

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3917 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 WEST SIDE OF LA HIGHWAY 59, NORTH OF AMERICA STREET, BEING LOTS 36, 37, 38, 52, 53 & 54 & A PORTION OF HENRIETTA STREET, SQUARE 155, TOWN OF MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 0.57 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN) DISTRICT TO A C-2 (HIGHWAY COMMERCIAL) DISTRICT. WARD 4, DISTRICT 10. (ZC08-08-048)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-08-048, 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 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 A-2 (Suburban) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

**ZC08-08-048**

**ALL THAT CERTAIN PIECE OR PORTION OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Square 155 of the Town of Mandeville (Rural Mandeville, not within corporate limits), being Lots 36, 37, 38, 52, 53 and 54 and a portion of Henrietta Street, revoked by ordinance recorded as COB 307, folio 193, St. Tammany Parish, Louisiana, being more fully described as follows:

**LOTS 36, 37, 38, 52, 53 and 54 of SQUARE 155, TOWN OF MANDEVILLE (RURAL MANDEVILLE)**. Lots 36, 37 and 38 measure each 31.64 feet front on Henrietta Street (now revoked), together with half of Henrietta Street immediately adjacent to said Lots 36, 37 and 38 between projecting side lines of Lots 36 and 38. Lots 52, 53 and 54 measure each 31.64 feet on Gerard Street. Said parcel of land as a whole measures 94.92 feet front on Gerard Street, by a width of 94.92 feet in the rear and a depth of 261.0 feet between equal and parallel lines.

All as more fully described on survey made by John E. Bonneau & Associates, Inc. dated May 29, 2008, Survey No. 2008286, a copy of which is attached hereto and made a part hereof.

**CASE NO.:** ZC08-08-048  
**PETITIONER:** Jeffrey D. Schoen  
**OWNER:** Louisiana Notarial Services, Inc.  
**REQUESTED CHANGE:** From A-2 (Suburban) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the west side of LA Highway 59 , north of America Street, being lots 36, 37, 38, 52, 53 & 54 & a portion of Henrietta Street, Square 155, Town of Mandeville; S38, T8S, R11E; Ward 4, District 10

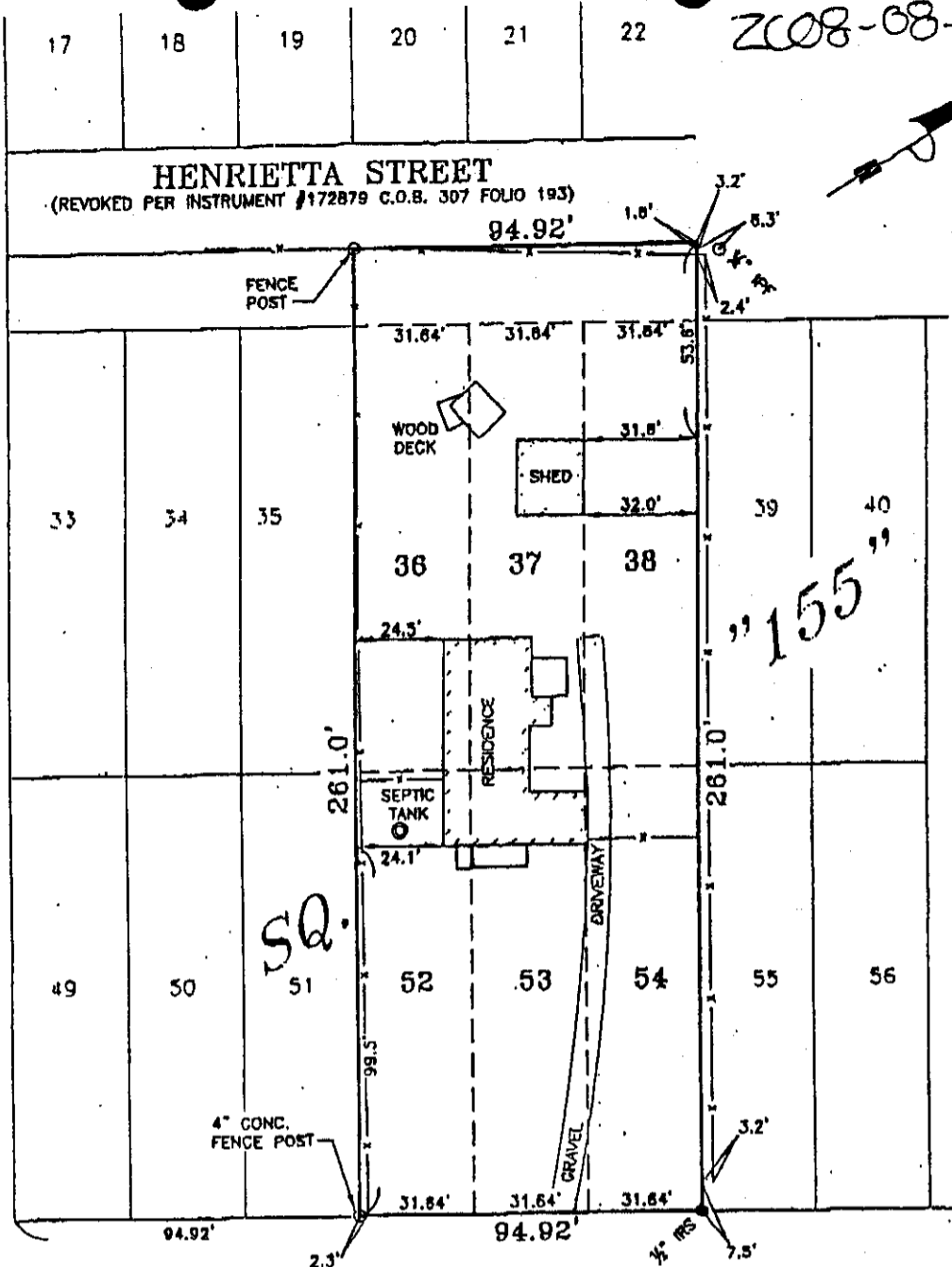
**SIZE:**

0.57 acres



\* Indicates location where property was posted

2008-08-048



AMERICA STREET

HENRIETTA STREET  
(REVOKED PER INSTRUMENT #172879 C.O.B. 307 FOLIO 193)

#1114 GERARD STREET

**NOTE:**  
ALL PROPERTY CORNERS ARE 90°.

**REFERENCE SURVEY:**  
SURVEY BY THIS FIRM DATED: JULY 31, 2000;  
REVISED: AUGUST 13, 2007 SURVEY No. 2000518.

**NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0360 C : Revised: APRIL 2, 1991

**NOTE:** Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

**NOTE:** Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

SURVEY MAP OF  
LOTS 36, 37, 38, 52, 53, 54 &  
A PORTION OF HENRIETTA STREET, SQUARE 155  
in the Town of Mandeville in (Not within Corp. Limits)  
St. Tammany Parish, Louisiana  
for

LOUISIANA NOTARIAL SERVICES, INC., J.P. MORGAN CHASE BANK,  
NA, FIRST AMERICAN TITLE INSURANCE COMPANY

Survey No. 2008286  
Date: MAY 29, 2008

Drawn by: L.F.R.  
Revised: OFFICE(06/04/08)

Scale: 1" = 50'

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants

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