

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3724 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR CHAIRMAN/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 northwest corner of LA Highway 59 & McNamara Street, being lot 70A, Square 197A, Town of Mandeville Subdivision and which property comprises a total of 10,320 sq. ft. of land more or less, from its present A-2 (Suburban) District to a LC (Light Commercial) District, Ward 4, District 10. (ZC07-12-069)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-12-069, 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-2 (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-2 (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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

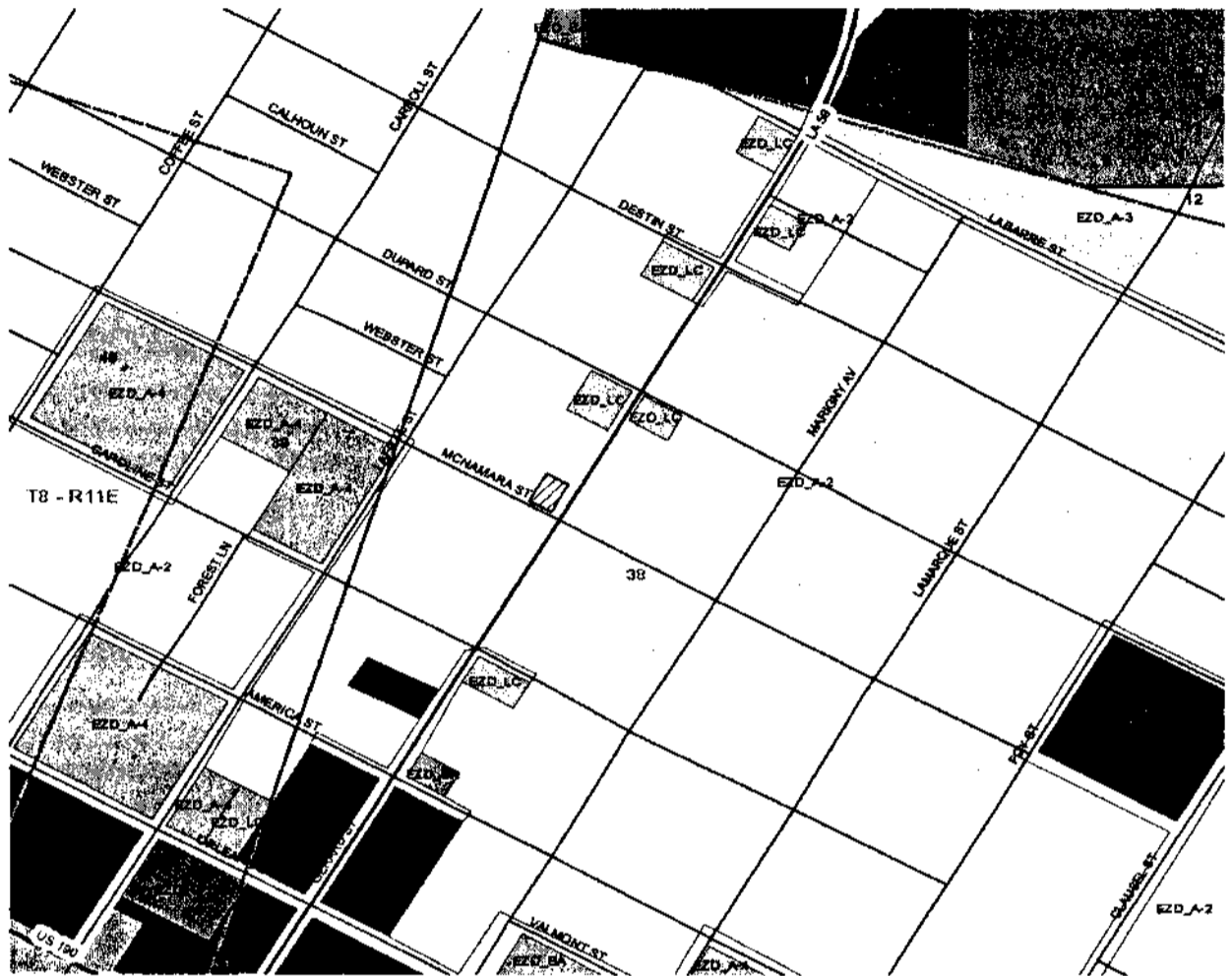
ZC07-12-069

THAT CERTAIN PIECE OR 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 being more fully described as follows:

Lot 70A, Square 197A, Town of Mandeville, Parish of St. Tammany, State of Louisiana, said lot being a resubdivision of Lots 68, 70 & 72, in said square, as per a resubdivision plat dated June 9, 2006, filed as Map File Number 4222C. All in accordance with a survey by Randall W. Brown & Associates dated May 15, 2006, being survey number 06522, attached to an act recorded in COB Inst. # 1560282. Being the same property acquired by vendors herein from Michael Joseph Karl, et ux, by act of sale dated June 21, 2006, recorded in the official records of St. Tammany Parish, Louisiana as COB Inst. #1560282.

**CASE NO.:** ZC07-12-069  
**PETITIONER:** Carlos Millan  
**OWNER:** Carlos Millan  
**REQUESTED CHANGE:** From A-2 (Suburban) District to LC (Light Commercial) District  
**LOCATION:** Parcel located on the northwest corner of LA Highway 59 & McNamara Street, being lot 70A, Square 197A, Town of Mandeville Subdivision; S38,T8S,R11E; Ward 4, District 10  
**SIZE:** 10,320 sq. ft.

3724



DUPARD STREET (SIDE)

LAFITTE STREET (SIDE)

SQUARE

GERARD STREET R/W  
CLA. HWY NO. 59D

LOT 65

LOT 67

LOT 69

LOT 71

LOT 66

LOT 70A

(10320 SQ.FT.)

FORMER LOT 68

FORMER LOT 70

FORMER LOT 72

197A

0.1'

4

0.1'

86.0'

30.0'

30.0'

26.0'

0.9'

1/2" IRON PIPE FND (REFERENCE)

120.0'

120.0'

30.0'

30.0'

26.0'

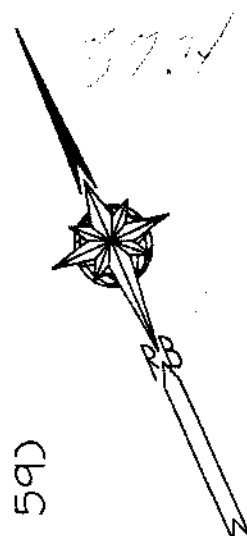
1.7'

86.0'

0.6'

3/8" IRON ROD FND (REFERENCE)

McNAMARA STREET



Z:\06Survey\06522.dwg

NOTE:

OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REF.: Plot by Eddie J. Champagne  
Dated: May 16, 1978, Dwg. No. 4344

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone C.

FIRM Panel # 225205 0360 C Rev. 4/2/91

APPROVED:

*Ron Keller*  
SECRETARY PARISH PLANNING COMMISSION

*J. M. Kelly*  
PARISH ENGINEER

*Detasha V. Goodley*  
CLERK OF COURT

6-9-2006 4222C  
DATE FILED FILE NO.

Resubdivision of  
LOTS 68, 70 & 72, SQUARE 197A, TOWN OF MANDEVILLE  
SECTION 39, TOWNSHIP 8 SOUTH, RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
LOT 70A

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH FOR PUBLIC RECORDS SEARCH IN COMPILING THE DATA FOR THIS SURVEY

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

Randall W. Brown & Associates, Inc.

Professional Land Surveyors  
Planners • Consultants

Date: MAY 16, 2006  
Survey No. 06522  
Project No. .

Scale: 1"=30'±  
Drawn By: dcw  
Revised:

RANDALL W. BROWN  
REGISTERED L.S.  
Professional Land Surveyor  
LA Registration No. 04586

228 W. Causeway App. Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309

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