

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3776

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

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BURKHALTER

ON THE 6<sup>TH</sup> DAY OF MARCH 2008

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA., TO RECLASSIFY A CERTAIN PARCEL OF LAND 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 C-1 (NEIGHBORHOOD 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 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 A-3 (Suburban) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

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:

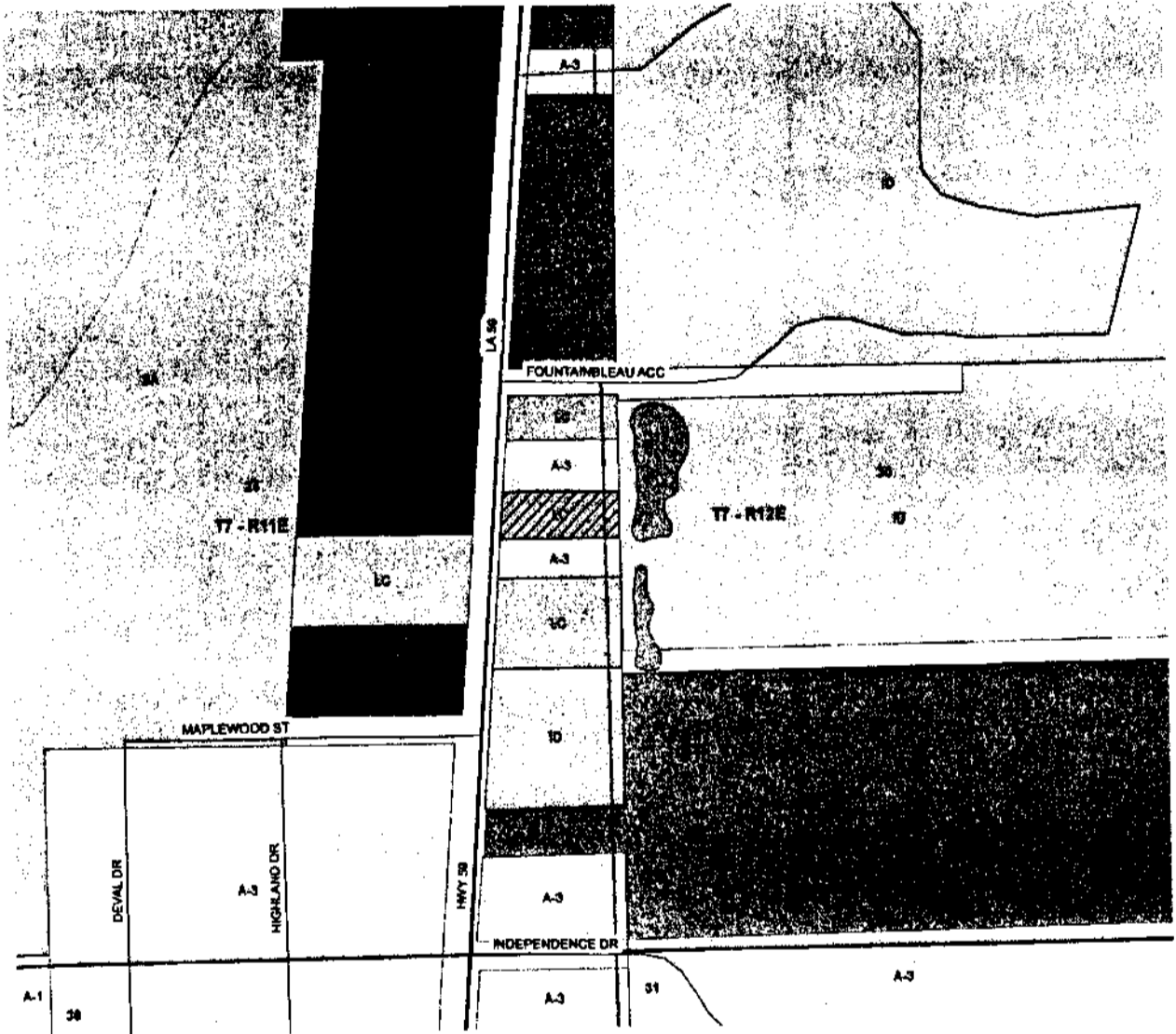
Lot #16 measures 100 feet front on State Highway #59 (Abita-Mandeville Highway) with a width across the rear line of 100 feet, a depth on its side line common to Lot #15 of 263.5 feet, with a depth on its side line common to Lot #17 of 271.1 feet.

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.

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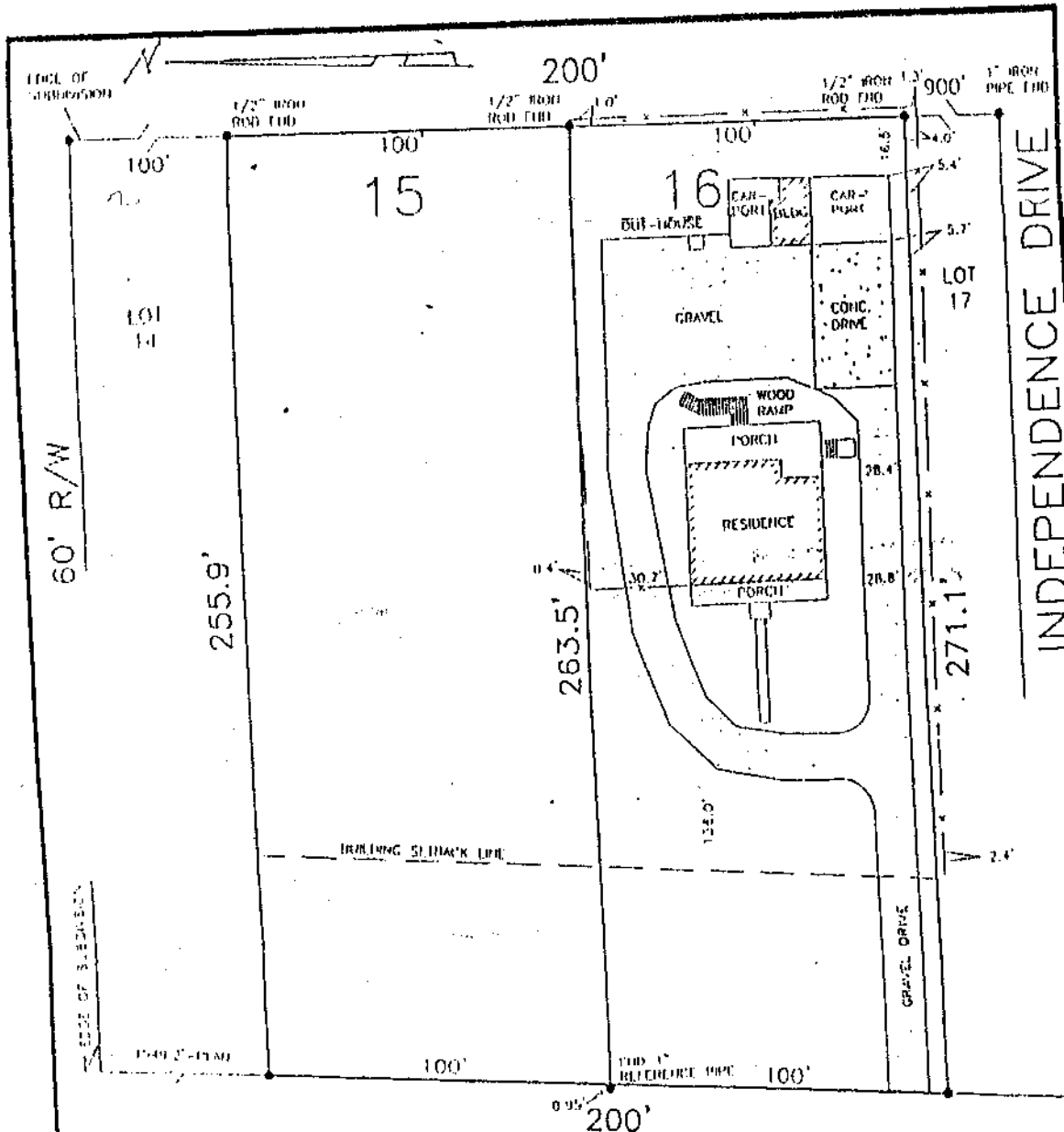
**CASE NO.:** ZC07-10-056  
**PETITIONER:** Gary & Kathy Smith  
**OWNER:** Gary & Kathy Smith  
**REQUESTED CHANGE:** From A-3 (Suburban) District to C-1 (Neighborhood Commercial) District  
**LOCATION:** Parcel located on the east side of LA Highway 59, north of Grand Maison Boulevard; S25, T7S, R11E & S30, T7S, R12E; Ward 4, District 5  
**SIZE:** 26,350 sq. ft.



# SITE PLAN

Owner: **Gary & Kaye Smith**  
 Address: **3925 Hwy. 59**  
 Mandeville, Louisiana  
 County: **St. Tammany** State: **LA** Zip Code: **70448**  
 Client: **Regions Mortgage**

## 2007-10-056



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 is (if) / is not located in a special flood hazard area. If located in Flood Zone G  
 (MSW Panel) 225-205-0245D Rev. 10-17-01

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

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

THE SURVEYORS AND INSTRUMENTS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SURVEYS AND INSTRUMENTS ARE SHOWN HEREON. THE SURVEYOR HAS MADE THE BEST REASONABLE PUBLIC RECORD SEARCH IN COMPLETING THE DATA FOR THIS SURVEY.	SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>C</u> SURVEY.
Survey Certified True and Correct By  <b>Randall W. Brown, P.L.S.</b> Professional Land Surveyor LA Registration No. 04508	<b>Randall W. Brown &amp; Associates, Inc.</b> Professional Land Surveyors Planners • Consultants 220 W. Causeway App. Mandeville, LA 70448 (504) 624-5360 FAX (504) 624-5309
	Date: 8-15-97 Survey No. 97022 Scale: 1" = 40' Drawn By: LAK Revised: