

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3189 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of Soell Drive, west of LA Highway 59 and which property comprises a total of 0.498 acres of land more or less, from its present SA (Suburban Agricultural) District to a C-1 (Neighborhood Commercial) District, Ward 3, District 3. (ZC05-10-070)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-10-070, 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 Agricultural) District to a C-1 (Neighborhood 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-1 (Neighborhood 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 Agricultural) District to a C-1 (Neighborhood 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZCO5-10-070

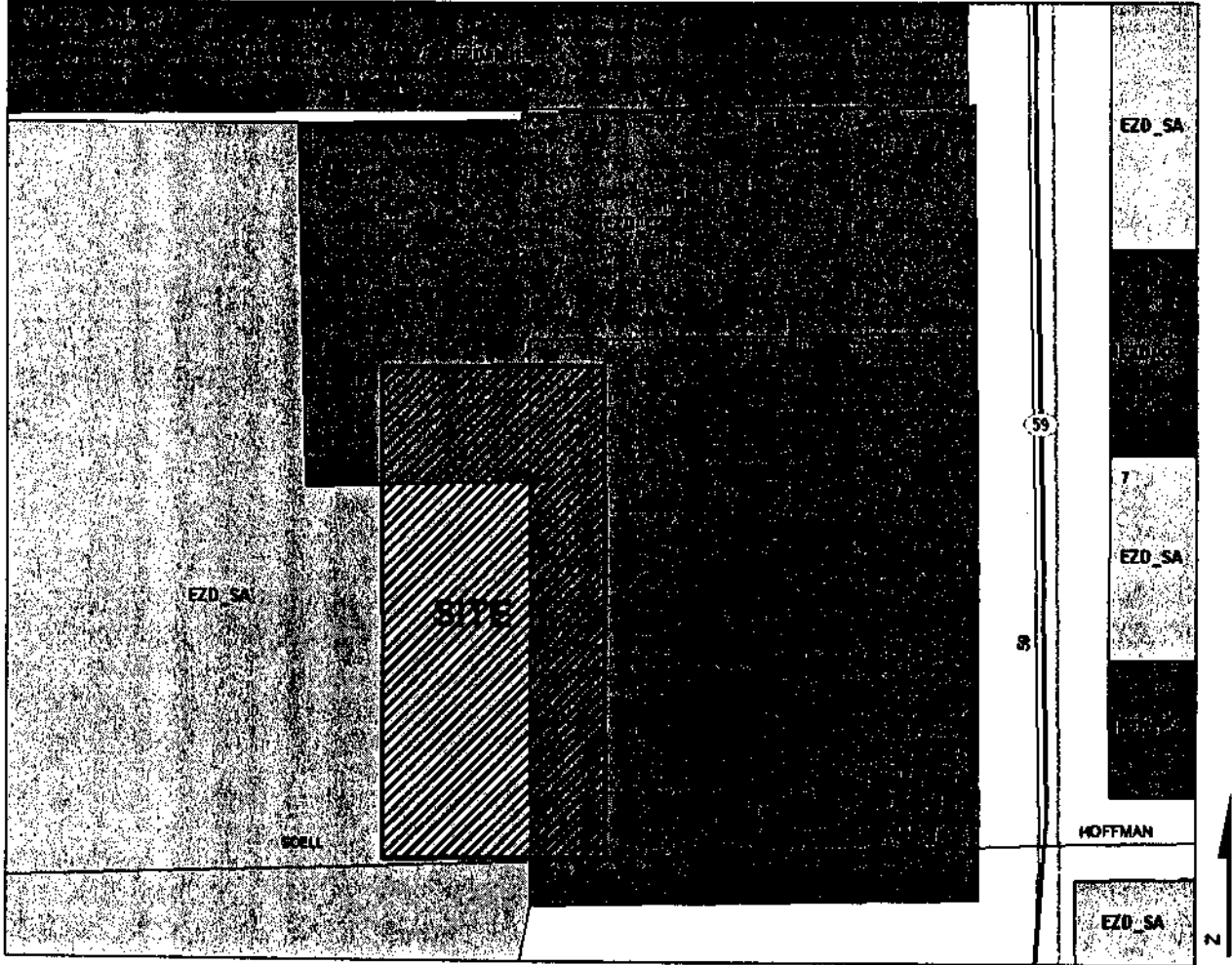
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A CERTAIN PORTION OF GROUND, together with all of the improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 12, Township 7 South, Range 11 East and more particularly described as follows:

Beginning at a point located at the intersection of the Westerly line of the Abita-Mandeville Highway ( State Hwy #59 ) and the half section line of Section 12; thence in a northwesterly direction a distance of 200 feet to the point of beginning; thence a northwesterly direction a distance of 100 feet to a point; thence at right angles in a northerly direction a distance of 217 feet to a point; thence at right angles in a easterly direction a distance of 100 feet to a point; thence at right angles in a southerly direction a distance of 217 feet back to the point of beginning.

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**CASE NO.:** ZC05-10-070  
**PETITIONER:** Teddy Preis  
**OWNER:** Lyle A. Toomer Jr & Kristem Ratledge Toomer  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District  
**LOCATION:** Parcel located on the north side of Soell Drive, west of LA Highway 59; S12, T7S, R11E; Ward 3, District 3  
**SIZE:** 0.498 acres

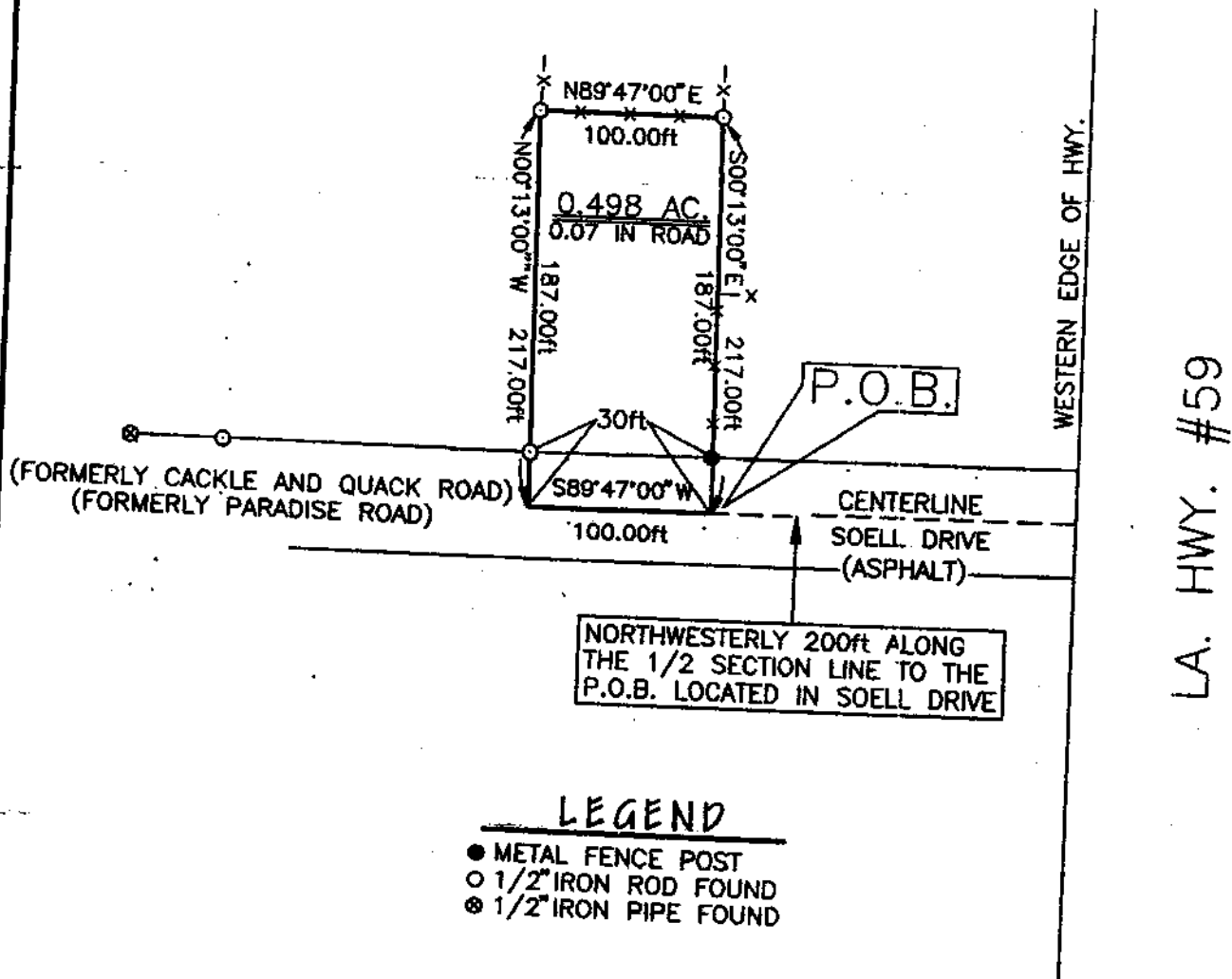




A SURVEY OF THE PROPERTY  
OF  
LYLE TOOMER

2605-10-070

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- Reference:
- 1) Survey by Robert A. Berlin, Land Surveyor, for Mr. and Mrs. Helmutn W. Kopcke, Sr. dated August 5, 1968, No. J-62-165.
  - 2) Description recorded in Instrument #918454 on file in official records of the Clerk of Court for St. Tammany Parish.
  - 3) Description recorded in C.O.B. 323 folio 466 on file in the Clerk of Court for St. Tammany Parish. Said survey and description were used as the basis of direction shown.
  - 4) Property is subject to a servitude of passage as set forth in C.O.B 323 folio 466.

Note: The undersigned surveyor has not performed a title search or abstract. This survey was conducted using the documents provided by the interested parties. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion has been rendered.

NOTE: Said property is located in Flood Zone "C" per the Flood Insurance Rate Map for St. Tammany Parish, Community Panel #225205 0235C, map revised October 17, 1989.

I certify that this plat represents an actual ground survey performed.