

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3422 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BURKHALTER SECONDED BY: MR. HAMAUEI

ON THE 2<sup>ND</sup> DAY OF NOVEMBER, 2006

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 59, north of Grande Maison Boulevard, Lots 20, 21, 22, De Val Estates and which property comprises a total of 2.088 acres of land more or less, from its present A-3 (Suburban) District to a ID (Institutional) District, Ward 4, District 5. (ZC06-08-070)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-08-070, 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 A-3 (Suburban) District to a ID (Institutional) 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 ID (Institutional) 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-3 (Suburban) District to a ID (Institutional) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC06-08-070

**TWO CERTAIN LOTS OR PORTIONS OF GROUND**, together with all the buildings and improvements thereon, and all of the rights, ways, privilege, servitudes, advantages, prescriptions and appurtenances thereunto belonging or in anywise appertaining, situated and located in Section 25, Township 7 South, Range 12 East and in the subdivision known as "DE VAL ESTATES SITES", and designated as Lots 20 and 21, of said subdivision, which said lots adjoin each and measures as follows: Lot No. 20, measures One Hundred (100) feet front on State Highway No. 59 (Mandeville-Abita Springs Highway), the same width in the rear, by a depth on its side line common to Lot 19 of 293.9 feet and a depth on its other side line of 301.05 feet. Lot No. 21, measures One Hundred (100) feet front on State Highway No. 59, same width in rear, by a depth on its side line common to Lot 20 of 301.05 feet and a depth on its other side line common on Lot 22 of 309.1 feet. All in accordance with a plan and certificate of survey made by E. J. Champagne, Surveyor, on November 15, 1957, on file in the office of the Clerk of Court for the Parish of St. Tammany.

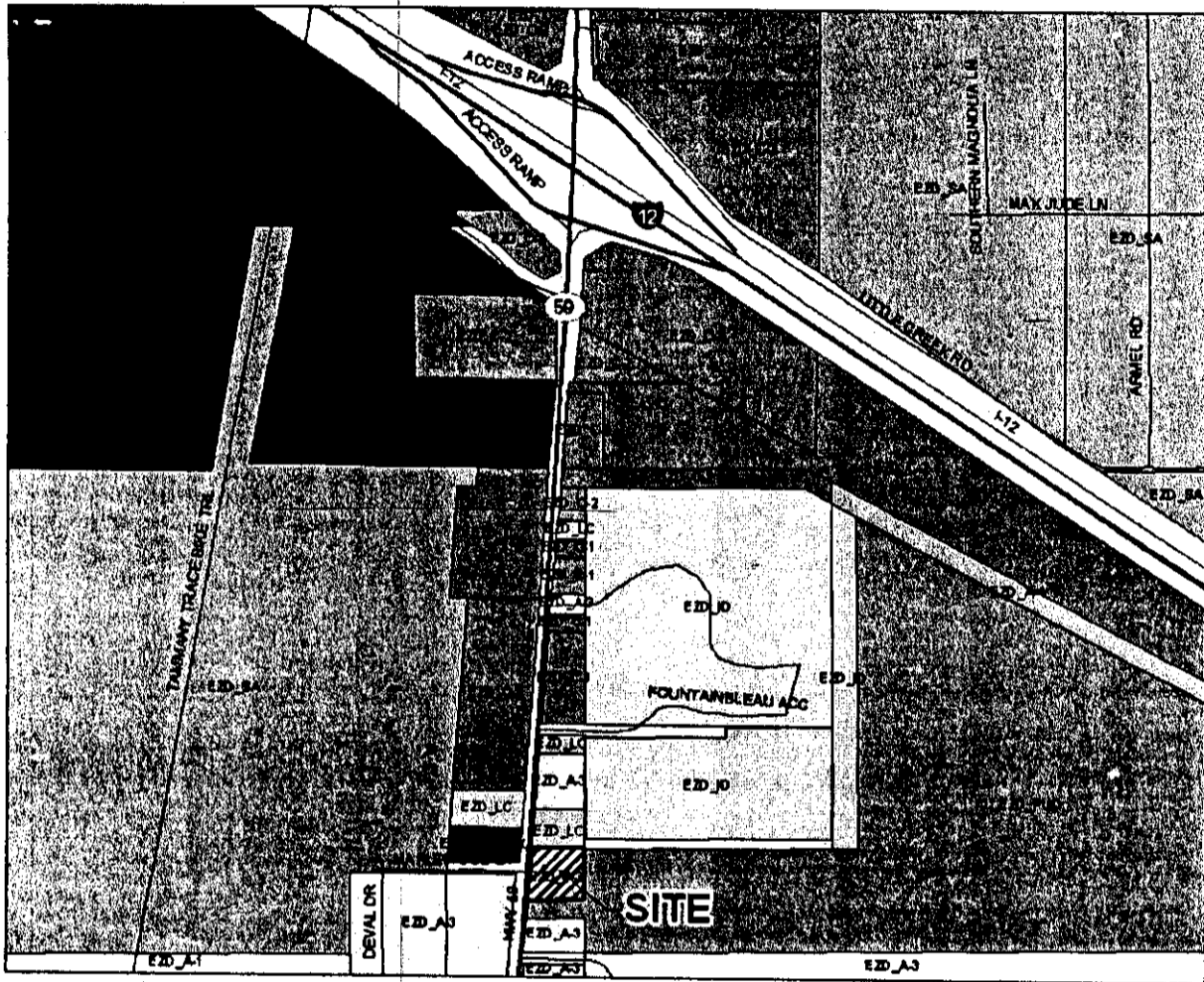
**ALL THAT CERTAIN LOT OR PARCEL OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in the State of Louisiana, Parish of St. Tammany, in that part thereof known as DeVal Estates Sites Subdivision, in accordance with the plan of subdivision filed with the Clerk of Court for St. Tammany Parish, Louisiana in Map File #146-A, and being more fully described as follows, to-wit:

**LOT 22, DEVAL ESTATES SITES SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.**

Being the same property acquired by Cornerstone Assembly of God from Weldon P. Smith and Caroline Post Smith by act dated February 13, 1994 (*sic*) and recorded as Instrument No. 938794 of the records of St. Tammany Parish, Louisiana.

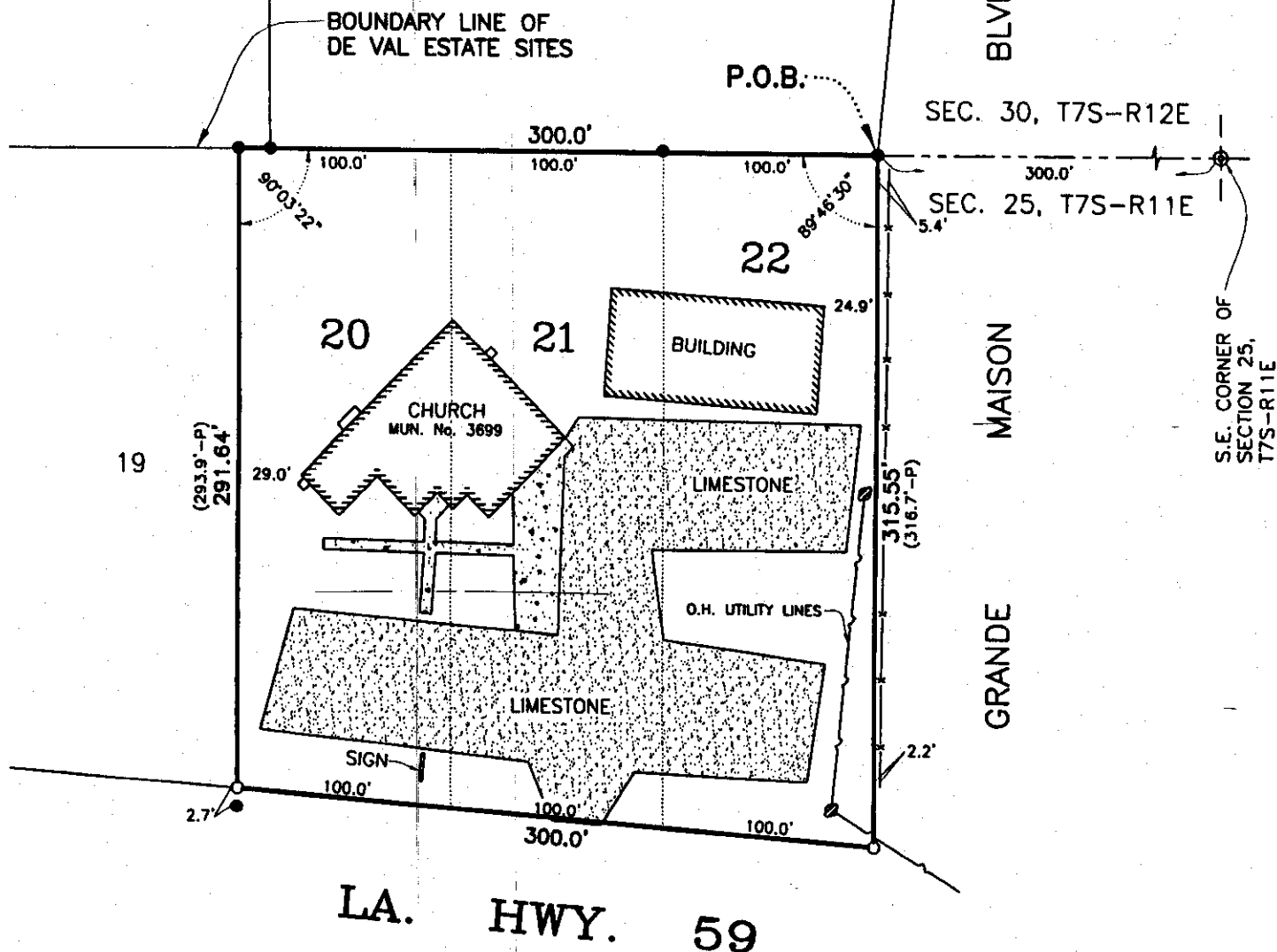
3422

**CASE NO.:** ZC06-08-070  
**PETITIONER:** Clave Gill & Deborah Hopkins  
**OWNER:** RBF, L.L.C.  
**REQUESTED CHANGE:** From A-3 (Suburban) District to ID (Institutional) District  
**LOCATION:** Parcel located on the east side of LA Highway 59, north of Grande Maison Blvd., Lots 20, 21, 22, De Val Estates ; S25, T7S, R12E; Ward 4, District 5  
**SIZE:** 2.088 acres



3422

GRAND MAISON  
PHASE 1



TOTAL AREA WITHIN PERIMETER = 2.088 ACRES

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊗ = UTILITY POLE
- P = PER SUBD. PLAN

REFERENCE SURVEY:

PLAT OF BY CARY E. SMITH LAND SURVEYS, INC., DATED 5-27-92, DRAWING No. 92-186.

NOTE:

ANY UTILITIES, DITCHES, AND/OR SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0245 C, DATED 10-17-89.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF LOTS 20, 21, & 22  
DE VAL ESTATE SITES  
SITUATED IN SECTION 25  
TOWNSHIP 7 SOUTH  
RANGE 11 EAST  
ST. TAMMANY PARISH, LA

PREPARED FOR:

RBF, L.L.C.



Fontcuberta  
**Surveys**  
INCORPORATED

PROFESSIONAL  
LAND SURVEYORS

*Thomas J. Fontcuberta*  
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
4-24-2006	1" = 80'		HAM	TJF	463943	130-119