

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3607

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

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of North 12th Street, east of Hendry Avenue, south of North 10th Street and which property comprises a total of 2.25 acres of land more or less, from its present PUD (Planned Unit Development) District to a C-1 (Neighborhood Commercial) District, Ward 3, District 3. (ZC07-06-028)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-06-028, 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 PUD (Planned Unit Development) 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 PUD (Planned Unit Development) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

3607

**ZC07-06-028**

A CERTAIN PARCEL OF GROUND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 42, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, more particularly described as follows to-wit:

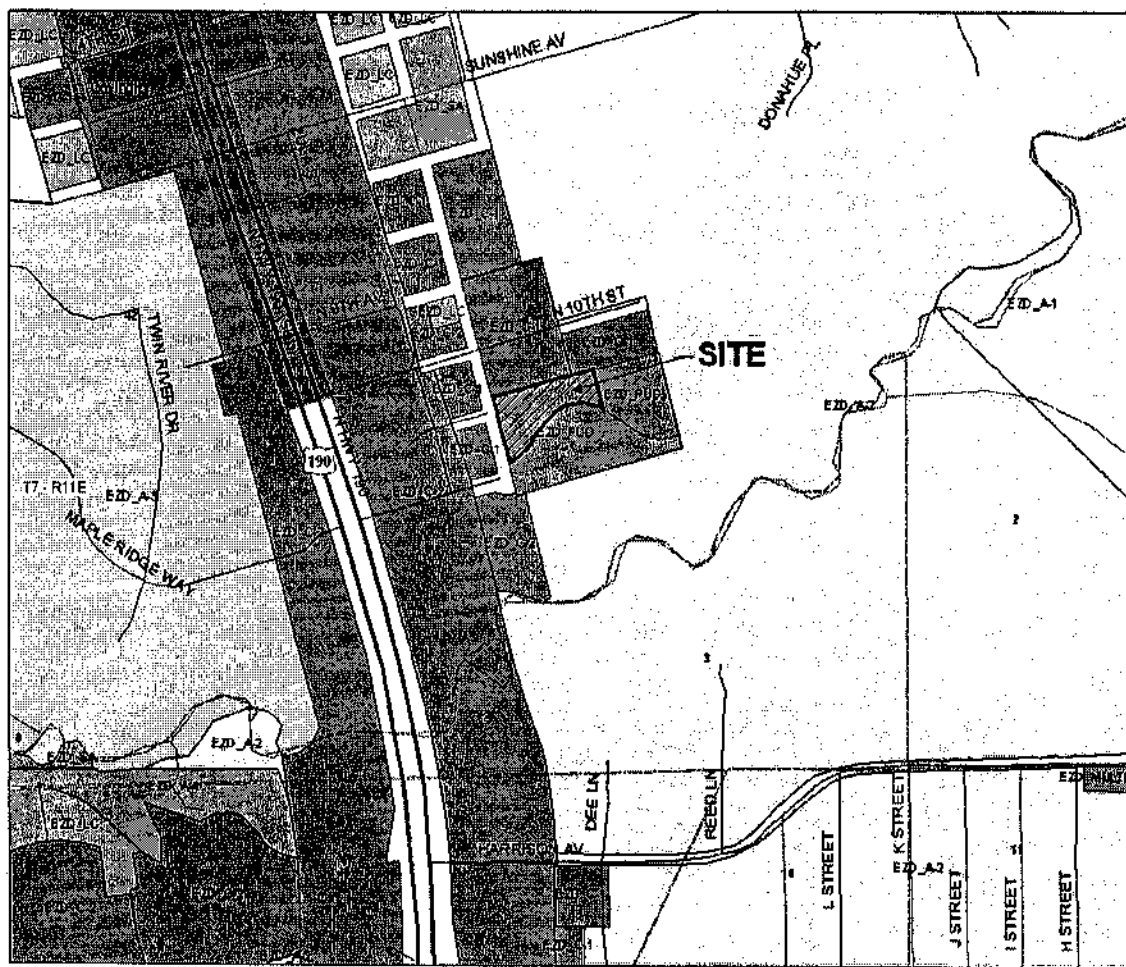
Commence at the Fourth Milepost from the Southwest Corner of Township 6 South, Range 11 East and run North 89 degrees 07 minutes West 1097.5 feet, thence South 14 degrees 41 minutes East 457.9 feet, thence South 75 degrees 31 minutes West 600.0 feet, thence South 14 degrees 16 minutes East 600.8 feet, thence South 75 degrees 27 minutes West 900.0 feet, thence South 14 degrees 32 minutes East 1201.0 feet, thence South 75 degrees, 27 minutes West 300.0 feet, thence South 14 degrees 24 minutes East, 1100.0 feet to the Point of Beginning.

From the Point of Beginning run North 75 degrees 27 minutes 00 seconds East 503 feet, thence South 14 degrees 29 minutes 00 seconds East 185.26 feet, thence 378.91 feet along the arc of a curve to the left, said curve having a radius of 260.0 feet, thence 190.58 feet along a curve to the right, said curve having a radius of 373.78 feet, thence North 14 degrees 29 minutes 00 seconds West 321.05 feet to the Point of Beginning.

Said parcel contains 2.256 acres all as per plat by Kelly J. McHugh & Associates, Inc. dated November 13, 1987, revised November 17, 1987, numbered 86-400-76.

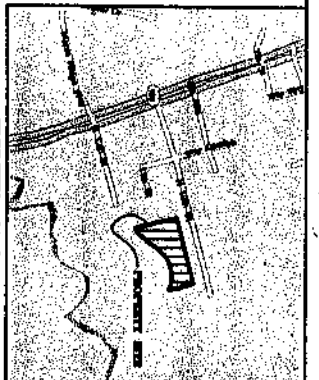
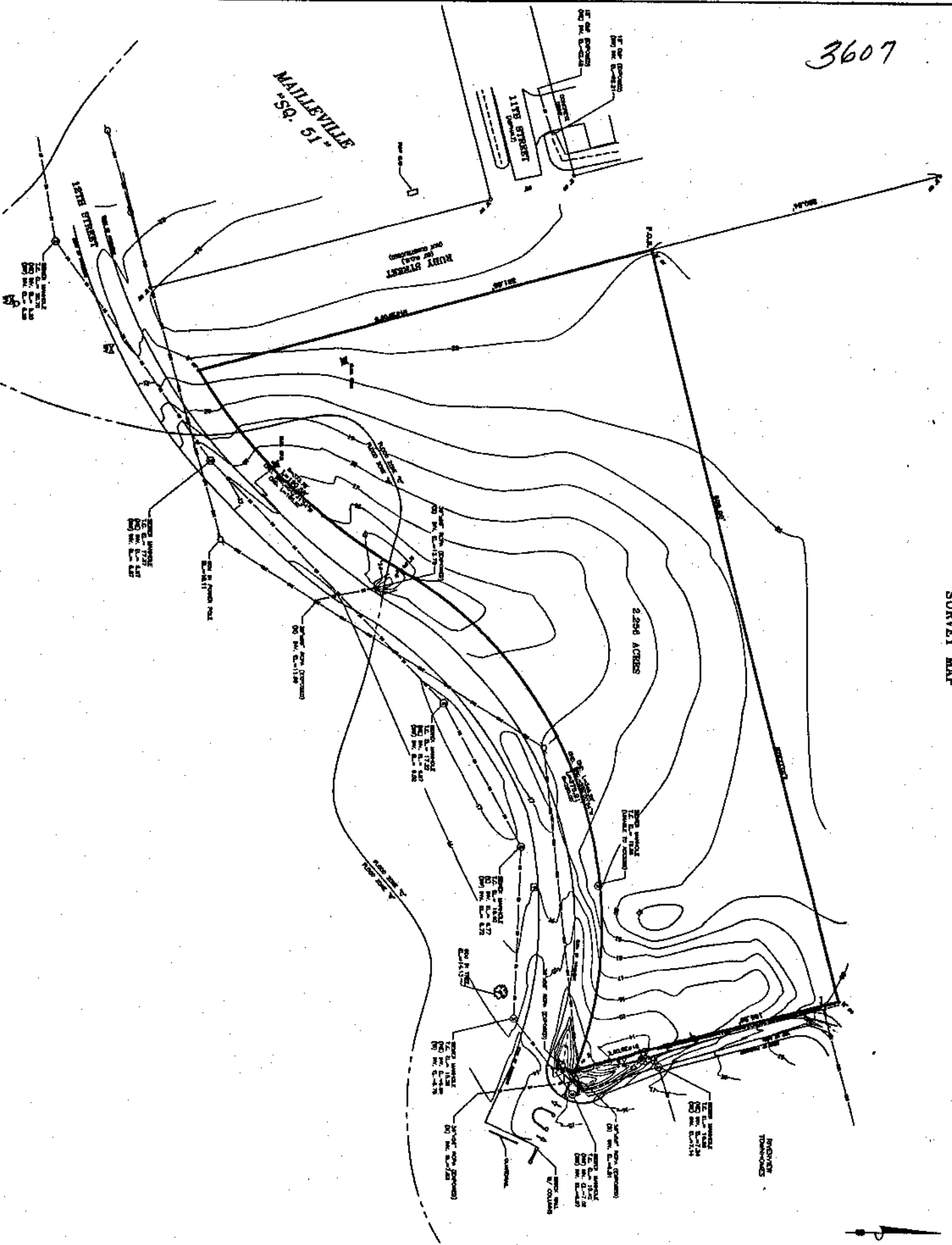
3607

**CASE NO.:** ZC07-06-028  
**PETITIONER:** Kamal Sbih  
**OWNER:** Kamal Sbih  
**REQUESTED CHANGE:** From PUD (Planned Unit Development) District to C-1 (Neighborhood Commercial) District  
**LOCATION:** Parcel located on the north side of North 12th Street, east of Hendry Avenue, south of North 10th Street; S42, T7S, R11E; Ward 3, District 3  
**SIZE:** 2.256 acres



3607

SURVEY MAP



VICINITY MAP

LEGEND

LEGAL DESCRIPTION
1 - ACRES
2 - 1/2 ACRES
3 - 1/4 ACRES
4 - 1/8 ACRES
5 - 1/16 ACRES
6 - 1/32 ACRES
7 - 1/64 ACRES
8 - 1/128 ACRES
9 - 1/256 ACRES
10 - 1/512 ACRES
11 - 1/1024 ACRES
12 - 1/2048 ACRES
13 - 1/4096 ACRES
14 - 1/8192 ACRES
15 - 1/16384 ACRES
16 - 1/32768 ACRES
17 - 1/65536 ACRES
18 - 1/131072 ACRES
19 - 1/262144 ACRES
20 - 1/524288 ACRES
21 - 1/1048576 ACRES
22 - 1/2097152 ACRES
23 - 1/4194304 ACRES
24 - 1/8388608 ACRES
25 - 1/16777216 ACRES
26 - 1/33554432 ACRES
27 - 1/67108864 ACRES
28 - 1/134217728 ACRES
29 - 1/268435456 ACRES
30 - 1/536870912 ACRES
31 - 1/1073741824 ACRES
32 - 1/2147483648 ACRES
33 - 1/4294967296 ACRES
34 - 1/8589934592 ACRES
35 - 1/17179869184 ACRES
36 - 1/34359738368 ACRES
37 - 1/68719476736 ACRES
38 - 1/137438953472 ACRES
39 - 1/274877906944 ACRES
40 - 1/549755813888 ACRES
41 - 1/1099511627776 ACRES
42 - 1/2199023255552 ACRES
43 - 1/4398046511104 ACRES
44 - 1/8796093022208 ACRES
45 - 1/17592186044416 ACRES
46 - 1/35184372088832 ACRES
47 - 1/70368744177664 ACRES
48 - 1/140737488355328 ACRES
49 - 1/281474976710656 ACRES
50 - 1/562949953421312 ACRES
51 - 1/1125899906842624 ACRES
52 - 1/2251799813685248 ACRES
53 - 1/4503599627370496 ACRES
54 - 1/9007199254740992 ACRES
55 - 1/18014398509481984 ACRES
56 - 1/36028797018963968 ACRES
57 - 1/72057594037927936 ACRES
58 - 1/144115188075855872 ACRES
59 - 1/288230376151711744 ACRES
60 - 1/576460752303423488 ACRES
61 - 1/1152921504606846976 ACRES
62 - 1/2305843009213693952 ACRES
63 - 1/4611686018427387904 ACRES
64 - 1/9223372036854775808 ACRES
65 - 1/18446744073709551616 ACRES
66 - 1/36893488147419103232 ACRES
67 - 1/73786976294838206464 ACRES
68 - 1/147573952589676412928 ACRES
69 - 1/295147905179352825856 ACRES
70 - 1/590295810358705651712 ACRES
71 - 1/1180591620717411303424 ACRES
72 - 1/2361183241434822606848 ACRES
73 - 1/4722366482869645213696 ACRES
74 - 1/9444732965739290427392 ACRES
75 - 1/18889465931478580854784 ACRES
76 - 1/37778931862957161709568 ACRES
77 - 1/75557863725914323419136 ACRES
78 - 1/151115727451828646838272 ACRES
79 - 1/302231454903657293676544 ACRES
80 - 1/604462909807314587353088 ACRES
81 - 1/1208925819614629174706176 ACRES
82 - 1/2417851639229258349412352 ACRES
83 - 1/4835703278458516698824704 ACRES
84 - 1/9671406556917033397649408 ACRES
85 - 1/19342813113834066795298816 ACRES
86 - 1/38685626227668133590597632 ACRES
87 - 1/77371252455336267181195264 ACRES
88 - 1/154742504910672534362390528 ACRES
89 - 1/309485009821345068724781056 ACRES
90 - 1/618970019642690137449562112 ACRES
91 - 1/1237940039285380274899124224 ACRES
92 - 1/2475880078570760549798248448 ACRES
93 - 1/4951760157141521099596496896 ACRES
94 - 1/9903520314283042199192993792 ACRES
95 - 1/19807040628566084398385987584 ACRES
96 - 1/39614081257132168796771975168 ACRES
97 - 1/79228162514264337593543950336 ACRES
98 - 1/158456325028528675187087900672 ACRES
99 - 1/316912650057057350374175801344 ACRES
100 - 1/633825300114114700748351602688 ACRES

GENERAL NOTES
1 - ALL SURVEYING WAS DONE BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION.
2 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
3 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
4 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
5 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
6 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
7 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
8 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
9 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
10 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
11 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
12 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
13 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
14 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
15 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
16 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
17 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
18 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
19 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
20 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
21 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
22 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
23 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
24 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
25 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
26 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
27 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
28 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
29 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
30 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
31 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
32 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
33 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
34 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
35 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
36 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
37 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
38 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
39 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
40 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
41 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
42 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
43 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
44 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
45 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
46 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
47 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
48 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
49 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
50 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
51 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
52 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
53 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
54 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
55 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
56 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
57 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
58 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
59 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
60 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
61 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
62 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
63 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
64 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
65 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
66 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
67 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
68 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
69 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
70 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
71 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
72 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
73 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
74 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
75 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
76 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
77 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
78 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
79 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
80 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
81 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
82 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
83 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
84 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
85 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
86 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
87 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
88 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
89 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
90 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
91 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
92 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
93 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
94 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
95 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
96 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
97 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
98 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
99 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
100 - ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.

SURVEYOR'S CERTIFICATION
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey map as filed in my office.
Dated this 1st day of January, 2007.
JOHN E. BONNEAU

SURVEYOR'S INFORMATION
JOHN E. BONNEAU
& ASSOCIATES, INC.
1000 PINE STREET
NEW ORLEANS, LA 70112
504/581-1111
504/581-1112
504/581-1113
504/581-1114
504/581-1115
504/581-1116
504/581-1117
504/581-1118
504/581-1119
504/581-1120
504/581-1121
504/581-1122
504/581-1123
504/581-1124
504/581-1125
504/581-1126
504/581-1127
504/581-1128
504/581-1129
504/581-1130
504/581-1131
504/581-1132
504/581-1133
504/581-1134
504/581-1135
504/581-1136
504/581-1137
504/581-1138
504/581-1139
504/581-1140
504/581-1141
504/581-1142
504/581-1143
504/581-1144
504/581-1145
504/581-1146
504/581-1147
504/581-1148
504/581-1149
504/581-1150
504/581-1151
504/581-1152
504/581-1153
504/581-1154
504/581-1155
504/581-1156
504/581-1157
504/581-1158
504/581-1159
504/581-1160
504/581-1161
504/581-1162
504/581-1163
504/581-1164
504/581-1165
504/581-1166
504/581-1167
504/581-1168
504/581-1169
504/581-1170
504/581-1171
504/581-1172
504/581-1173
504/581-1174
504/581-1175
504/581-1176
504/581-1177
504/581-1178
504/581-1179
504/581-1180
504/581-1181
504/581-1182
504/581-1183
504/581-1184
504/581-1185
504/581-1186
504/581-1187
504/581-1188
504/581-1189
504/581-1190
504/581-1191
504/581-1192
504/581-1193
504/581-1194
504/581-1195
504/581-1196
504/581-1197
504/581-1198
504/581-1199
504/581-1200

PROPERTY INFORMATION
PROPERTY OF: KAMAL SBIR
PROPERTY ADDRESS: 1000 PINE STREET
PROPERTY CITY: NEW ORLEANS
PROPERTY STATE: LA
PROPERTY ZIP: 70112
PROPERTY PHONE: 504/581-1111
PROPERTY FAX: 504/581-1112
PROPERTY E-MAIL: jeb@johnbonneau.com
PROPERTY WEBSITE: www.johnbonneau.com
PROPERTY NOTES: ALL MEASUREMENTS WERE MADE WITH A STATIONING SYSTEM.
PROPERTY DATE: 1/1/2007
PROPERTY TIME: 10:00 AM
PROPERTY LOCATION: 1000 PINE STREET
PROPERTY AREA: 1000 PINE STREET
PROPERTY PERMITS: 1000 PINE STREET
PROPERTY RECORDS: 1000 PINE STREET
PROPERTY TAXES: 1000 PINE STREET
PROPERTY UTILITIES: 1000 PINE STREET
PROPERTY ZONING: 1000 PINE STREET
PROPERTY DEEDS: 1000 PINE STREET
PROPERTY EASEMENTS: 1000 PINE STREET
PROPERTY ENCUMBRANCES: 1000 PINE STREET
PROPERTY LIENS: 1000 PINE STREET
PROPERTY MORTGAGES: 1000 PINE STREET
PROPERTY TAXES: 1000 PINE STREET
PROPERTY UTILITIES: 1000 PINE STREET
PROPERTY ZONING: 1000 PINE STREET
PROPERTY DEEDS: 1000 PINE STREET
PROPERTY EASEMENTS: 1000 PINE STREET
PROPERTY ENCUMBRANCES: 1000 PINE STREET
PROPERTY LIENS: 1000 PINE STREET
PROPERTY MORTGAGES: 1000 PINE STREET



DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007

DATE
1/1/2007