

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3683 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 east side of LA Highway 59, north of Grand Maison Boulevard and which property comprises a total of 26,350 sq. ft. of land more or less, from its present A-3 (Suburban) District to a LC (Light Commercial) District, Ward 4, District 5. (ZC07-10-056)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-10-056, 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 A-3 (Suburban) District to a LC (Light 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 LC (Light 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 A-3 (Suburban) District to a LC (Light 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3683

ZC07-10-056

A certain lot or parcel of land, together with all improvements thereon, situated in the Parish of St. Tammany, State of Louisiana, in DE VAL ESTATE SITES, being a Subdivision of parts of Sections 30 and 31, Township 7 South, Range 11 East, and according to the official map of said Subdivision, made by E. J. Champagne, Surveyor, dated November 15, 1957, and filed in the Office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana. The said lot is designated as LOT #16, and more fully described as follows:

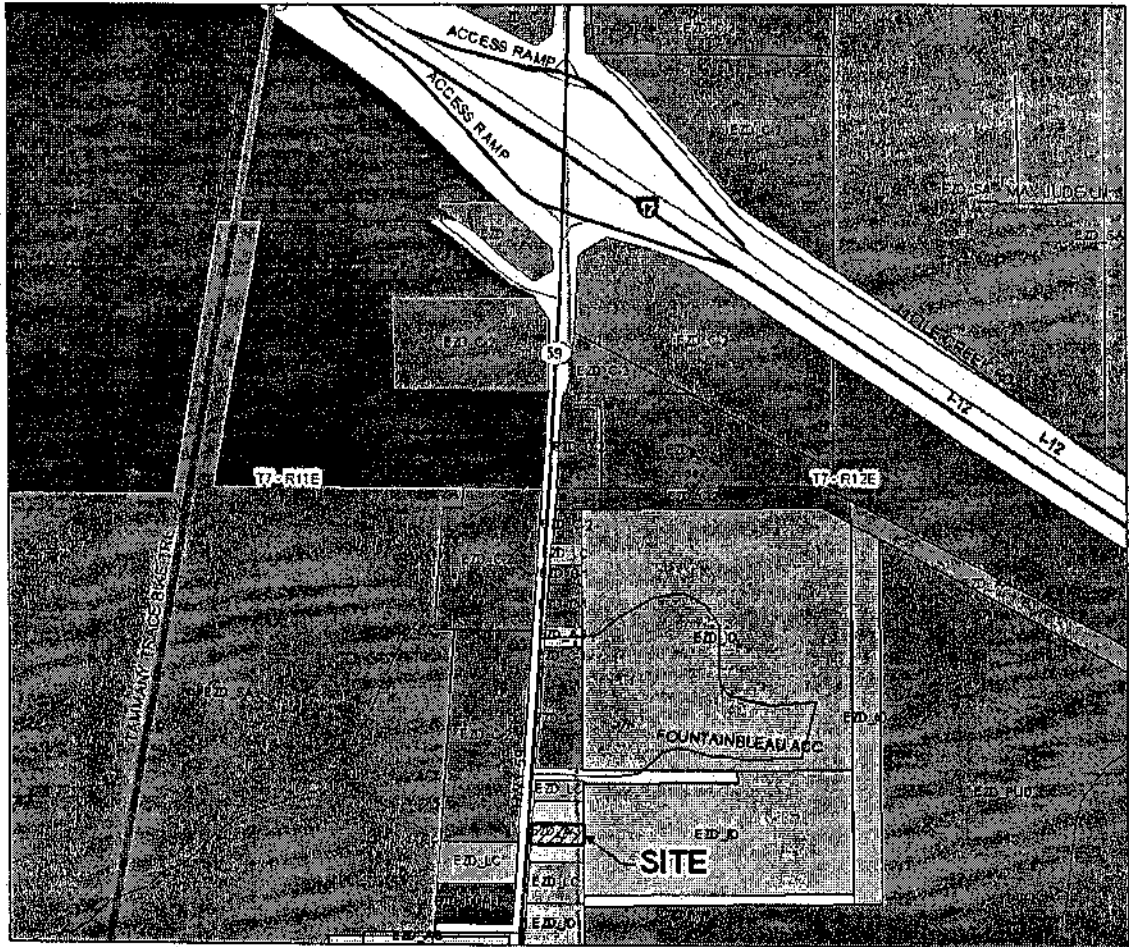
Lot #16 measures 100 feet front on State Highway #59 (Abita-Mandeville Highway) with a width across the rear line of 100 feet, a depth on its side line common to Lot #15 of 263.5 feet, with a depth on its side line common to Lot #17 of 271.1 feet.

Being the same property acquired by Albert L. Whited, et ux, by Cash Sale dated June 14, 1977, of record in COB 831, Folio 91 of the official records of St. Tammany Parish, Louisiana.

The municipal address of said property is 3925 Hwy. 59, Mandeville, LA 70448.

CASE NO.: ZC07-10-056
PETITIONER: Gary & Kathy Smith
OWNER: Gary & Kathy Smith
REQUESTED CHANGE: From A-3 (Suburban) District to LC (Light Commercial) District
LOCATION: Parcel located on the east side of LA Highway 59, north of Grand Maison Boulevard; S25, T7S, R11E & S30, T7S, R12E; Ward 4, District 5
SIZE: 26,350 sq. ft.

3683



SITE PLAN

Owner: **Gary & Kaye Smith**

Address: **3925 Hwy. 59**

City: **Mandeville**

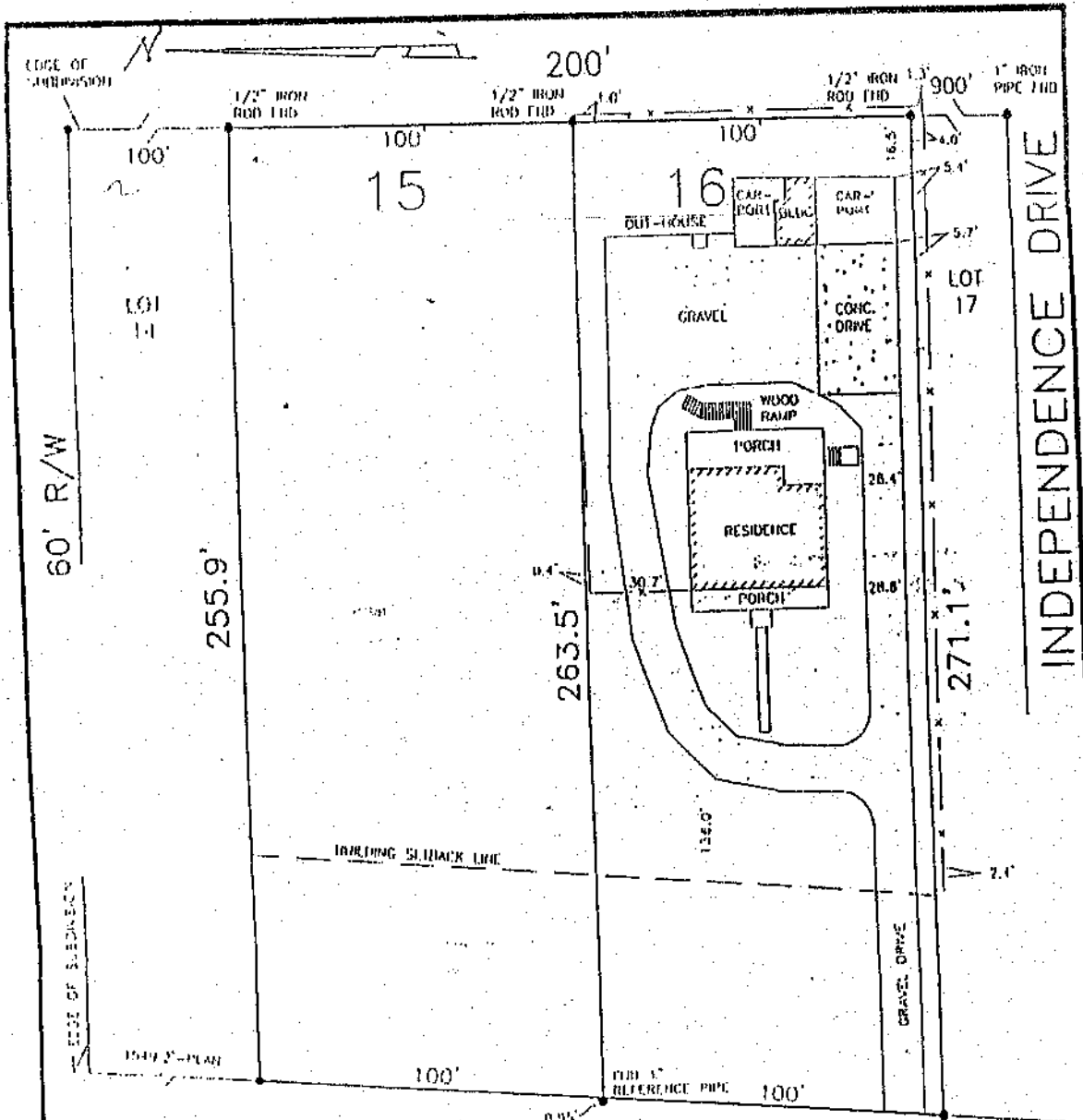
County: **St. Tammany**

State: **LA**

Zip Code: **70448**

Client: **Regions Mortgage**

2007-10-056 3683



BLDG. SETBACKS PER PLAT
FRONT - 60'

3925 STATE HIGHWAY 59

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described 15 1101 located in a special flood hazard area. It is located in Flood Zone C.

IRM Panel: 225 705 02450 Rev. 10-17-09

• DENOTES 1/2" IRON PIPE FID UNLESS OTHERWISE NOTED

Survey of

**LOT 15 & 16 • DE VAL ESTATE SITES
ST. TAMMANY PARISH, LOUISIANA
FOR
DAVIS DESIGN & CONSTRUCTION**

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE REGULATIONS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE THE NECESSARY SEARCHES OF PUBLIC RECORDS NECESSARY IN COMPLETING THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Survey Certified True and Correct by

[Signature]

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 01506

Randall W. Brown & Associates, Inc.

Professional Land Surveyors
Planners • Consultants

220 W. Causeway App. Mandeville, LA 70448
(504) 624-5368 FAX (504) 624-5309

Date: 8-15-07
Survey No. 97822

Scale: 1" = 40'
Drawn By: LAR
Revised: