

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3343                      ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS                      PROVIDED BY: PLANNING

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of US Highway 190, east of 15th Street, being lots 2, 3, 4, 9, 10 & 11, Square 81, Lacombe Park Subdivision and which property comprises a total of 42,000 sq. ft. of land more or less, from its present SA (Suburban Agricultural) District to a C-2 (Highway Commercial) District, Ward 7, District 7. (ZC06-07-057)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-07-057, 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-2 (Highway 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-2 (Highway 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-2 (Highway 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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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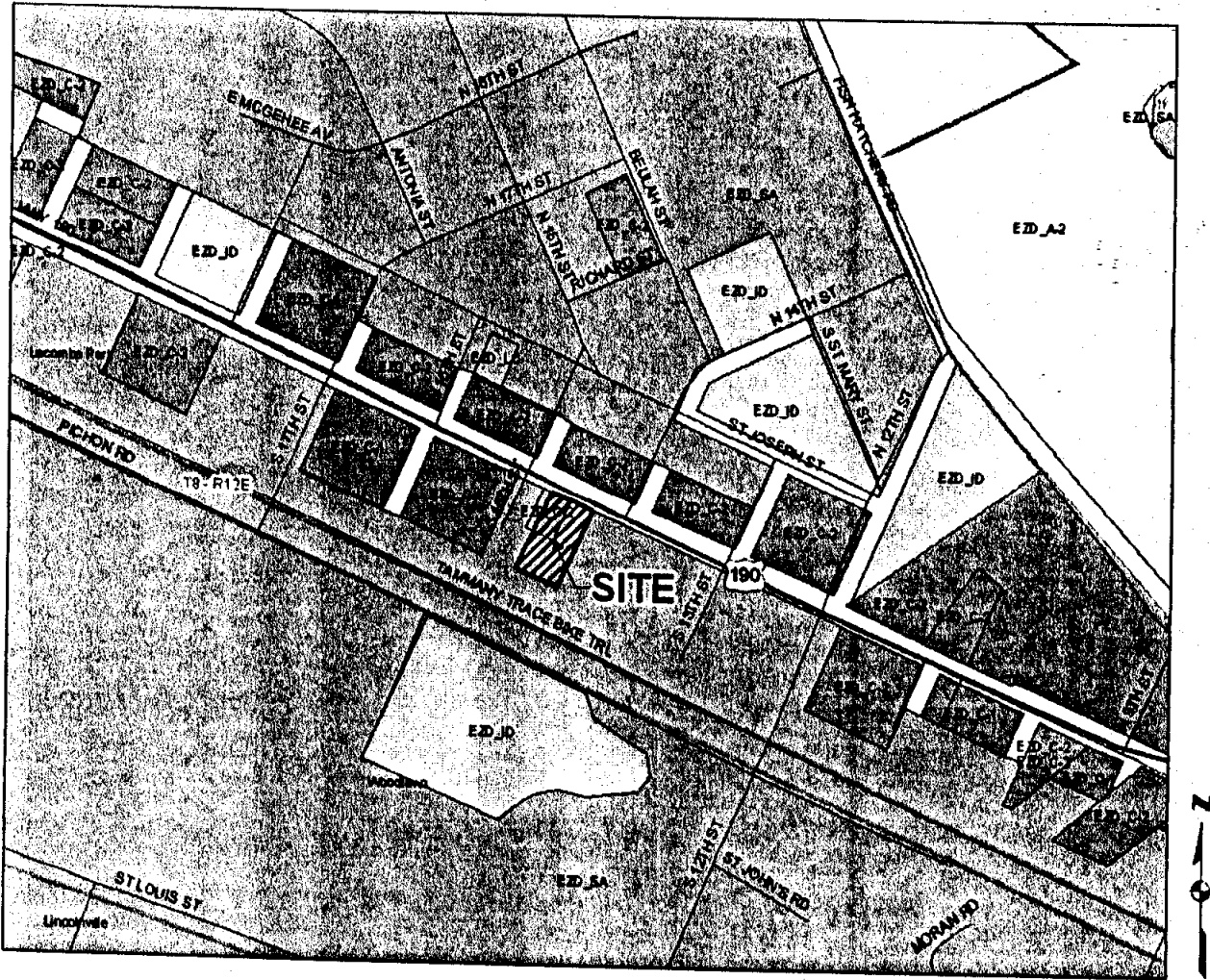
ZC06-07-057

All those certain lot or portions of ground, together with all buildings and improvements thereon, lying and situated in the Parish of St. Tammany, State of Louisiana, and more fully described as follows, to wit:

Lots numbered Two (2), Three (3), Four (4), Nine (9), Ten (10), Eleven (11) of Square Eighty-One (81) of Lacombe Park Subdivision, also know as Town of Lacombe, according to a map and plan thereof on file in the Office of the Clerk of Court of the Parish of St. Tammany, Louisiana.

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**CASE NO.:** ZC06-07-057  
**PETITIONER:** Kevin Keller  
**OWNER:** Betty Jean Harmon Gonzales  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the south side of US Highway 190, east of 15th Street, being lots 2, 3, 4, 9, 10 & 11, Square 81, Lacombe Park Subdivision; S40, T8S, R12E; Ward 7, District 7  
**SIZE:** 42,000 sq.ft.

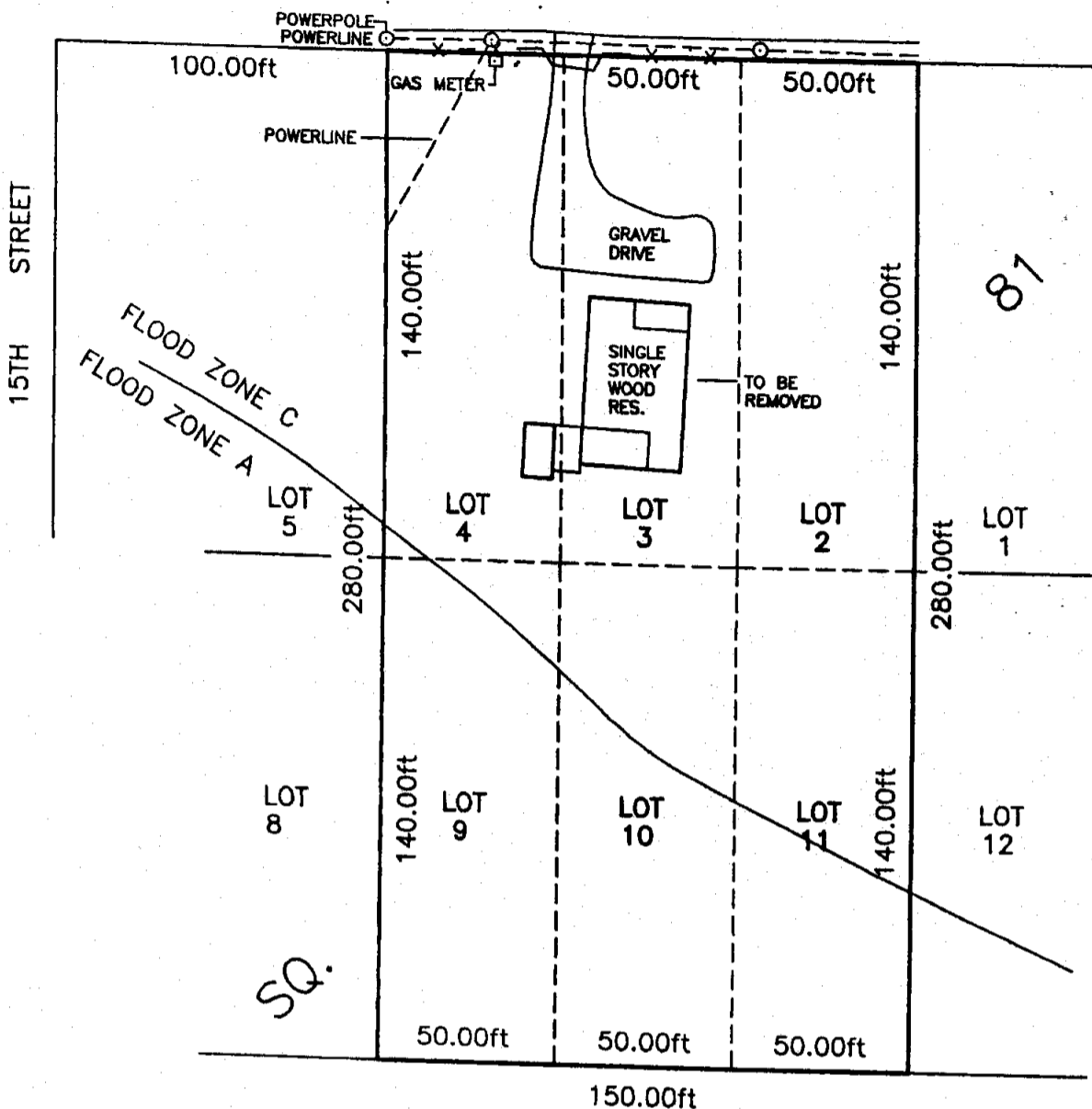


A SURVEY OF THE PROPERTY  
OF  
TAXPAYER PROPERTIES L.L.C.

3343



U.S. HWY. #190



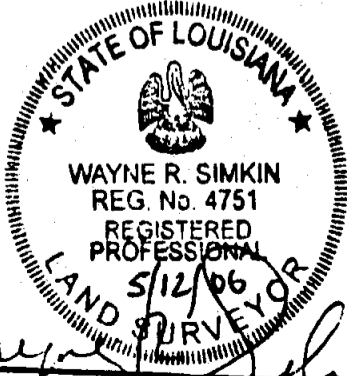
NOTE: PRELIMINARY PLAT FOR THE PURPOSE OF REZONING.

Reference 1) A SUBDIVISION PLAT OF LACOMBE PARK SUBDIVISION, SAID SUBDIVISION FILED IN THE OFFICIAL RECORDS OF THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF DIRECTION SHOWN.

NOTE 1) Said property is located in Flood Zone "C" & "A" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 2252050380C Map Revised, APRIL 2, 1991 Base Flood Elevation TO BE DETERMINED BY PARISH

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.



WAYNE R. SIMKIN P.L.S. REG. # 4751

A SURVEY OF LOTS 2, 3, 4, 9, 10 & 11, SQUARE 81, LACOMBE PARK SUBDIVISION, SECTION 40, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

**D & S SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYORS  
2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433  
OFFICE (985) 892-2847 ~ FAX (985) 892-2806

JOB NO.	DRAWN WRS	DATE	SHEET NO.
06-87	CHECKED WRS	5/10/2006	1 OF 1
		SCALE 1"=50'	