

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3786

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE _____ DAY OF _____, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 36, EAST OF ST. LANDRY STREET, BEING A PORTION OF LOT 4 OF BLOCK 10, GARLAND'S COVINGTON & CLAIBORNE ADDITION AND WHICH PROPERTY COMPRISES A TOTAL OF 38,700 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO A C-2 (HIGHWAY COMMERCIAL) DISTRICT, WARD 3, DISTRICT 3. (ZC08-03-009)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-03-009, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

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ZC08-03-009

ALL THAT CERTAIN PORTION OF LAND, together with all buildings, and improvements thereon and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in the Garland's Covington and Claiborne Addition and being a portion of Lot 4 of Block 10 therein, all in Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows, to-wit;

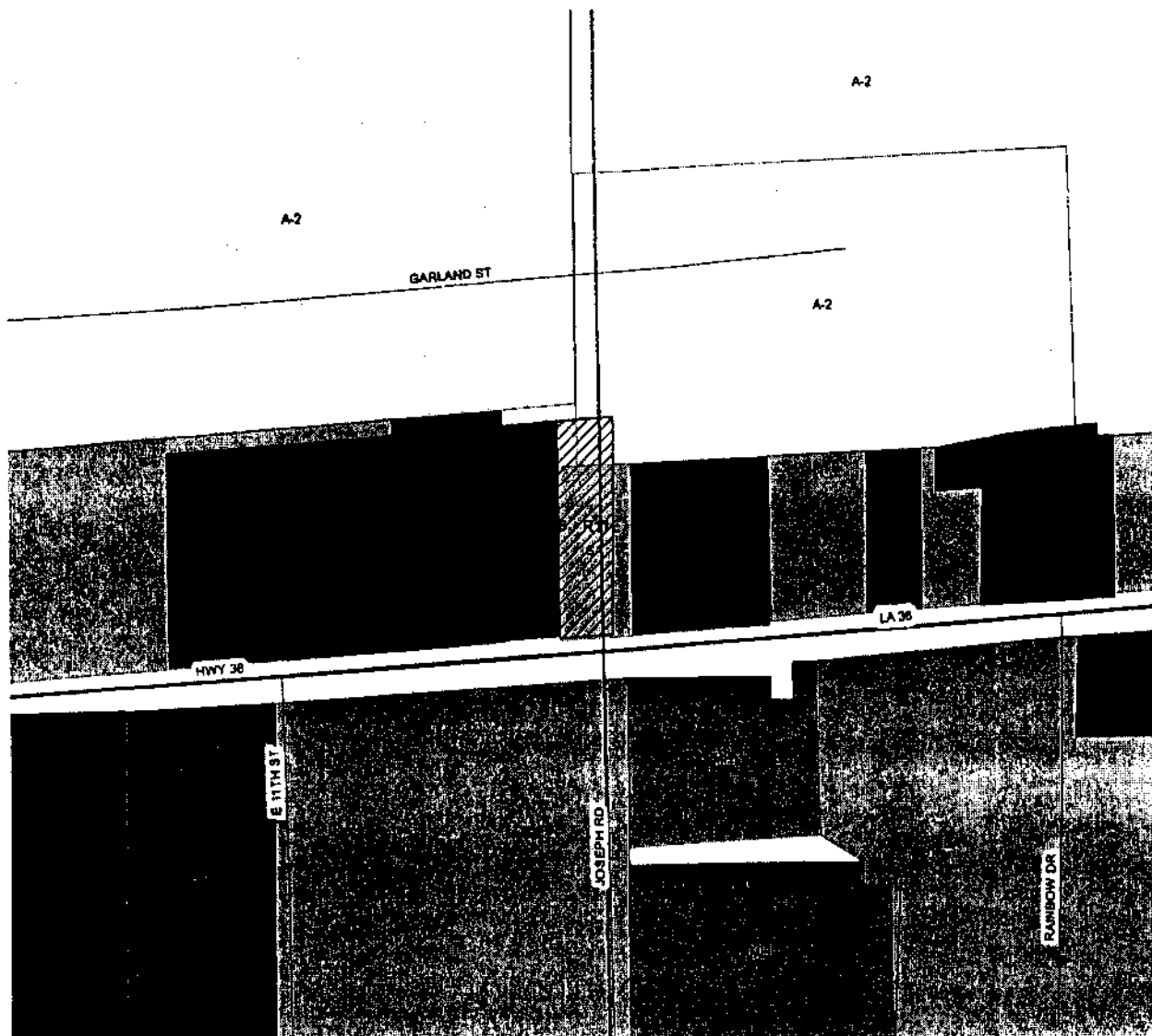
From a 7/8 inch iron pipe located at the intersection of the easterly line of St. Landry Street and the northerly right-of-way line of Louisiana Highway 36, go North 85 degrees 58 minutes 40 seconds East 287.0 feet (Title- North 85 degrees 50 minutes East) along the northerly right-of-way line of Louisiana Highway 36 to an 1 1/2 inch iron pipe; thence North 85 degrees 47 minutes East 700.0 feet to a 5/8 inch iron rod and the POINT OF BEGINNING ("POB")

From the POB continue North 85 degrees 47 minutes East 100.0 feet along the northerly right-of-way line of Louisiana Highway 36 to a 5/8 inch iron rod; thence North 00 degrees 29 minutes 30 seconds West 387.41 feet to a 2-inch iron pipe; thence South 85 degrees 50 minutes West 100.0 feet to a 5/8 inch iron rod; thence South 00 degrees 29 minutes 30 second East 387.50 feet to a 5/8 inch iron rod located on the northerly right-of-way line of Louisiana Highway 36 and the POB.

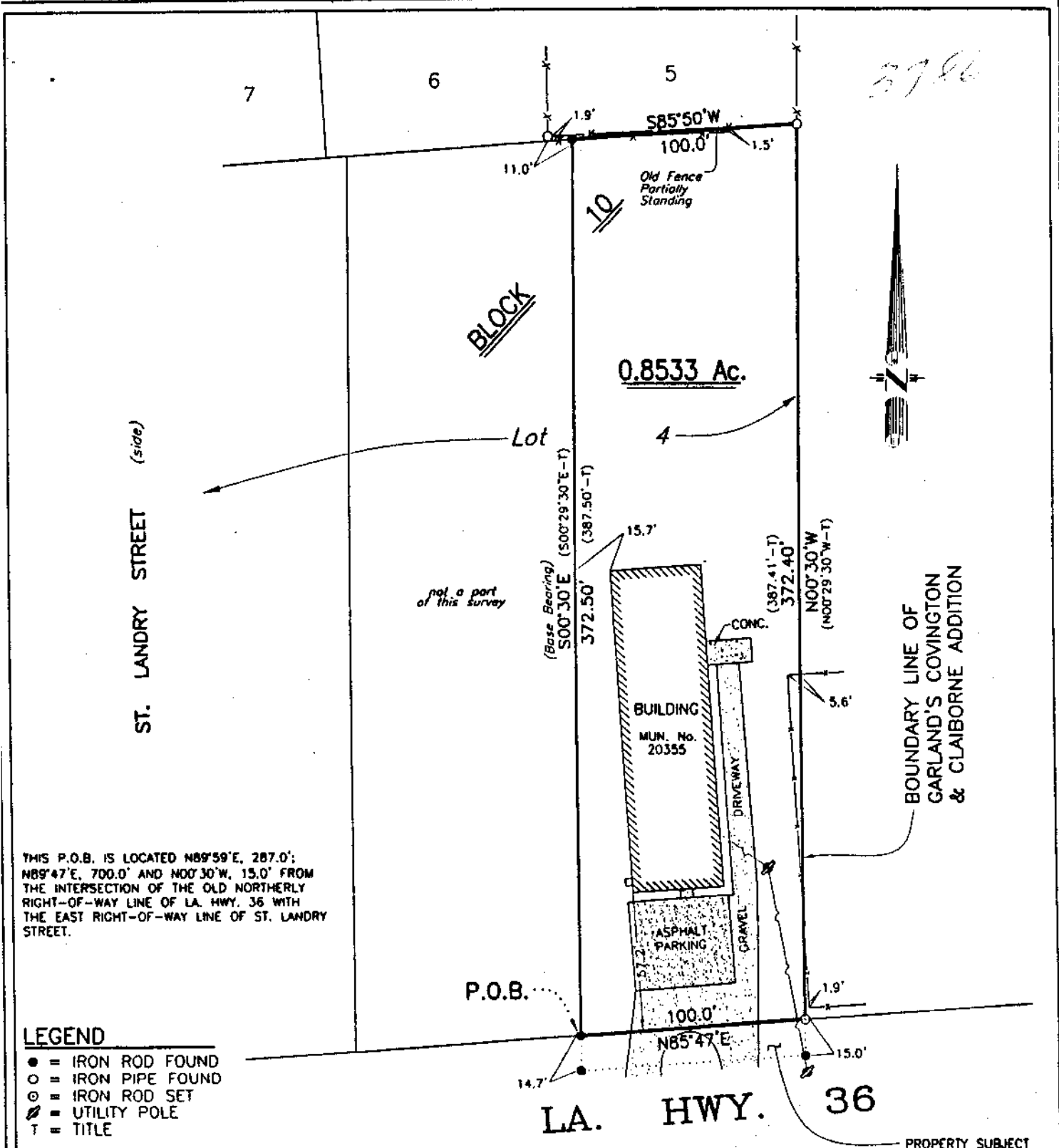
Property bears municipal address: 20355 Highway 36, Covington, LA 70434

CASE NO.: ZC08-03-009
PETITIONER: Sam Ethridge
OWNER: Sam & Iris Ethridge
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-2 (Highway Commercial) District
LOCATION: Parcel located on the north side of LA Highway 36, east of St. Landry Street, being a portion of lot 4 of Block 10, Garland's Covington & Claiborne Addition ; S42, T6S, R11E; Ward 3, District 3
SIZE: 38,700 sq.ft.

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THIS P.O.B. IS LOCATED N89°59'E, 287.0'; N89°47'E, 700.0' AND N00°30'W, 15.0' FROM THE INTERSECTION OF THE OLD NORTHERLY RIGHT-OF-WAY LINE OF LA. HWY. 36 WITH THE EAST RIGHT-OF-WAY LINE OF ST. LANDRY STREET.

LEGEND

- = IRON ROD FOUND
- = IRON PIPE FOUND
- ⊙ = IRON ROD SET
- ⊕ = UTILITY POLE
- T = TITLE

REFERENCE SURVEYS:

- PLAT OF SURVEY BY THIS FIRM DATED 5-14-2007, PLAT FILE NO. 130-662 (BASIS FOR BEARINGS)
- PLAT OF SURVEY BY J. V. BURKES & ASSOCIATES, INC., DATED 5-24-94, JOB NO. 940584.
- PLAT OF SURVEY BY H. C. SANDERS & ASSOCIATES, DATED 1-14-81, JOB NO. ST-81-16.

NOTE:

ANY UTILITIES, DITCHES, AND/OR SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

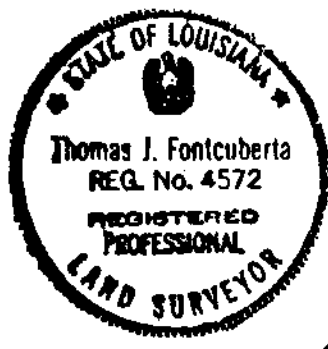
I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0230 C, DATED 10-17-89.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

PROPERTY SUBJECT TO RIGHT OF WAY TO LA. D.O.T.O.

SURVEY OF A PORTION OF LOT 4
BLOCK 10
GARLAND'S COVINGTON & CLAIBORNE ADDITION
SITUATED IN SECTION 42 T6S-R11E
ST. TAMMANY PARISH, LA

PREPARED FOR:
SAMUEL W. ETHRIDGE, JR.



FONTCUBERTA
Surveys
INCORPORATED

PROFESSIONAL
LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
12-06-2007	1" = 60'		DAT	TJF	475508	130-848