

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3358 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 Cane Avenue, east of Pearl Street, being lots 8 - 16, Square 26, Pearl Acres Subdivision and which property comprises a total of 41,649 sq.ft. of land more or less, from its present A-3 (Suburban) District to a LC (Light Commercial) District, Ward 8, District 8. (ZC06-08-074)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-08-074, 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 C-2 (Light 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 (Light 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-3 (Suburban) District to a C-2 (Light 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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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ZC06-08-074

All that certain parcel of land in **PEARL ACRES SUBDIVISION**, Section 7, township 9 south, range 15 east, St. Tammany Parish, Louisiana, more fully described as follows:

From the northeast corner of Square 20 in said subdivision being the **POINT OF BEGINNING**,

Thence go North 89 degrees 31 minutes 26 seconds East-60.00 feet to a point;
thence go South 00 degrees 39 minutes 59 seconds East-250.00 feet to a point;
thence go South 89 degrees 31 minutes 24 seconds West-60.19 feet to a point;
thence go North 00 degrees 37 minutes 18 seconds West-250.00 feet to the
POINT OF BEGINNING

Containing in all 15.024 square feet of land, more or less

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND, together with all buildings and improvements thereon, situated in St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

LOTS 8, 9, 10, 11, 12, 13, 14 and 15, SQUARE 20, PEARL ACRES SUBDIVISION, near the City of Slidell, St. Tammany Parish, Louisiana.

All in accordance with official plat of said subdivision on file with the Clerk of Court for St. Tammany Parish, Louisiana.

Lots 8 & 9 acquired by Barbara Jean Crowell by act dated April 10, 1963, recorded in COB 341, folio 488; Lots 10 & 11 acquired by Charles D. Suggs et ux by act dated December 11, 1977, recorded in COB 695, folio 67; Lots 12, 13, 14 & 15 acquired by Barbara J. Crowell Sweet and Juanita L. Crowell Suggs by act dated April 14, 2003, recorded as Instrument #1366429, records of St. Tammany Parish, Louisiana.

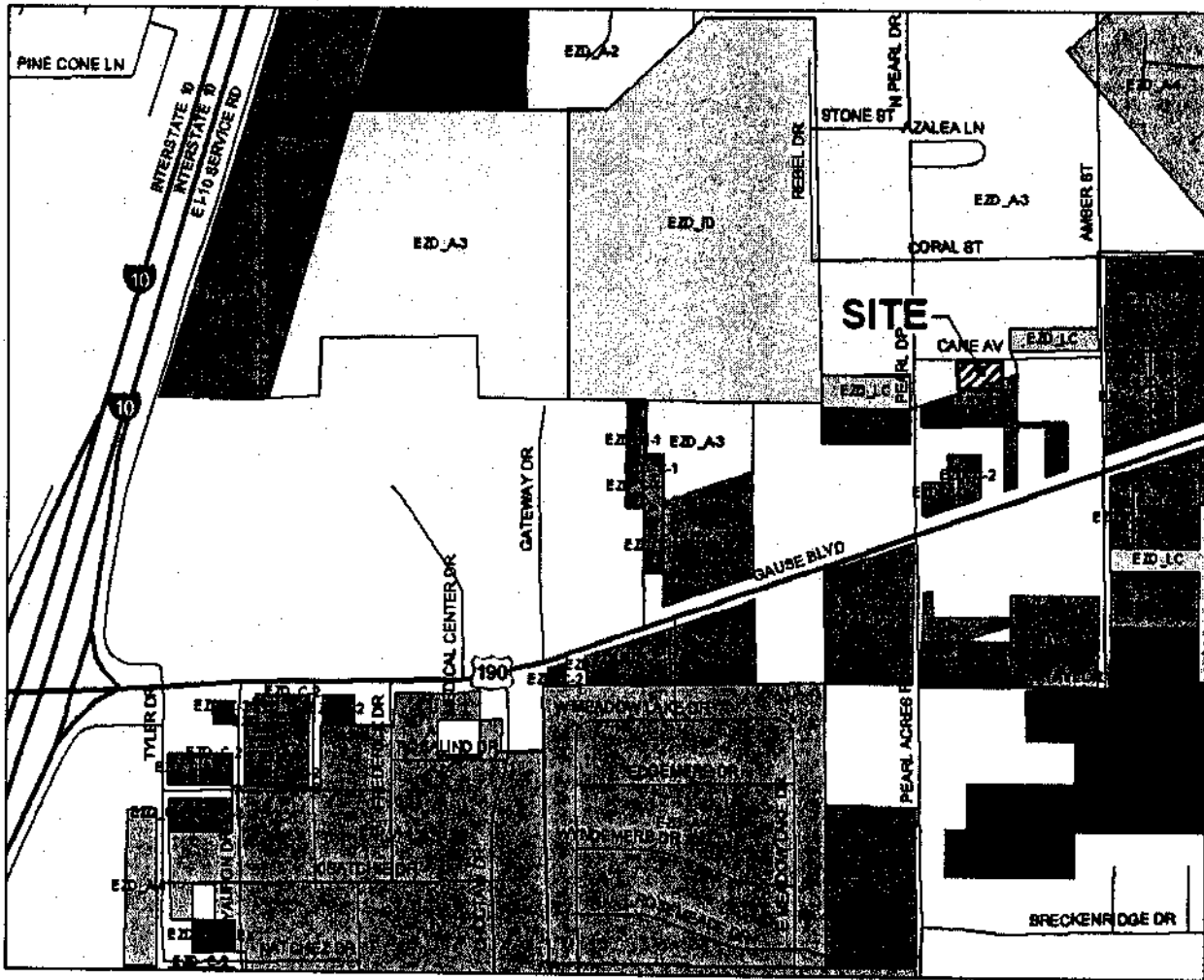
(Lots 8 & 9 - Assessment #1100171743 in the name of Barbara J. C. Varnes)

(Lots 10 & 11 - Assessment #1100170631 in the name of Charles D. Suggs)

(Lots 12, 13, 14 & 15 - Assessment #1100161616 in the name of Adolph H. Crowell, Sr.)

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CASE NO.: ZC06-08-074
PETITIONER: Steve Duvernay
OWNER: Investment Realty Association, Inc.
REQUESTED CHANGE: From A-3 (Suburban) District to LC (Light Commercial) District
LOCATION: Parcel located on the south side of Cane Avenue, east of Pearl Street, being lots 8 - 16, Square 26, Pearl Acres Subdivision; S7, T9S, R15E; Ward 8, District 8
SIZE: 41,649 sq.ft.



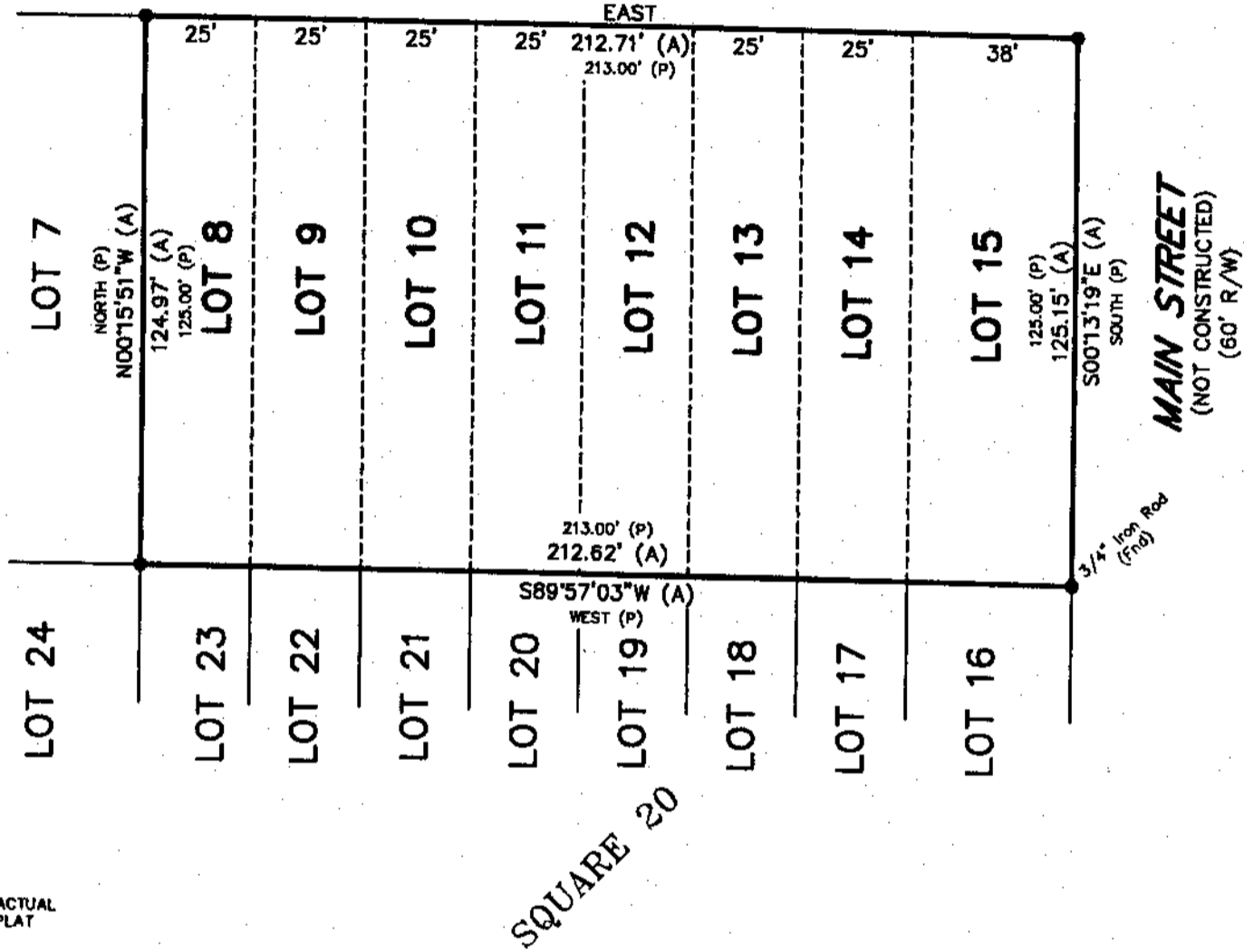
2006-08-074

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CANE AVENUE (50' R/W)

BASE BEARING
EAST

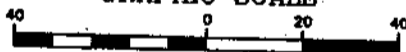


A=ACTUAL
P=PLAT

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FEET

BUILDING SETBACKS
 (* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS:

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205-0440-D
 F.I.R.M. Date 3/21/1999
 ZN: A1 B.F.E. 12+1
 * Verify prior to construction with Local Governing Body.

DRAWING NO.

1041714

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

DRAWN BY:

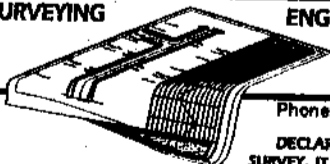
DT

CHECKED BY:

MD

DATE:

5/10/2004



2990 East Gause Blvd., Suite B
 Slidell, Louisiana 70461
 E-mail: jvbassoc@jvburkes.com

SCALE:

1" = 40'

Phone: 985-849-0075 Fax: 985-649-0154
 Mississippi Phone: 228-435-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**SURVEY OF LOTS 8-15
 SQUARE 26
 PEARL ACRES SUBDIVISION
 ST. TAMMANY PARISH
 LOUISIANA**

SURVEYED BY:

Sean M. Burkes
 SEAN M. BURKES
 LA REG. No. 4785

CERTIFIED TO: INVESTMENT REALTY ASSOCIATES, INC.