

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3503

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BINDER

ON THE 1ST DAY OF MARCH, 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the southeast corner of Nunez Road and LA Highway 433, north of Mayfair Road and which property comprises a total of 27,000 sq. ft. of land more or less, from its present SA (Suburban Agricultural) District to a C-2 (Highway Commercial) District, Ward 8, District 13. (ZC07-01-003)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-01-003, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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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ZC07-01-003

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the rights, ways, means, privileges, ~~servitudes, appurtenances~~ and advantages thereunto belonging or in anywise appertaining, situated in Section 25, Township 9 South, Range 14 East, in PINE VILLA SUBDIVISION, St. Tammany Parish, Louisiana. Said lots are designated by the numbers 92, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104, and 105.

Said property being more fully described as follows, to-wit:

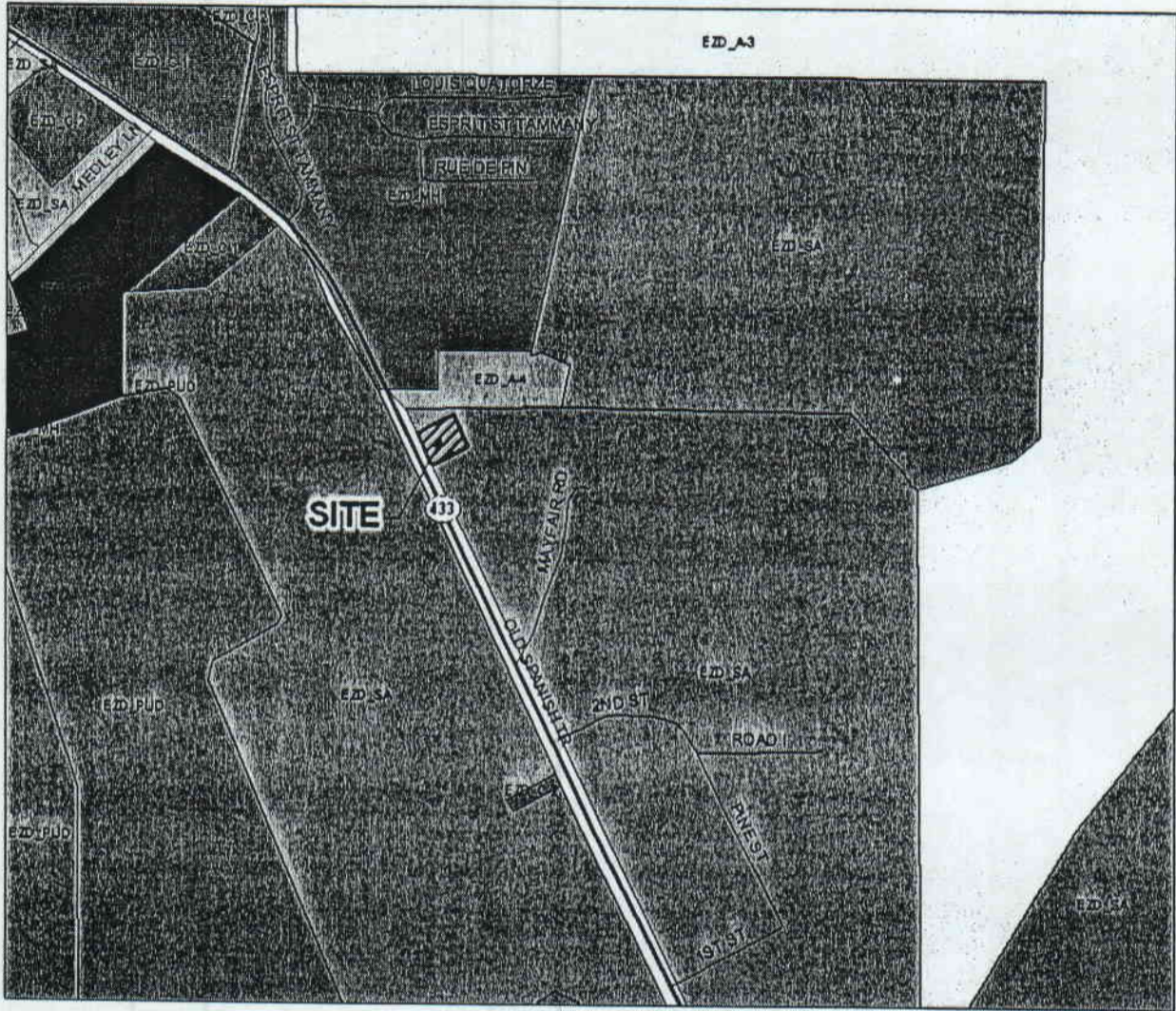
From the intersection of the present Easterly right-of-way line of Louisiana State Highway No. 433 and the Southerly right-of-way line of Nunez Drive (formerly Third Street), also the Point of Beginning, go ~~along~~ Southerly right-of-way line North 63 degrees 35 minutes East 330.15 feet to a point; thence South 26 degrees 26 minutes East 333.49 feet to a point; thence South 13 degrees 26 minutes West 220.76 feet to a point; thence South 63 degrees 53 minutes West 188.98 feet to a point; thence along Louisiana Highway 433 North 26 degrees 24 minutes West 501.95 feet being the point of beginning.

All in accordance with survey by Berlin Land Survey, Registered Land Surveyor, dated April 29, 1985, Number 85-060, attached hereto and made a part hereof.

Being a portion of the same property acquired by vendors from the Succession of Walter C. Derouen, Jr. by Judgment of Possession dated February 17, 1983 of record at COB 1089, folio 502 of the official records of St. Tammany Parish, Louisiana.

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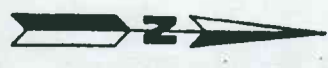
CASE NO.: ZC07-01-003
PETITIONER: Mr. & Mrs. Rodney Nunez
OWNER: Mr. & Mrs. Rodney Nunez
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the southeast corner of Nunez Road and LA Highway 433, north of Mayfair Road; S25, T9S, R14E; Ward 8, District 13
SIZE: 27,000 sq. ft.



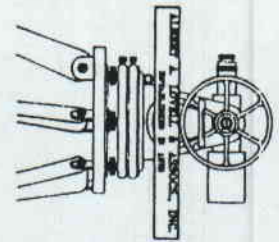
447-01-003

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NOTE: ACCORDING TO FIELD T.A. FLOOD MAPS SURVEY AND RECORDS-42584

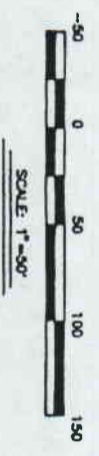
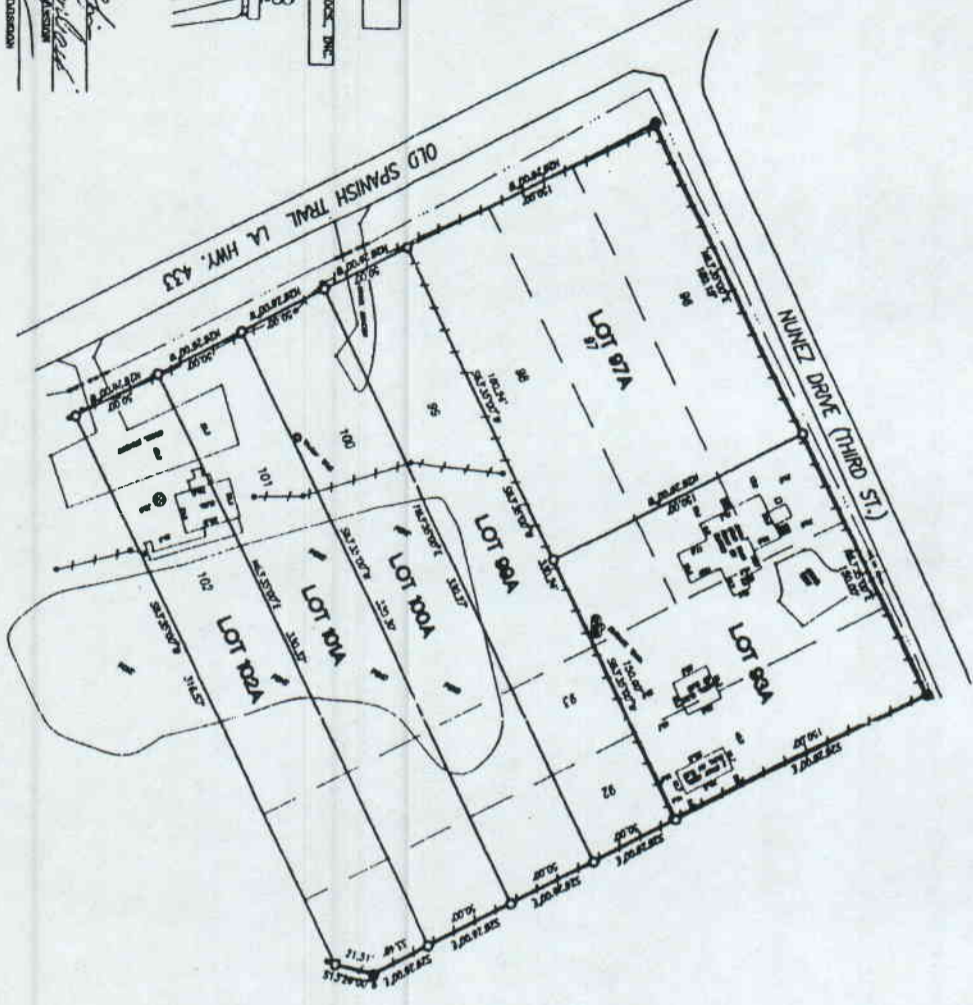


- FOUND FROM MAJOR
- SET FROM ROAD



APPROVED:
 TERRY B. BROWN
 ALBERT A. LOVELL & ASSOC., INC.
 REGISTERED PROFESSIONAL SURVEYORS
 SECRETARY - FLORENCE COMPTON

FILED FOR RECORD:
 D. CLARK
 10-25-94
 1478
 MAP FILE NO.



LOT	AREA
92	25,000 SQ. FT.
93	25,000 SQ. FT.
96	25,000 SQ. FT.
97A	15,000 SQ. FT.
97B	15,000 SQ. FT.
98A	15,000 SQ. FT.
98B	15,000 SQ. FT.
99A	15,000 SQ. FT.
100A	15,000 SQ. FT.
101A	15,000 SQ. FT.
102A	15,000 SQ. FT.
TOTAL	115,000 SQ. FT.

REFERENCE: SURVEY OF SECTION 52, TOWNSHIP 26N, RANGE 10E, COUNTY OF TAMMANY PARISH, LA.

PLAT SHOWING SURVEY
 OF

A RESUBDIVISION OF LOTS 92, 93, 96-102,
 PINE VILLA SUBDIVISION, INTO LOTS 93A, 97A,
 99A, 100A, 101A & 102A PINE VILLA S/D,
 BEING LOCATED IN SECTION 52, T9S-R14E,
 ST. HELENA MERIDIAN, GREENSBURG LAND
 DISTRICT, NEAR SUDELL, ST. TAMMANY PARISH,
 LOUISIANA

FOR
 BARBARA C. & RODNEY A.
 NUNEZ

ALBERT A. LOVELL & ASSOCS., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 2811 SGT. ALFRED DRIVE, SUDELL, LOUISIANA

DATE: SEPTEMBER 9, 1996	JOB NO.: 102448
REVISION:	DRAWN BY: CPL
DRAWING NO.: 102448.DWG	504-641-3231

Scale 1 inch = 50 feet

102448

Surveyed by: RODNEY NUNEZ
 Computed by: CPL
 Description: PINE VILLA RESUB