

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3506

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING DEPT.

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 east side of 8th Street, north of Marquette Street, south of Iberville Street, being lots 30, 31 & 32 and which property comprises a total of 10,800 sq. ft. of land more or less, from its present SA (Suburban Agricultural) District to a C-1 (Neighborhood Commercial) District, Ward 4, District 4. (ZC07-02-010)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-02-010, 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-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 SA (Suburban Agricultural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC07-02-010

**ALL THAT CERTAIN PIECE 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 CHINCHUBA SUBDIVISION, being the subdivision of the West fractional half of Section 34, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, as per plan of Preston Herndon, dated April 18, 1912, of record in the official records of St. Tammany Parish, Louisiana, and more particularly described as follows, to-wit:**

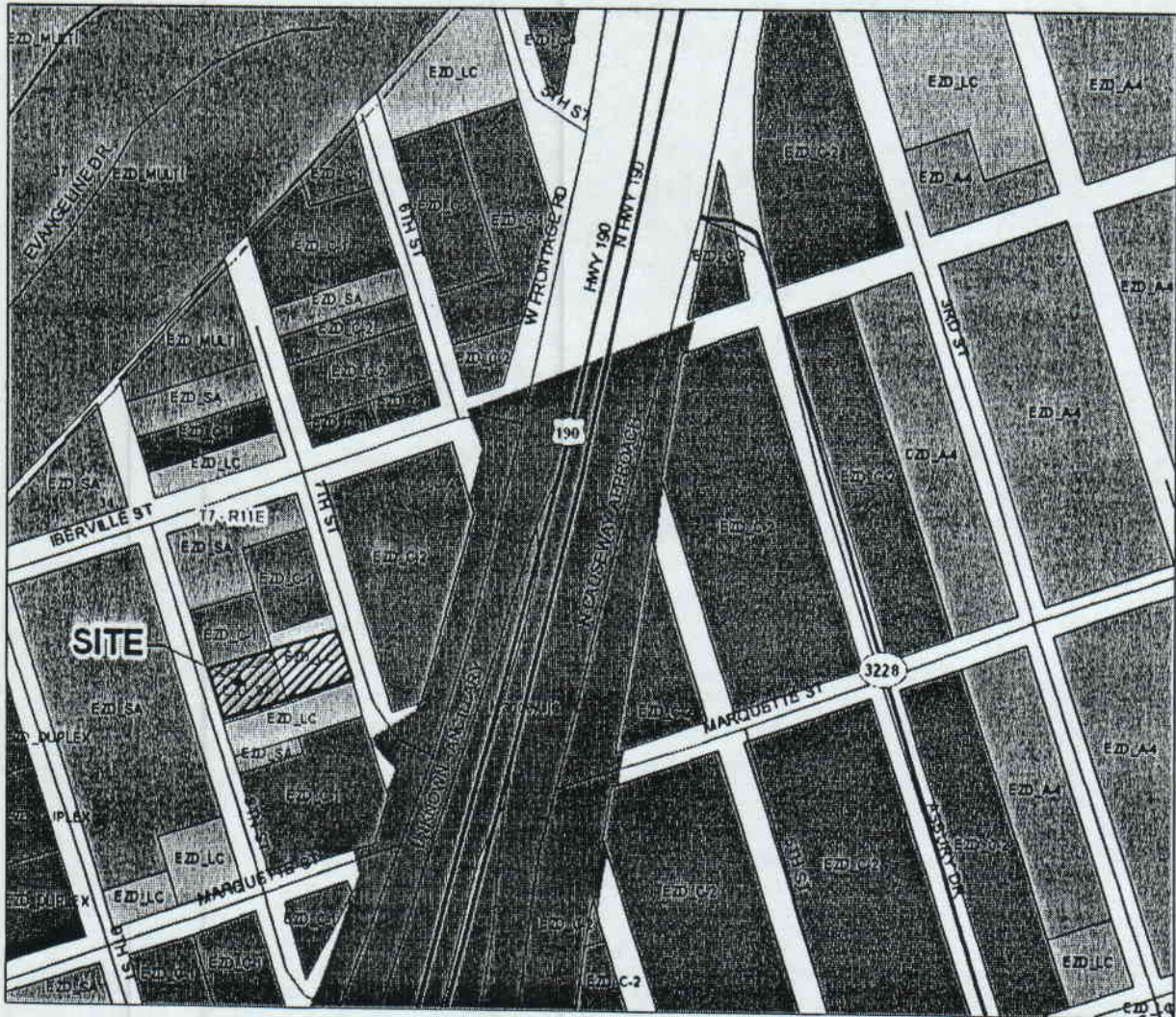
**Being Lots 9, 10, 11, 30, 31 and 32 located in Square 13, of said Chinchuba Subdivision, St Tammany Parish, Louisiana, in accordance with an individual survey by S. K. Landry, Land Surveyor, dated November 11, 1976, a copy of which is annexed to an act of sale before David L. Morgan, Jr., dated December 15, 1976, and recorded in COB 810, folio 234 of the Parish of St. Tammany, State of Louisiana, Square 13 is bounded on the North by Iberville Street, on the East by Seventh Street, on the South by Marquette Street, and on the West by Eight Street.**

**Lots 9, 10 and 11 adjoin each other and front on Seventh Street. East Lot 9, 10 and 11, measure 30 feet front, the same width in the rear, by a depth of 120 feet between equal and parallel lines. Lots 30, 31 and 32 adjoin each other and front on Eight Street. Each Lot 30, 31 and 32, measure 30 feet front, the same width in the rear, by a depth of 120 feet between equal and parallel lines.**



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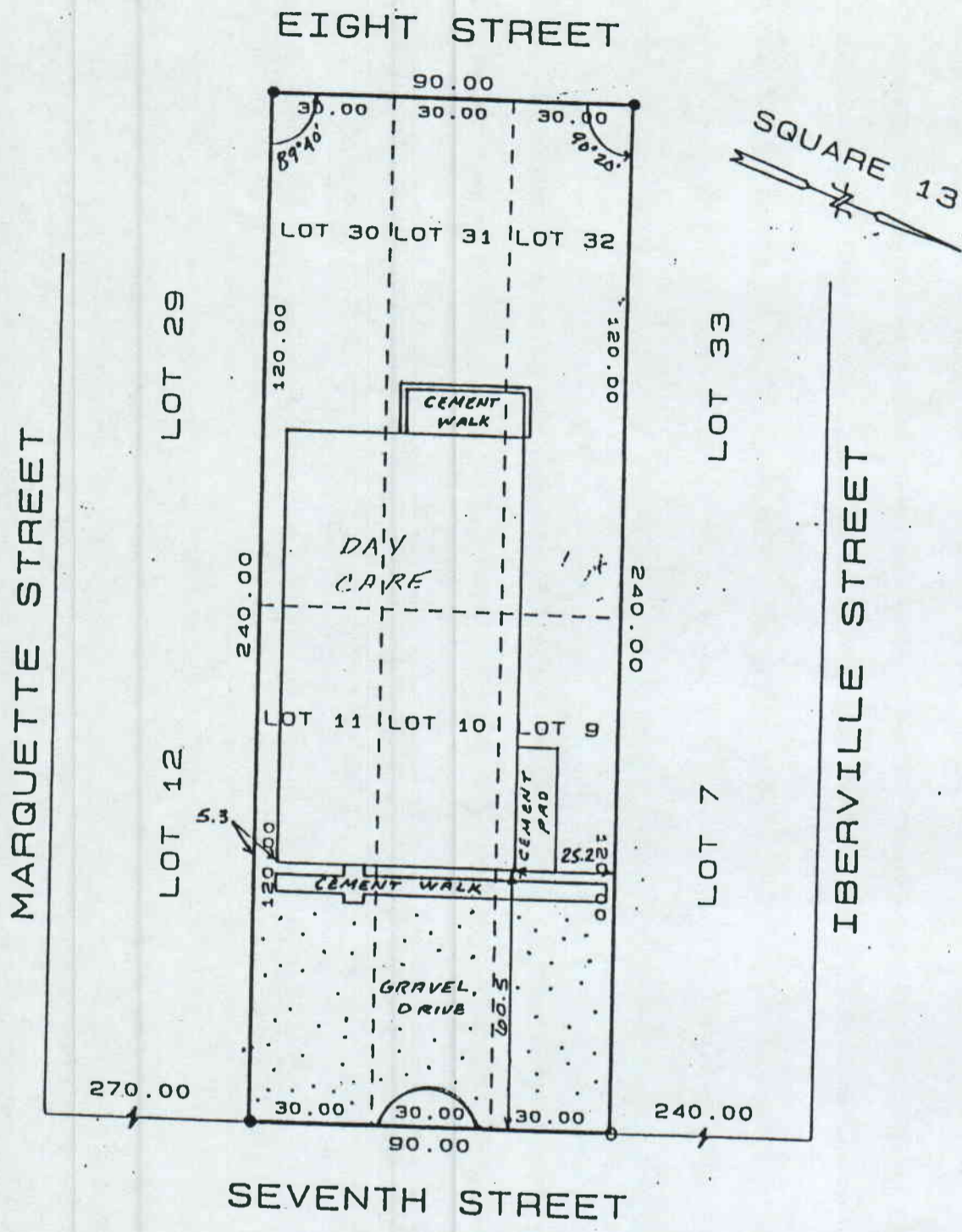
**CASE NO.:** ZC07-02-010  
**PETITIONER:** Terri L. Abney  
**OWNER:** Sam J. Abney  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District  
**LOCATION:** Parcel located on the east side of 8th Street, north of Marquette Street, south of Iberville Street, being lots 30, 31 & 32; S34, T7S, R11E; Ward 4, District 4  
**SIZE:** 10,800 sq. ft.





10, 11, 30, 31, and 32, SQUARE 13, CHINCHUBA  
 SUBDIVISION, according to the plat thereof as recorded  
 in Map File No. 130, Clerk of Court, St. Tammany Parish  
 Louisiana.

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CERTIFIED TO:  
 PRIMARY COLORS LEARNING CENTER OF MANDEVILLE, INC.  
 FIRST NATIONAL BANK OF COMMERCE  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 ELITE TITLE INSURANCE AGENCY, INC.

LEGEND:  
 ○ SET 1/2" IRON ROD  
 ● FOUND 1/2" IRON ROD  
 ■ FOUND OLD WOOD  
 FENCE ---X---X---  
 BEARINGS; MAGNETIC  
 SETBACK LINES ---  
 FRONT SIDES  
 REAR STREET

SETBACK LINES ARE IN ACCORDANCE WITH APPROPRIATE ZONING

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 those 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 the Minimum Standard Detailed Requirements of the ALTA / ASCH Land Title Surveys, pursuant to the standards of SUBURBAN survey practice applicable standards of practice cited in LA 48-111. This plat must be in RED and sealed by the undersigned for this plat to be certified correct.

CLASS/TYPE	"C"	CPN: 225205 0240 E
BOUNDARY	19 MAY 98	FIRM DATE: 16 AUG 95
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO	6322	

*Bruce W. Pope, II*  
 BRUCE W. POPE, II  
 REG. No. 4672  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
**WILSON-POPE LAND SURVEYING, INC.**  
 LOUISIANA REGISTERED LAND SURVEYOR NO. 388  
 1990 SURGI DRIVE  
 MANDEVILLE, LOUISIANA