision; S38, T7S, R10E; Ward 1, District 1

SIZE:

10,476 sq. ft.





THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" AS PER FEMA FIRM, COMMUNITY-PANEL NUMBER 225205 0220 C. MAP REVISED: APRIL 2, 1991.

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED OR OVERHEAD UTILITIES.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "C" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48: LXI.

0 1/2" REBAR SET

MAP PREPARED FOR

**Jewel C. Cooper, Sr.**

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN SECTION 38, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, ALSO REFERRED TO AS LOTS 3 AND 4, NEW MADISONVILLE SUBDIVISION.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION AND SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING Inc.**

COVINGTON, LOUISIANA



SCALE: 1" = 50'

DATE February 26, 2002

NUMBER 20575