

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3338 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY MR. BAGERT SECONDED BY MR. BURKHALTER

ON THE 3RD DAY OF AUGUST 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 1077, north of I-12 and which property comprises a total of 1.5045 acres of land more or less, from its present A-2 (Suburban) District to a C-1 (Neighborhood Commercial) District, Ward 1, District 1. (ZC06-07-051)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-07-051, 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-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 A-2 (Suburban) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC06-07-051

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon and all rights, ways, privileges, servitudes, appurtenances and advantages theretunto belonging or in anywise appertaining, situated in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more particularly described as follows: ,

Commencing at the Southeast corner of Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, go North 00 degrees 13 minutes West 653.45 feet to an iron and the Point of Beginning.

From the Point of Beginning go South 82 degrees 48 minutes West 255.60 feet to a point; thence North 00 degrees 13 minutes West 257.55 feet to an iron; thence South 00 degrees 13 minutes East 257.55 feet to the Point of Beginning.

This tract contains 1.50 acres. All in accordance with map or plat of survey by Fred L. Tilley and Associates dated May 23, 1986, being Survey No. 86038.

In addition to the property conveyed hereinabove in full ownership, and for the same consideration recited herein, vendor does hereby grant unto vendee, its heirs successors and assigns a 30 foot wide non-exclusive servitude of passage and right-of-way over and across the following described property:

Commence at the Southeast corner of Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, the Point of Beginning.

From the Point of Beginning go South 89 degrees 44 minutes West 152.52 feet to an iron on the Hwy. I-12 service road right-of-way; thence along said service road North 25 degrees 20 minutes West 33.12 feet to a point; thence North 89 degrees 44 minutes East 136.58 feet to a point; thence North 00 degrees 13 minutes West 619.80 feet to a point; thence North 82 degrees 48 minutes East 30/23 feet to an iron; thence South 00 degrees 13 minutes East 653.45 feet to the Point of Beginning.

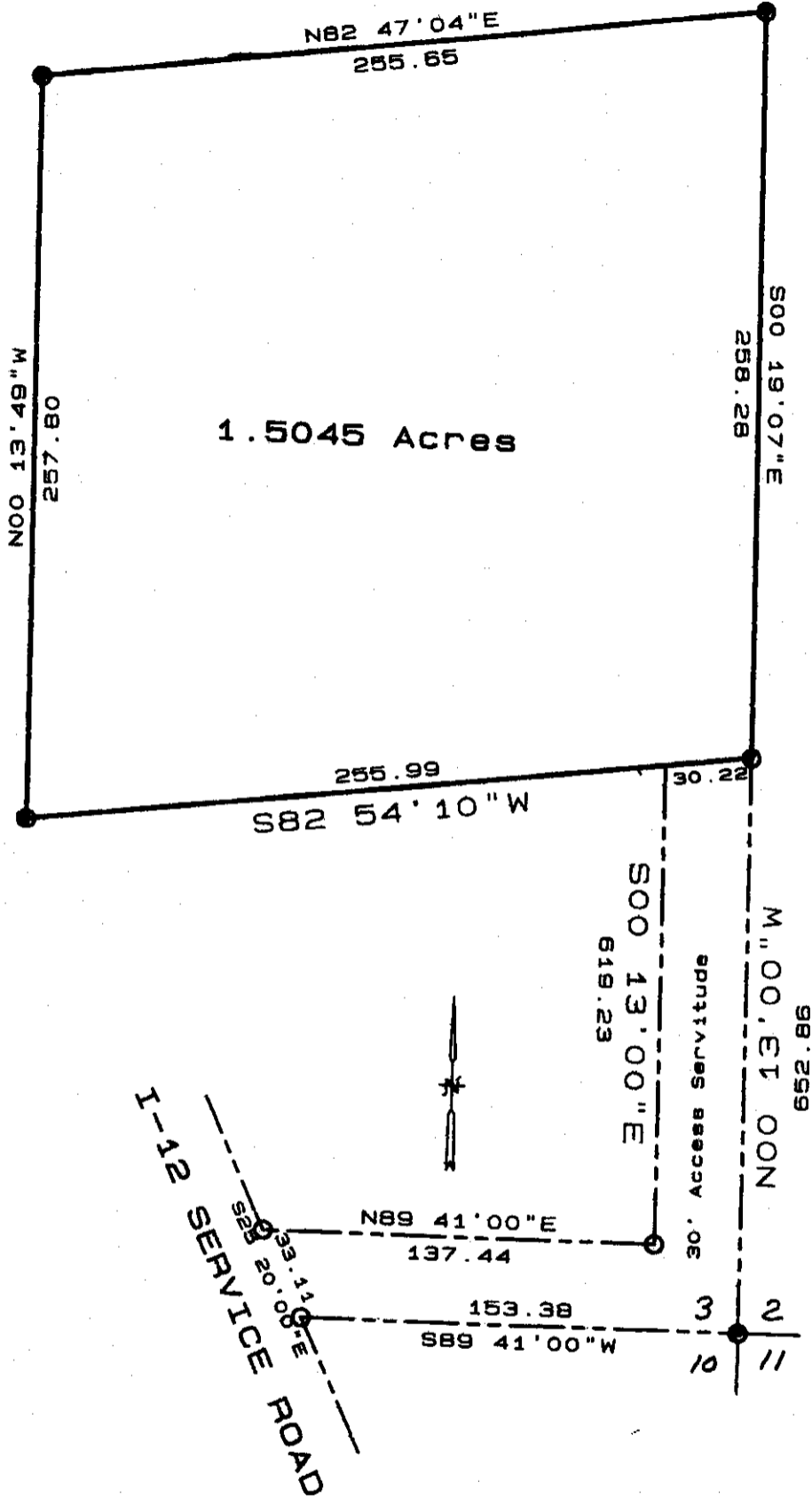
All in accordance with map or plat of survey of Fred L. Tilley & Associates dated May 23, 1986 being Survey No. 86-38.

LEGAL DESCRIPTION:

2C06-07-051

A parcel of land located in Section 3, Township 7 South Range 10 East, St. Tammany Parish, Louisiana, as shown hereon, reference to survey by Fred L. Tilley, dated 23 May, 1986, Number 86-38.

3338



CERTIFIED TO:
R. J. COMEAUX

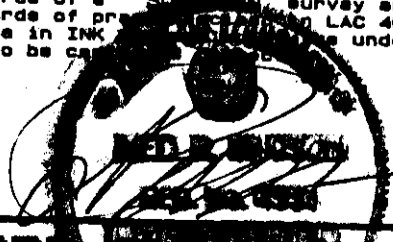
LEGEND:

- SET 1/2" IRON ROD
- FOUND IRON ROD
- FOUND OLD WOOD
- X--- FENCE
- BEARINGS: RECORD
- SETBACK LINES
- FRONT SIDES REAR STREET

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE APPROPRIATE CITY/PARISH GOVERNING OFFICIALS.

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a Survey survey and the applicable standards of practice in LAC 48: LXI. Signature must be in INK. The undersigned for this plat to be certified.



NEIL WILSON, PLS
LOUISIANA REGISTERED LAND SURVEYOR NO. 4336
5000 WEST DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (985) 626-5654 FAX: (985) 626-5600

| | | |
|------------|-----------|-----------------------|
| CLASS/TYPE | "C" | CPN: |
| BOUNDARY | 22 MAR 06 | FIRM DATE: |
| FORMBOARDS | | FIRM ZONE: |
| SLAB TIE | | BASE FLOOD: |
| AS-BUILT | | REVISED: |
| JOB NO. | 11651 | SCALE: 1 inch = 60 ft |

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CASE NO.: ZC06-07-051
PETITIONER: R.J. Comeaux
OWNER: Sarco Inc.
REQUESTED CHANGE: From A-2 (Suburban) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the east side of LA Highway 1077, north of I-12; S3, T7S, R10E; Ward 1, District 1
SIZE: 1.5045 acres

