

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2940                      ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_  
COUNCIL SPONSOR BRISTER/PRESIDENT      PROVIDED BY: PLANNING  
INTRODUCED BY: MR. STEFANCIK              SECONDED BY: MR. GOULD  
ON THE 7<sup>TH</sup> DAY OF OCTOBER, 2004

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the southeast corner of LA Highway 59 and Caroline Street in square 156 of the Town of Mandeville Subdivision and which property comprises a total of 0.52 acres of land more or less, from its present A-2 (Suburban) District to a LC (Light Commercial) District, Ward 4, District 10. (ZC04-09-071)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-09-071, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

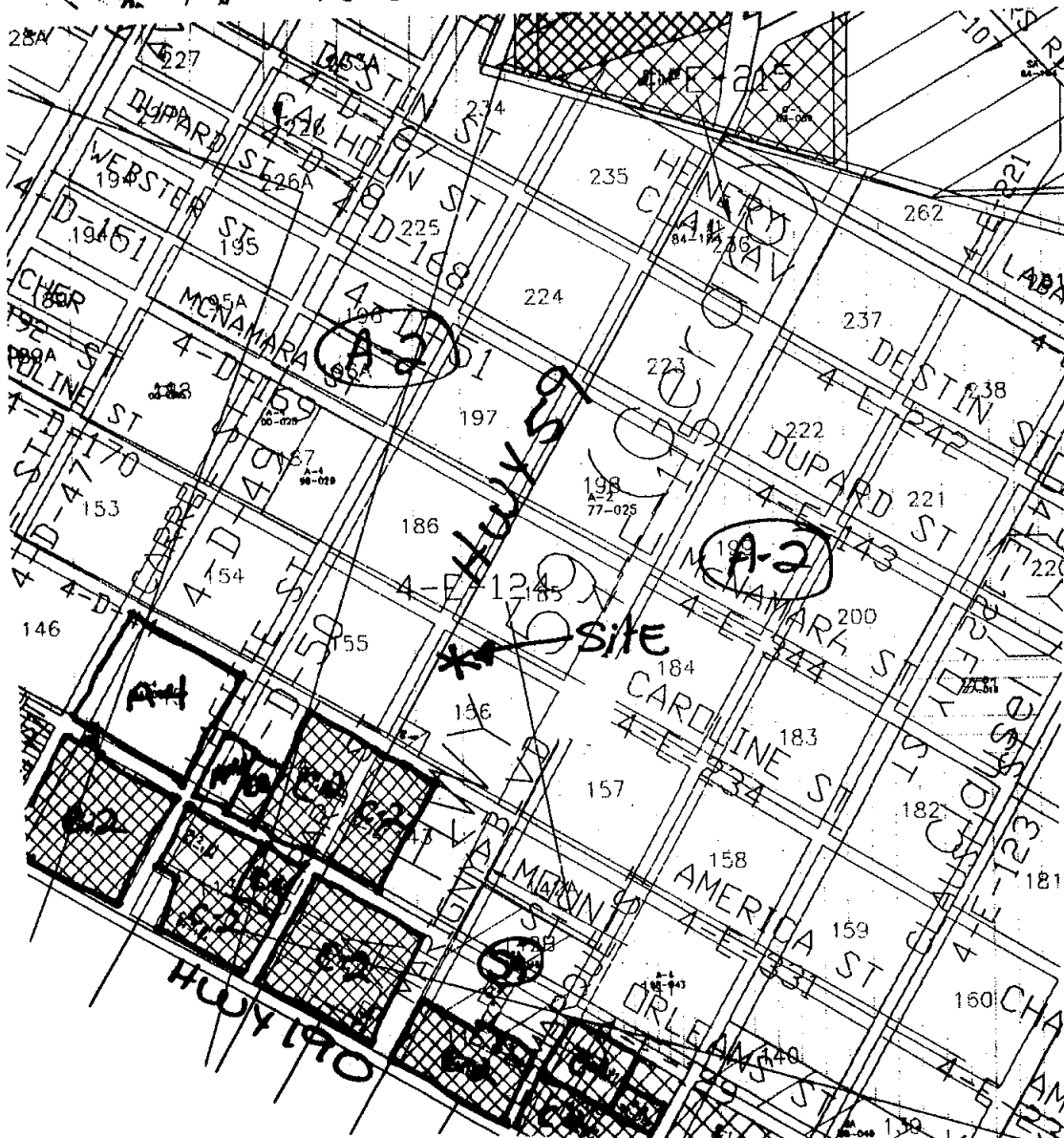
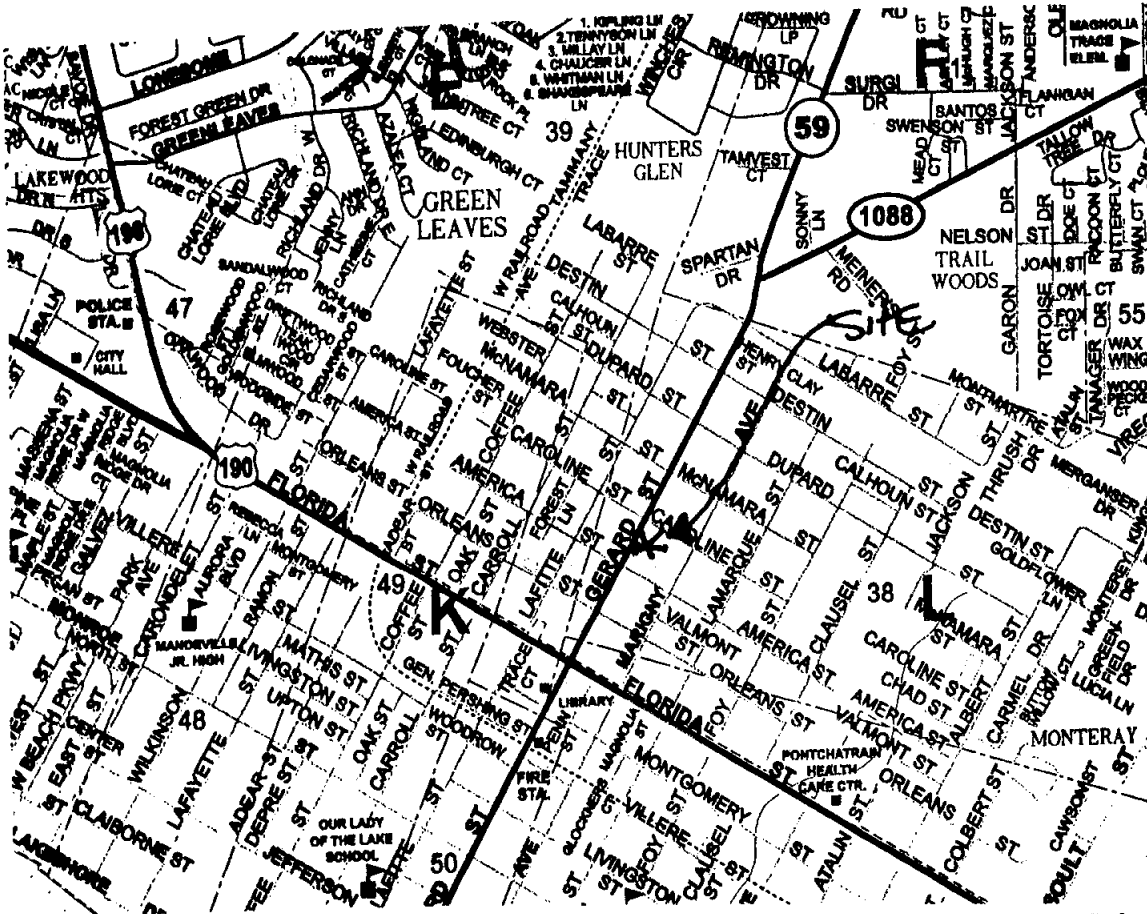
EXHIBIT "A"

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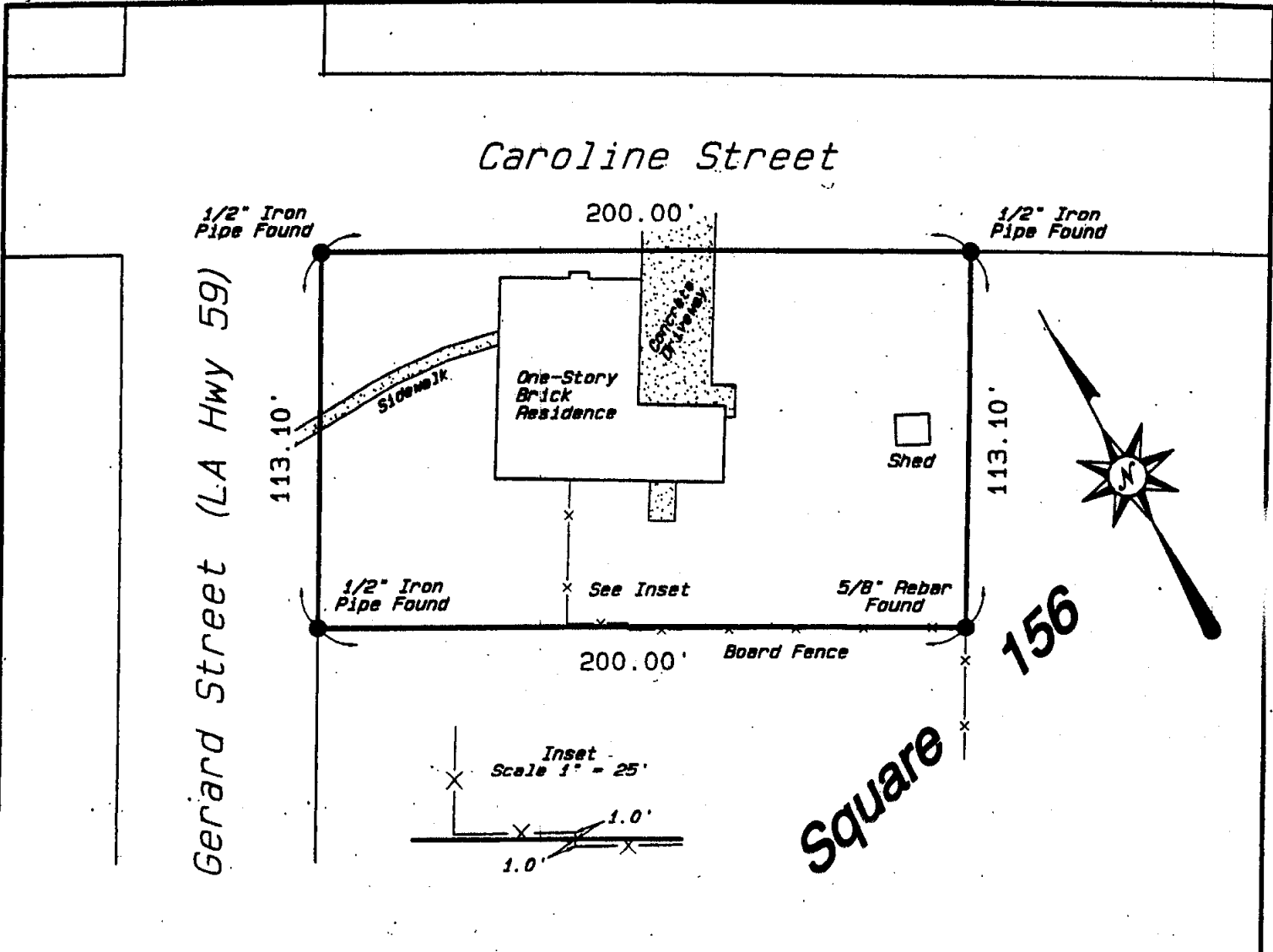
ZC04-09-071

From the corner of Square 156 formed by the intersection of Gerard Street (Abita Road) and Caroline Street, go in a southerly direction along the easterly side of Gerard Street 113.1 feet to an iron; thence turn at right angles to the left and run along a line parallel to Caroline Street 200 feet to an iron; thence turn at right angles and run in a northerly direction along a line parallel to Gerard Street 113.1 feet to an iron situated on the southerly side of Caroline Street; thence turn at right angles and run along the southerly line of Caroline Street toward Gerard Street 200 feet to the point of beginning, all according to map and plat of survey of Addie J. Champagne, Surveyor, dated May 25, 1979. All more fully shown on a survey by Albert A. Lovell & Associates, dated October 4, 1984. Improvements thereon bear the Municipal No. 1199 Gerard Street.

CASE NO.: ZC04-09-071  
 PETITIONER: Robert Welch  
 OWNER: Robert Welch  
 REQUESTED CHANGE: From A-2 (Suburban) District to LC (Light Commercial) District  
 LOCATION: Parcel located on the southeast corner of LA Highway 59 and Caroline Street in square 156 of the Town of Mandeville Subdivision; S38, T8S, R11E; Ward 4, District 10  
 SIZE: 0.52 acres



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THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" AS PER FEMA FIRM, COMMUNITY-PANEL NUMBER 225205 0360 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 46: LXI.

MAP PREPARED FOR **Mary Lynn Catledge**

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN **SQUARE 156, TOWN OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA**

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

**LAND SURVEYING Inc.**  
COVINGTON, LOUISIANA

STATE OF LOUISIANA  
 CERTIFIED COPY  
 JERON R. ELLIOTT  
 LOUISIANA REGISTERED LAND SURVEYOR  
 REGISTERED 3403

SCALE: 1" = 50'      DATE: January 12, 2004      NO. 10511

2004-09-071