

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3477 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR _____ PROVIDED BY: PLANNING

INTRODUCED BY: STEFANCIK/DAVIS 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 south side of Lakeview Drive, east of LA Highway 11, being lots 40, 41, 42, & 43 and which property comprises a total of 35,312.76 sq. ft. of land more or less, from its present SA (Suburban Agricultural) District to a C-2 (Highway Commercial) District, Ward 9, District 13. (ZC06-12-117)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-12-117, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

3911

EXHIBIT "A"

ZC06-12-117

(1) THAT PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and that part thereof known as "Northshore Sites", East of the bridge and highway, which said lot is designated by the Number FORTY (40), all as per survey and blue print made by R. P. Rordam, C.E., dated April 19, 1944.

According to said survey and blueprint, said lot fronts on Lake Pontchartrain. Said LOT 40 extends to the center of the levee across the canal from the shore of Lake Pontchartrain and measures Fifty feet (50') in width more or less, at right angles and has a width in the rear of 51.03 feet, more or less, and is subject to a dedication for a public road fifty (50') feet wide (location not given) by an act before R. J. Weinmann, dated August 28, 1933. Said lot extends from the canal to the line of the levee, and is located in Section 33, Township 9 South, Range 14 East, Greensburg District of Louisiana. Said LOT 40 extends from the shore of Lake Pontchartrain to the line of the levee and measures, in depth approximately one hundred eighty-five feet (185') more or less.

And according to a survey by Frank G. Stewart dated June 29, 1954,

a copy of which is annexed to an act of John E. Hammell, Jr., Notary Public, Orleans Parish, dated July 29, 1954, the said LOT 40 has the same dimensions as hereinabove set forth, except that the depth on the side line of Lot 39 is shown to be approximately 208 feet, more or less and the depth on the side line of Lot 41 is shown to be approximately 185 feet more or less.

(2) THAT PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and that part thereof known as NORTHSORE SITES, East of the bridge and highway, which said lot is designated by the Number FORTY-ONE (41), all as per survey and blueprint made by R. P. Rordam, Civil Engineer, dated April 19, 1944.

According to said survey and blueprint said lot fronts on Lake Pontchartrain. Said LOT 41 extends to the center of the levee, across the canal from the shore of Lake Pontchartrain, and measures fifty feet (50') in width, more or less, at right angles, and has a width in the rear of 51.03 feet, more or less, and is subject to a dedication for a public road fifty (50') feet wide (location not given), by an act before R. J. Weinmann, dated August 28, 1933. Said lot extends from the shore of Lake Pontchartrain across the canal to the line of the levee, and is located in Section 33, Township 9 South, Range 14 East, Greensburg District of Louisiana. Said LOT 41 extends from the shore of Lake Pontchartrain to the line of the levee and measures in depth approximately one hundred eighty (180') feet, more or less.

And according to a survey by Frank G. Stewart, dated June 29, 1954, the said lot has the same dimensions as hereinabove set forth, except that the depth thereof on the side line of LOT 40 is shown to be approximately 185 feet, more or less, and the depth on the side line of LOT 42 of approximately 166 feet, more or less.

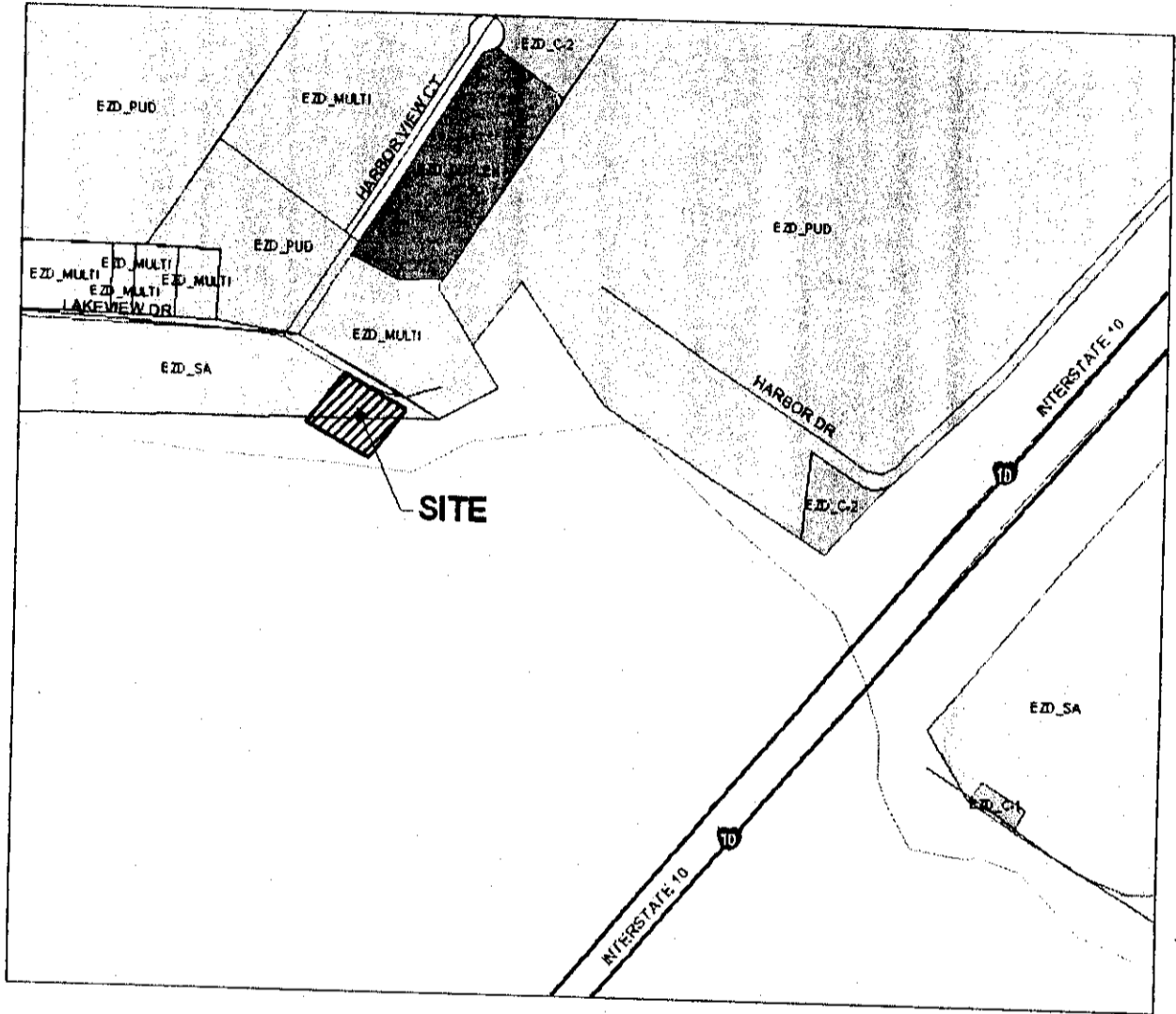
EXHIBIT "A"

ZC06-12-117 CONT'D

TWO CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part known as North Shore Sites, East of the Bridge and Highway, which said lots are designated by the Numbers ~~Forty-Two~~ and ~~Forty-Three~~, as per survey and blue print made by R. F. Kordan, Civil Engineer, dated April 19, 1944. Said Lots ~~Forty-Two~~ and ~~Forty-Three~~ according to said survey and blue print, front on Lake Pontchartrain and adjoin each other and extend to center line of Levee across canal from the shores of Lake Pontchartrain, and measure each fifty feet in width at right angles and a width in the rear of fifty-one and three one-hundredths feet, and are subject to a dedication for a public road fifty feet wide (location not given), by act before R. J. Weinmann, dated August 28, 1933. Said lots extend from the shore of Lake Pontchartrain across the canal to the line of the Levee, and which said lots are located in

Section 33, Township 9 South, Range 14 East, Greensburg District of Louisiana. Said lots extending from the shore of Lake Pontchartrain across the canal to the line of the levee measuring approximately 160 feet, more or less, in length.

CASE NO.: ZC06-12-117
PETITIONER: Thomas H. Gray
OWNER: Clair Enterprises, Inc. / Clair S. Mattern
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the south side of Lakeview Drive, east of LA Highway 11, being lots 40, 41, 42, & 43; S33, T9S, R14E; Ward 9, District 13
SIZE: 35,312.76 sq. ft.

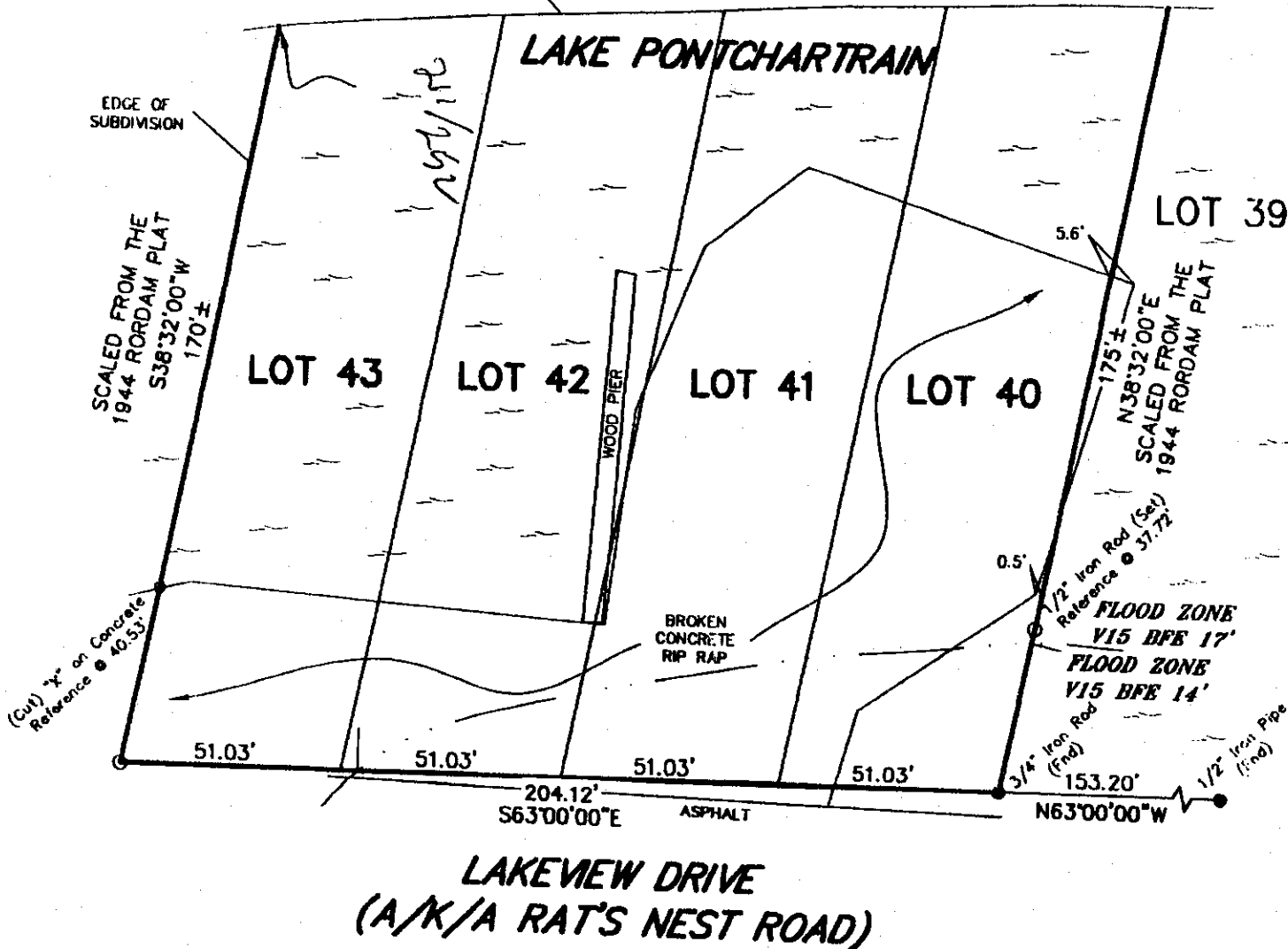


REFERENCE
 1.) SURVEY BY:
 J.V. BURKES &
 ASSOCIATES, INC.
 SURVEY No. 1010662
 DATE: 3/27/2001
 2.) NORTH SHORE SITES
 SUBDIVISION PLAT BY:
 R.P. RORDAM
 DATED: 4/19/1944

ELEVATIONS ARE BASED UPON THE THE PUBLISHED
 INFORMATION GIVEN BY NGS. THIS IS A SUSPECTED
 SUBSIDENCE AREA AND BASED UPON LSRC ELEVATIONS
 THE APPROXIMATE CORRECTION FACTOR IS (-0.40 FEET)
 BASED UPON (PIKE RESET - LSRC) AND (S382-NGS).
 ALSO BASED UPON THIS INFORMATION, THIS ELEVATION
 IS CERTIFIED GOOD ONLY ON THE DATE THAT WE HAVE
 PERFORMED SAID WORK AND ONLY THE PERSON IT WAS
 DONE FOR.



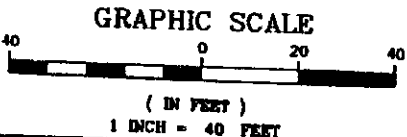
SCALED LOCATION OF
 LAND ACCORDING TO
 SUBDIVISION PLAT DATED
 4/19/1944 (NOW ERODED)



**LAKEVIEW DRIVE
 (A/K/A RAT'S NEST ROAD)**

LEGEND

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



BENCHMARK
 NAIL IN CENTERLINE
 OF LAKEVIEW DRIVE
 TAG No. M913
 ELEV. 5.16'

BUILDING SETBACKS
 (* Verify Prior to Construction)

- Front Setback.....
- Side Setback.....
- Rear Setback.....

ADDRESS: LAKEVIEW DRIVE

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. 225205.0535.D
 F.I.R.M. Date 4/2/1991
 ZONE V15 B.F.E. 14 & 17
 * Verify prior to construction with
 Local Governing Body.

DRAWING NO.
 1053991

DATE:
 12/5/2005

J.V. Burkes & Associates, Inc.

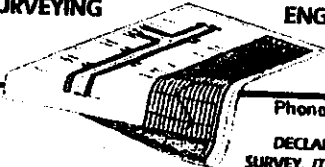
SURVEYING

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

DRAWN BY:
 DLT

CHECKED BY:
 MD

SCALE:
 1" = 40'



Phone: 985-649-0075 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 40 THRU 43
 NORTH SHORE SITES
 GREENSBURG DISTRICT
 ST. TAMMANY PARISH
 LOUISIANA**

SURVEYED BY:

SEAN M. BURKES

CERTIFIED TO DONALD MATTERN

7685 [Signature] Mattern J Green