

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3203 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BURKHALTER SECONDED BY: MR. CANULETTE

ON THE 5TH DAY OF JANUARY, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of LA Highway 21, north of Zinnia Drive, west of Marigold Drive, being lots 291 & 292, Flower Estates Subdivision and which property comprises a total of 80,000 sq. ft. of land more or less, from its present A-2 (Suburban) District to a C-2 (Highway Commercial) District, Ward 1, District 1. (ZC05-12-079)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-12-079, 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 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 A-2 (Suburban) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3203

ZC05-12-079

Lots 291 and 292 of Flowers Estates located in North Half of Section 47, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, fronting on State Highway 21.

3203

CASE NO.: ZC05-12-079

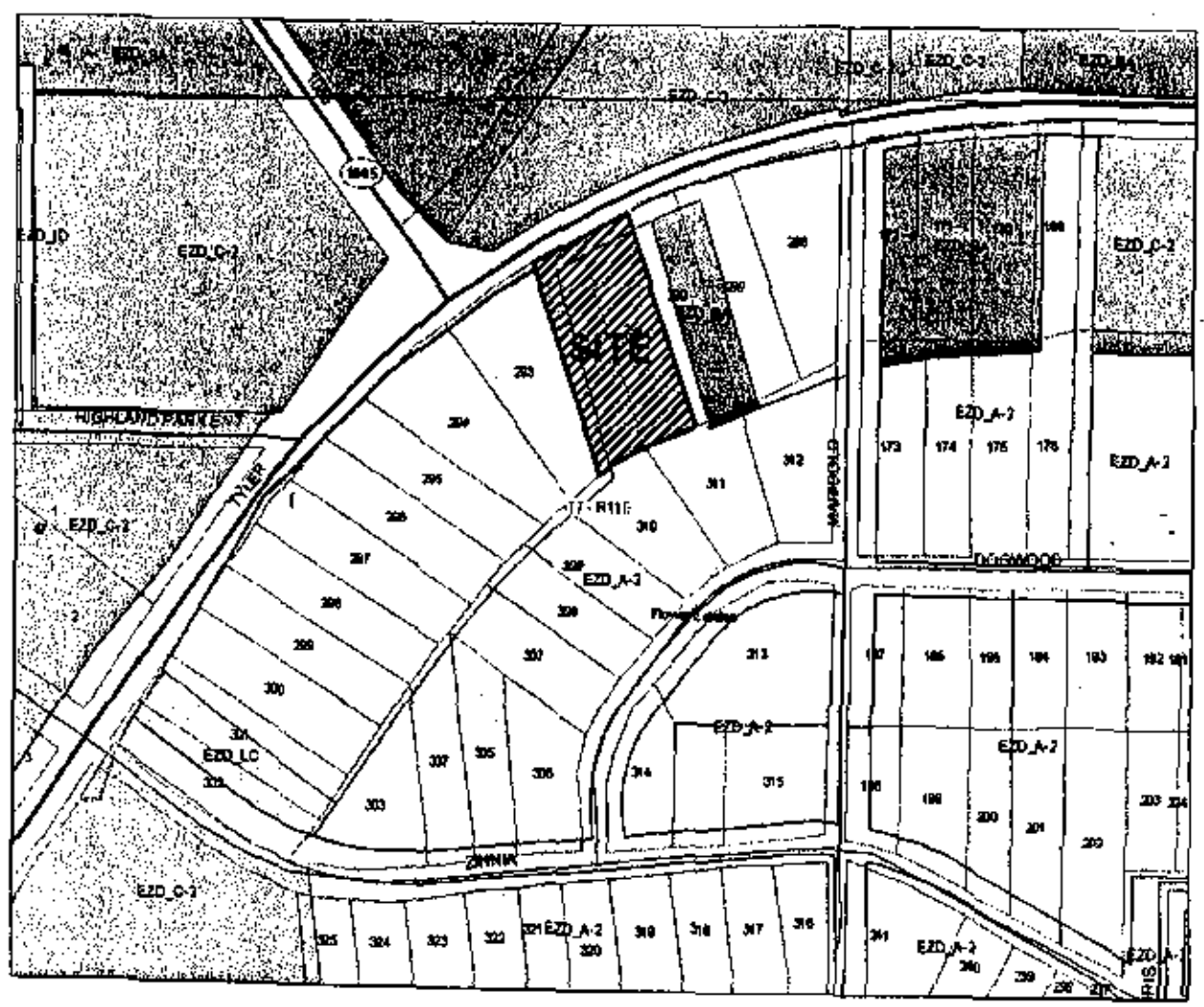
PETITIONER: Champagne Construction & Land Development c/o Paul Mayronne

OWNER: Grant John & Gary Noel Ross

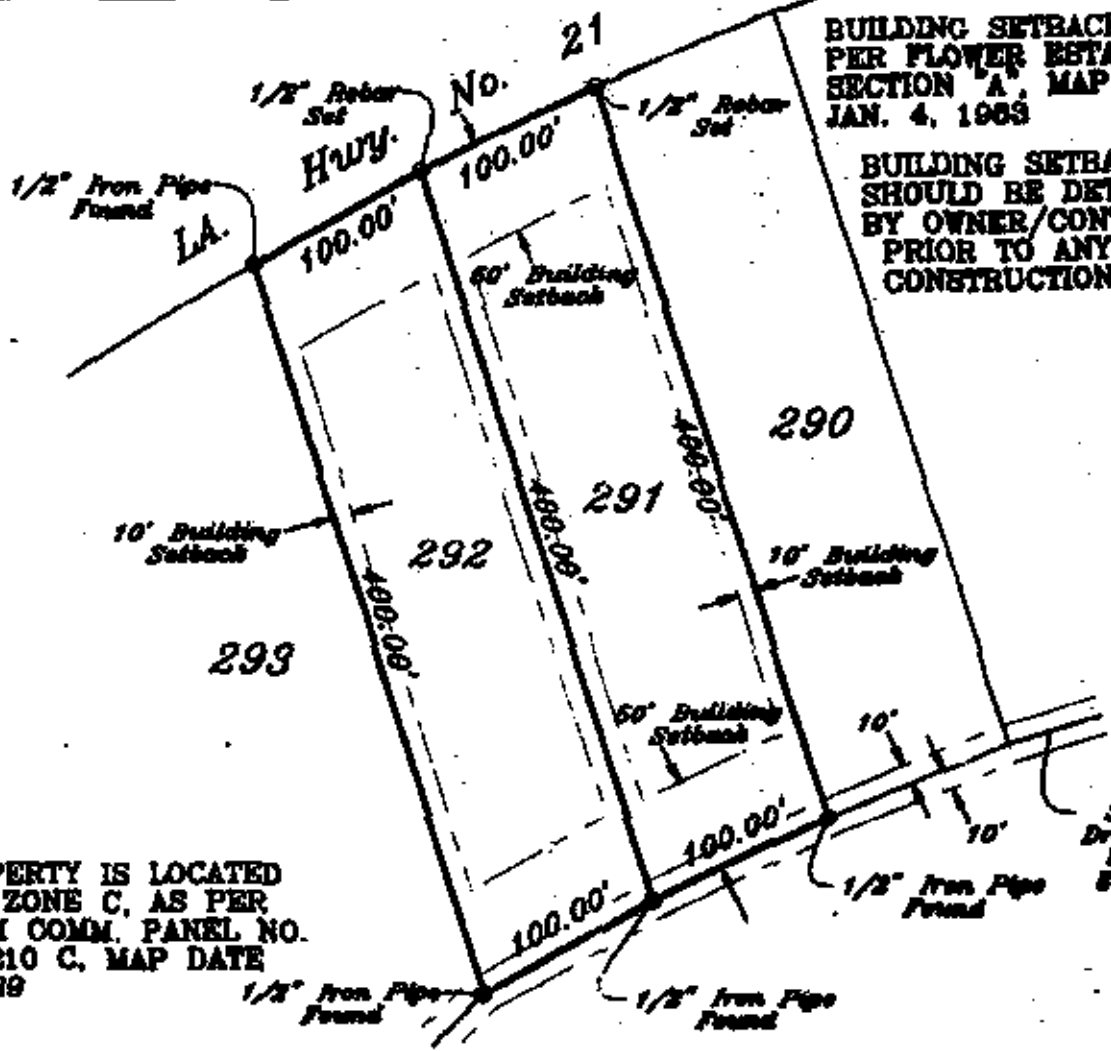
REQUESTED CHANGE: From A-2 (Suburban) District to C-2 (Highway Commercial) District

LOCATION: Parcel located on the south side of LA Highway 21, north of Zinnia Drive, west of Marigold Drive, being lots 291 & 292, Flower Estates Subdivision; S47, T7S, R11E; Ward 1, District 1

SIZE: 80,000 sq. ft.



2005-12-079 3203



BUILDING SETBACKS ARE AS PER FLOWER ESTATES SUB. SECTION A, MAP DATE JAN. 4, 1989

BUILDING SETBACKS LINES SHOULD BE DETERMINED BY OWNER/CONTRACTOR PRIOR TO ANY CONSTRUCTION

THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM COMM. PANEL NO. 225205 0210 C, MAP DATE 10-17-1989

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 OF TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LX1.

MAP PREPARED FOR **GRANT J. ROSS & GARY N. ROSS**

SHOW A SURVEY MADE OF PROPERTY LOCATED IN **Lot 291 & 292, Flower Estates Subdivision, Section "A", St. Tammany Parish, Louisiana**

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

LAND SURVEYING Inc.
COVENTON, LOUISIANA

JEROME B. ROSS
REG. No. 573
REGISTERED
JEROME B. ROSS
LOUISIANA REGISTERED LAND SURVEYOR
NOV 20 2003

SCALE: 1" = 100' DATE: July 2, 2004 NUMBER: 10, 776