

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3475

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

COUNCIL SPONSOR STEFANCIK/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. BURKHALTER

SECONDED BY: MS. BRISTER

ON THE 4<sup>TH</sup> DAY OF JANUARY, 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of U.S. Highway 190, west of 21<sup>st</sup> Street, east of 22<sup>nd</sup> Street, being Lots 1-12, Square 115 of the Lacombe Park Subdivision and which property comprises a total of 2.06 acres of land more or less, from its present SA (Suburban Agricultural) District to a C-2 (Highway Commercial) District, Ward 7, District 7. (ZC06-12-114)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-12-114, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

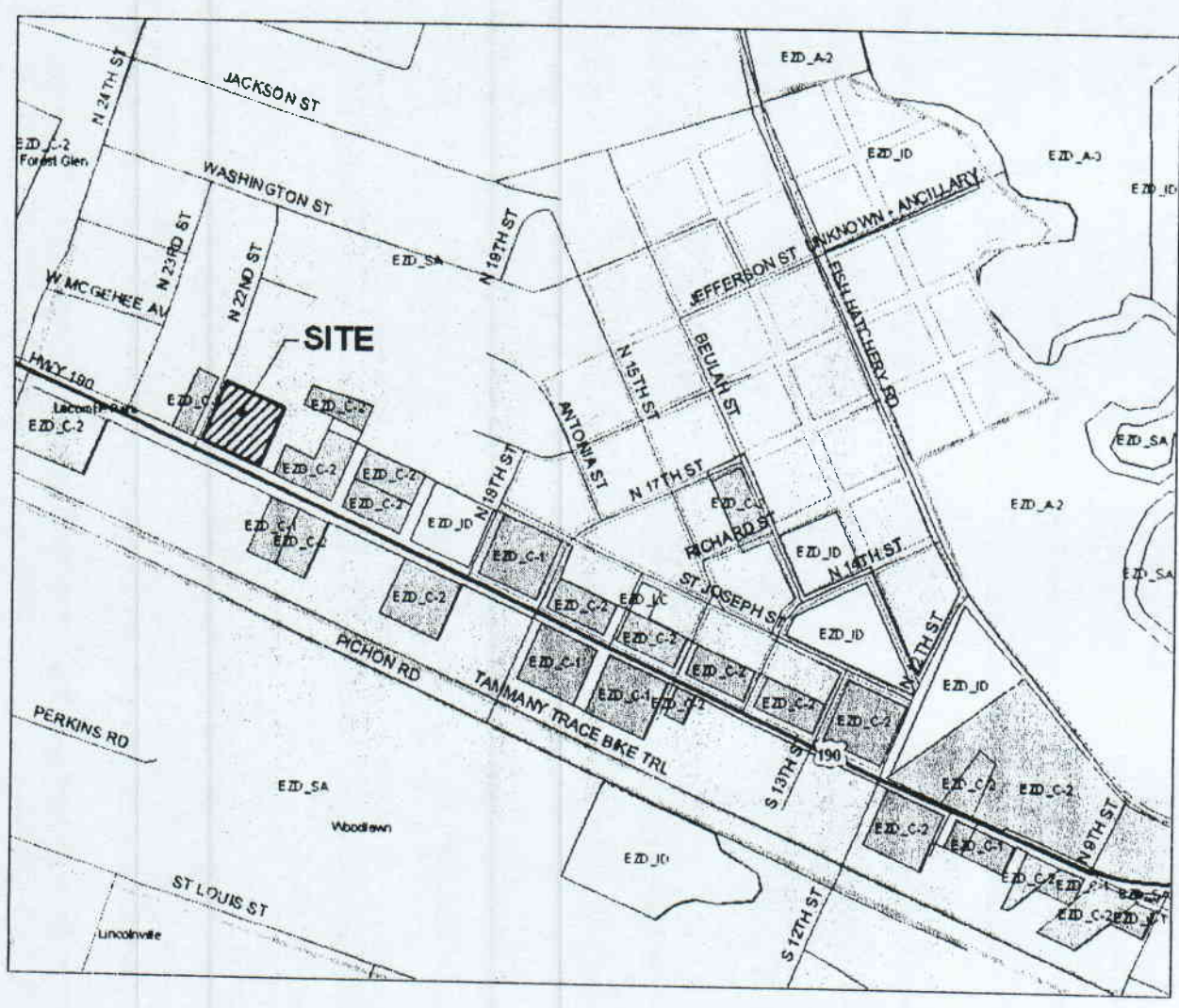
ZC06-12-114

**ALL THOSE CERTAIN PIECE OR PARCELS OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, servitudes, privileges, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Town of Lacombe, St. Tammany Parish, Louisiana, and more particularly described as follows, to-wit:**

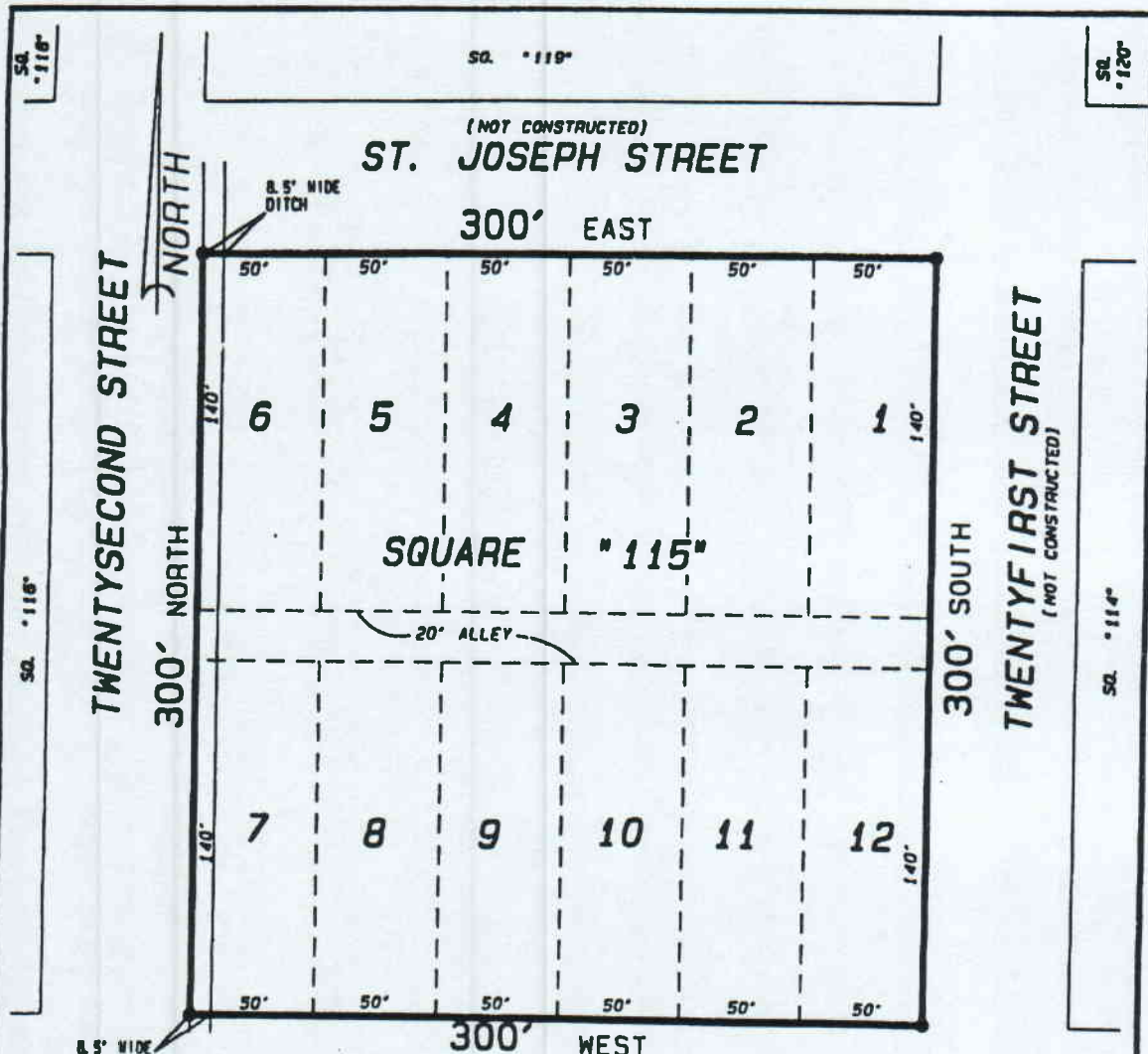
**The whole of SQUARE NO. 115, containing LOT'S 1 through 12, which said SQUARE NO. 115 is bounded by Main St., Joseph , Twenty-First and Twenty- Second Streets. All in accordance with the plan of subdivision recorded in St. Tammany Parish said lots are in LACOMBE PARK SUBDIVISION.**

**Being a part of the property acquired from Oaklawn Land & Improvement Company by act before illegible, Notary Public dated May 14, 1971 and registered in COB 615 FOLIO 79 of the records of St. Tammany Parish.**

**CASE NO.:** ZC06-12-114  
**PETITIONER:** Stephen C. Aertker  
**OWNER:** Brian Cappy and Aimee Cappy  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the north side of U.S. Highway 190, west of 21st Street, east of 22nd Street, being Lots 1-12, Square 115 of the Lacombe Park Subdivision ; S40 & 48, T8S, R12E; Ward 7, District 7  
**SIZE:** 2.06 acres



ZC06-12-114



LEGEND  
 ● - Set 1/2" Iron Rod

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0300 C ; Revised: APRIL 2, 1991

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

**SURVEY MAP OF**  
**LOTS 1-12, SQ. 115, OAKLAWN, a/k/a LACOMBE PARK**  
 in  
**St. Tammany Parish, Louisiana**  
 for  
**BRIAN CAPPY**

Survey No. 2004 776      Drawn by: JDL  
 Date: SEPTEMBER 28, 2004      Revised:

Scale: 1" = 60'

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants  
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (985) 626-0808  
 SLIDELL (985) 643-2508 • MANDEVILLE (985) 626-3546 • N. O. (504) 456-2042  
 HAMMOND (985) 345-7641 • FAX NO. (985) 626-0057 • E-MAIL jebco1@bellsouth.net

This Survey is Certified to be Correct by  
  
 John E. Bonneau  
 Professional Land Surveyor  
 Registration No. 4423