

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3503

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 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3503

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:

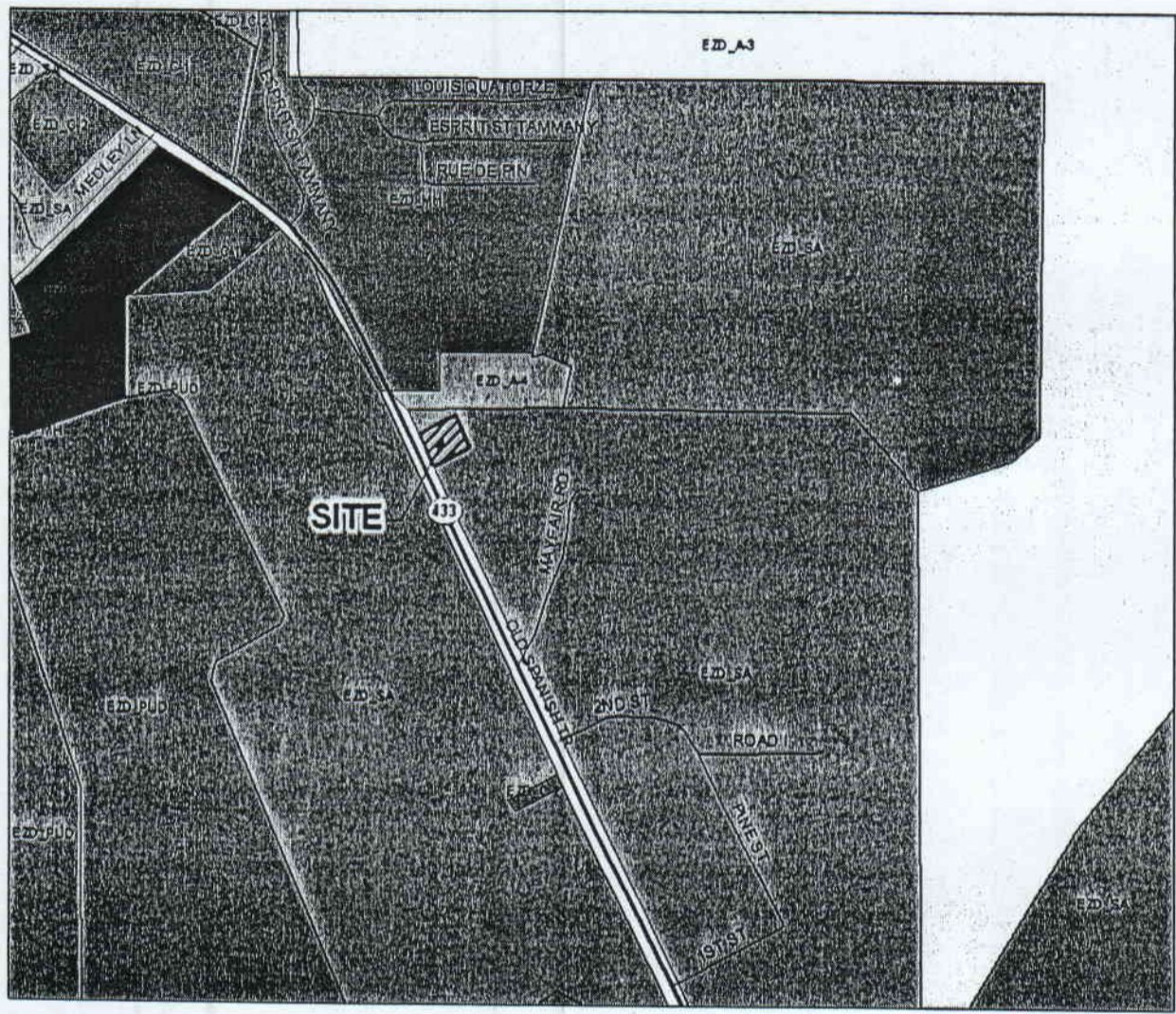
From the intersection of the present Easterly right-of-way line of Louisiana State Highway No. 433 and the Southerly right-of-way line of Nunez Drive (formerly Third Street), also the Point of Beginning, go Southerly right-of-way line North 63 degrees 35 minutes East 330.15 feet to a point; thence South 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.

3503

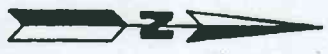
**CASE NO.:** ZC07-01-003  
**PETITIONER:** Mr. & Mrs. Rodney Nunez  
**OWNER:** Mr. & Mrs. Rodney Nunez  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the southeast corner of Nunez Road and LA Highway 433, north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



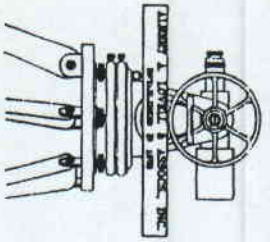
447-01-003

3503

NOTE: ACCORDING TO FIELD FILE RECORD NUMBER 102448, THE RECORDS OF THIS SURVEY ARE KEPT IN THE OFFICE OF THE ENGINEER.

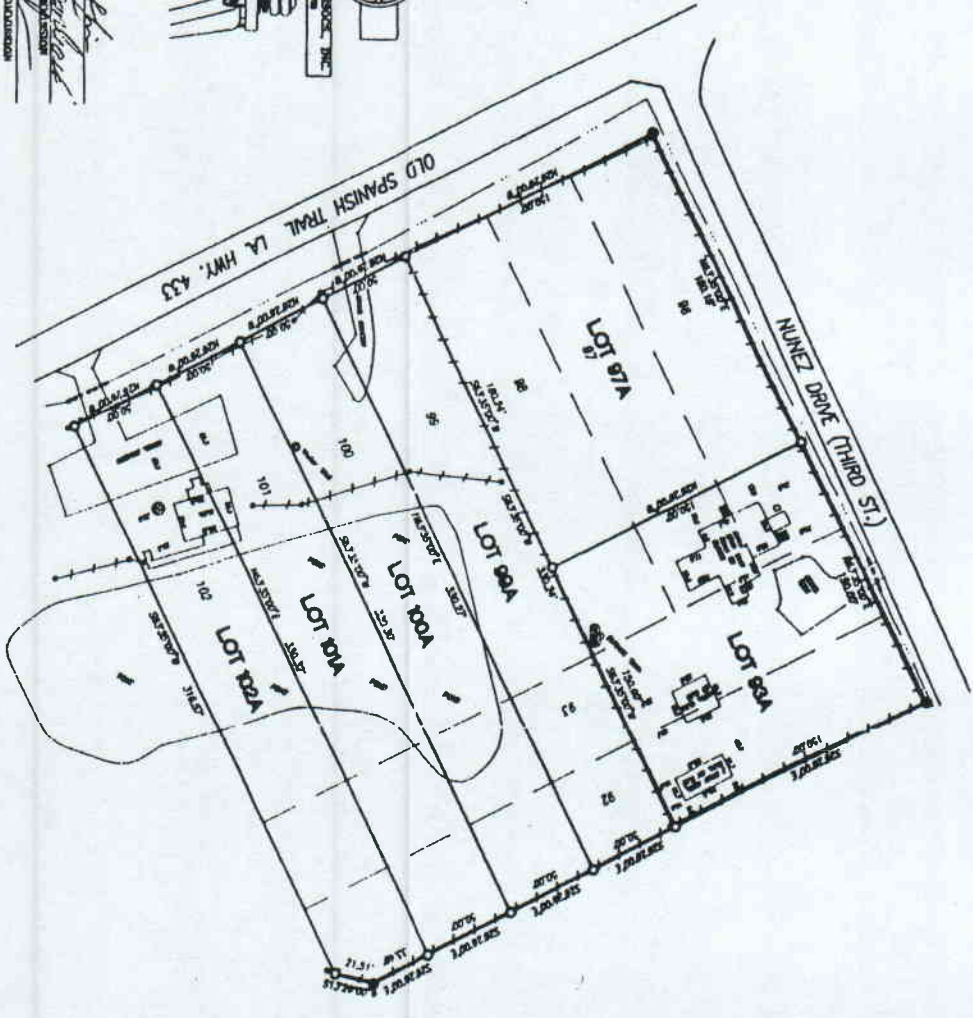


- ROAD ROW MARKER
- ST. ROW MARK



APPROVED:  
 THESE ENGINEERS  
 ALBERT A. LOVELL & ASSOCIATES, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGISTERED - PLANNING COMMISSION

FILED FOR RECORD  
 BY: Rodney A. Nunez  
 DATE: 10-25-96  
 MAP FILE NO. 1478



SCALE: 1"=50'

ALBERT A. LOVELL & ASSOCIATES, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 2811 SGT. ALFRED DRIVE, SLIDELL, LOUISIANA  
 PHONE: 504-885-4100

LOT	AREA
97A	22,800.00 SQ. FT.
98A	18,112.50 SQ. FT.
99A	14,112.50 SQ. FT.
100A	14,112.50 SQ. FT.
101A	18,112.50 SQ. FT.
102A	14,112.50 SQ. FT.
TOTAL	111,462.50 SQ. FT.

REFERENCE: SURVEY OF BOUNDARY DATED APRIL 28, 1989 BY JOHN A. BROWN, P.L.L.C.

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

<b>ALBERT A. LOVELL &amp; ASSOCIATES, INC.</b>	
CIVIL ENGINEERS & LAND SURVEYORS	
2811 SGT. ALFRED DRIVE, SLIDELL, LOUISIANA	
DATE: SEPTEMBER 5, 1996	JOB NO.: 102448
REVISION:	DRAWN BY: CPL
DRAWING NO.: 102448.DWG	504-841-3231

Scale 1 inch : 50 feet Rotation 0

102448

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