

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3992 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BILLIOT SECONDED BY: MR. STEFANCIK

ON THE 8TH DAY OF JANUARY, 2009

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA. TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF U.S. HIGHWAY 190, NORTH OF THREE RIVERS ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 0.34 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT C-2 (HIGHWAY COMMERCIAL) DISTRICT TO A LC (LIGHT COMMERCIAL) DISTRICT, WARD 3, DISTRICT 1. (ZC08-12-063)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-12-063, 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 C-2 (Highway Commercial) 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 C-2 (Highway Commercial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____, 2009; AND BECOMES ORDINANCE COUNCIL SERIES NO. 09-_____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: DECEMBER 25, 2008

Published Adoption: _____, 2009

Delivered to Parish President: _____, 2009 at _____

Returned to Council Clerk: _____, 2009 at _____

EXHIBIT "A"

ZC08-12-063

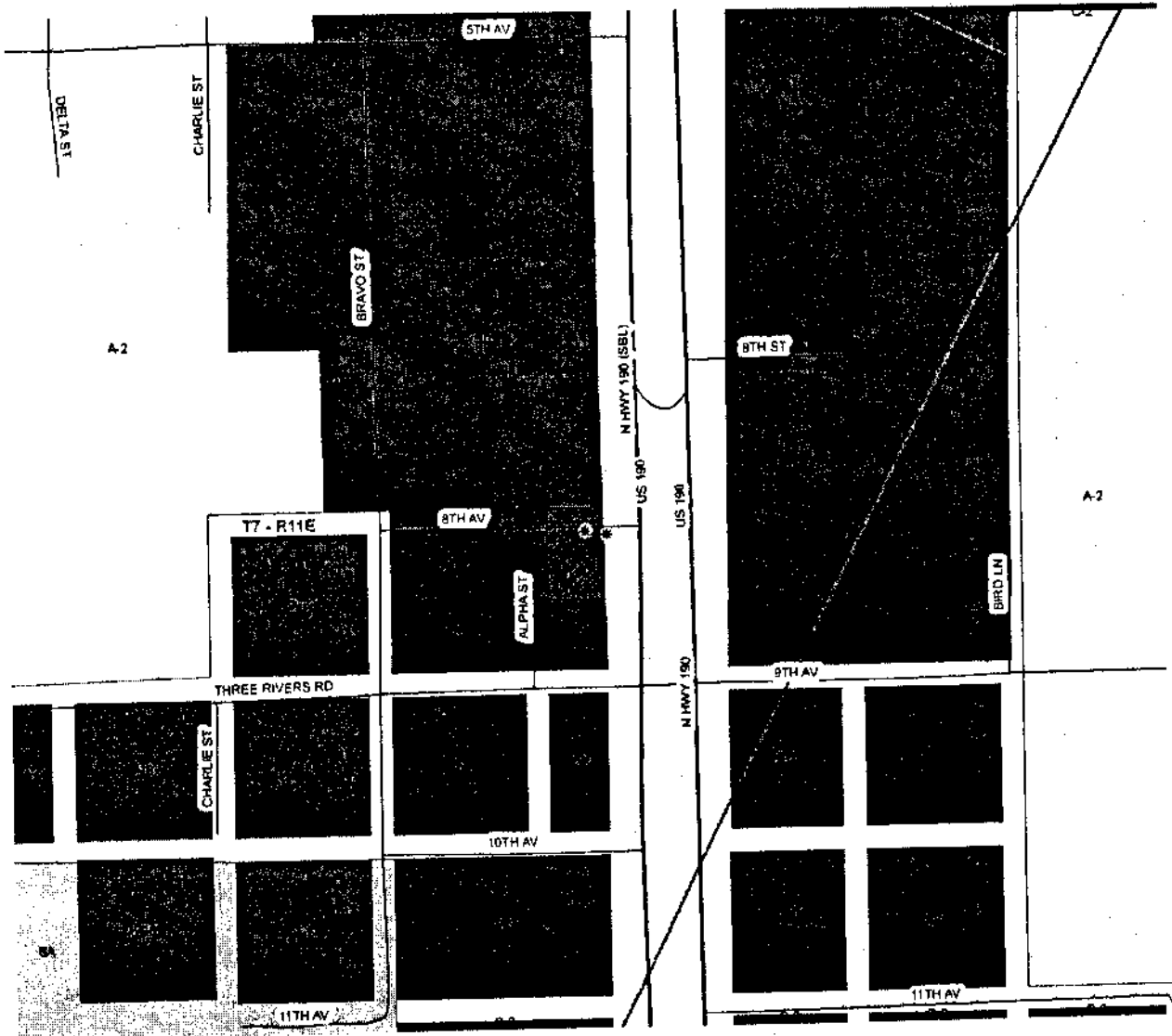
A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN TRACT 1 BEING A PORTION OF SQUARES 76 & 77 IN ALEXIUSVILLE SUBDIVISION, SECTION 48, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST INTERSECTION OF U.S. HIGHWAY 190 AND THREE RIVERS ROAD AND RUN ALONG THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 190 IN A NORTHERLY DIRECTION FOR A DISTANCE OF 120.00 FEET TO THE **POINT OF BEGINNING**;

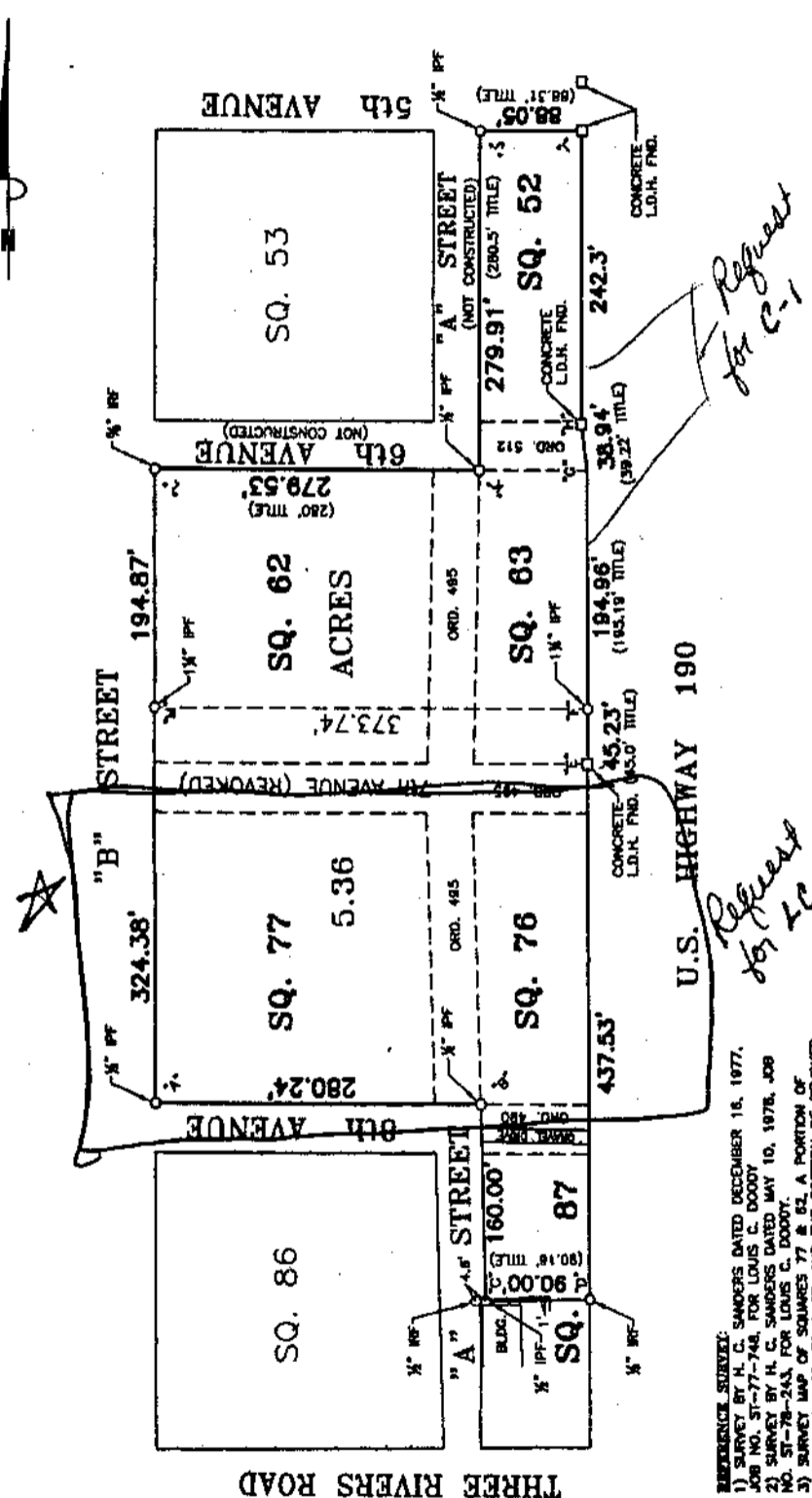
FROM SAID **POINT OF BEGINNING** AND LEAVING SAID WESTERLY RIGHT-OF-WAY RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 90.00 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 93.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE AFOREMENTIONED U.S. HIGHWAY 190; THENCE RUN ALONG SAID RIGHT-OF-WAY IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 158.38 FEET BACK TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINS **0.34** ACRES MORE OR LESS.

CASE NO.: ZC08-12-063
PETITIONER: Brett Oubre
OWNER: Brett Oubre
REQUESTED CHANGE: From C-2 (Highway Commercial) District to LC (Light Commercial) District
LOCATION: Parcel is located on the west side of U.S. Highway 190, north of Three Rivers Road; S48, T7S, R11E; Ward 3, District 1
SIZE: 0.34 Acre



* Indicates location where property was posted



REFERENCE SURVEYS:
 1) SURVEY BY H. C. SANDERS DATED DECEMBER 16, 1977, JOB NO. ST-77-748, FOR LOUIS C. DODDY
 2) SURVEY BY H. C. SANDERS DATED MAY 10, 1978, JOB NO. ST-78-243, FOR LOUIS C. DODDY.
 3) SURVEY MAP OF SQUARES 77 & 82, A PORTION OF SQUARES 52, 53, 76 & 87, AND THE PORTION OF REVOKED 8TH AVENUE, 7TH AVENUE, 8TH AVENUE & "A" STREET, ALEXANDRIA SUBDIVISION, BY JOHN BONNEAU & ASSOCIATES, INC. DATED: JANUARY 27, 1998. REVISED: FEBRUARY 9, 1998. SURVEY NO.: 98082.

CALL	ANGLE	(TITLE)
A	90°06'28"	
B	288°29'34"	
C	90°30'41"	
D	90°55'00"	
E	180°07'00"	
F	180°07'42"	
G	172°18'43"	
H	187°17'29"	
I	89°45'07"	
J	90°11'08"	
K	270°04'35"	
L	90°01'12"	
M	178°55'52"	

1) ALTA SURVEY: THIS IS TO CERTIFY TO (FIRST AMERICAN TITLE INSURANCE COMPANY, BRETT K. OUBRE, AND HANCOCK BANK OF LOUISIANA) THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD" DETAIL REQUIREMENT FOR ALTA/ACSM LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997; AND MEETS THE ACCURACY REQUIREMENTS OF A SURVEY, AS DEFINED THEREIN.

2) LOUISIANA LAND SURVEY: THIS IS TO CERTIFY TO (FIRST AMERICAN TITLE INSURANCE COMPANY, BRETT K. OUBRE, AND HANCOCK BANK OF LOUISIANA) THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARDS" FOR PROPERTY BOUNDARY SURVEYS, ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND (2) PURSUANT TO THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF A CLASS B SURVEY.

This is to certify that I have found that no encroachments exist within any acreage any property lines except as shown.

Request for LC

Request for C-1

SURVEY MAP OF SQUARES 77 & 82, A PORTION OF SQUARES 52, 63, 76 & 87, AND THE PORTION OF REVOKED 6TH AVENUE, 7TH AVENUE, 8TH AVENUE & "A" STREET, ALEXANDRIA SUBDIVISION

in
 SECTION 48, T-7-S, R-11-E
 St. Tammany Parish, Louisiana
 for
FIRST AMERICAN TITLE INSURANCE COMPANY, BRETT K. OUBRE, AND HANCOCK BANK OF LOUISIANA

Scale: 1" = 100'

Drawn by: SPH
 Revised: JANUARY 23, 2006

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors & Planners and Consultants
 1011 N. CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA. 70471 (985)828-0808
 SULLIVAN (985)643-2508 • MANDEVILLE (985)925-3546 • N.O. (504)468-2042
 HARRISON (985)345-7641 • FAX NO. (985)828-0057 • E-mail: jebon@bellefourth.net

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 (1997).

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

NOTE: Setbacks shown herein are not necessarily accurate. The inclusion of this policy shall be added hereto upon request. If a surveyor has not performed any type of search or abstract.

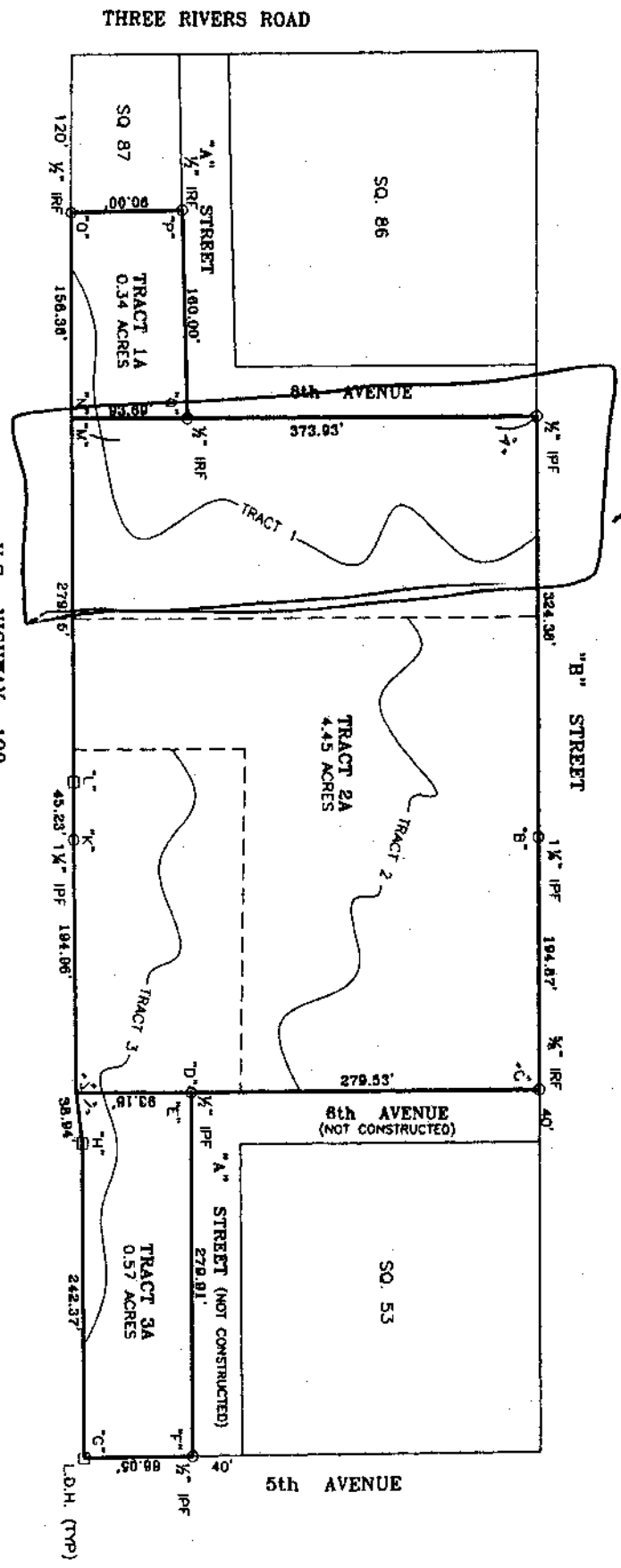
CALL	ANGLE
A	90°06'28"
B	179°52'52"
C	90°03'22"
D	179°57'21"
E	90°12'35"
F	90°28'56"
G	89°33'29"
H	172°42'31"
I	82°27'31"
J	90°22'25"
K	179°35'13"
L	179°41'40"
M	89°48'59"
N	90°11'01"
O	90°48'44"
P	90°30'42"
Q	88°29'33"
R	88°58'26"
S	90°11'01"
T	89°48'59"
U	90°11'01"

APPROVAL:

SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT DATE FILED FILE NO.



RESUBDIVISION MAP OF
TRACT 1, TRACT 2 & TRACT 3
 into
TRACT 1A, TRACT 2A & TRACT 3A
 within
ALEXANDRIA SUBDIVISION

in
 SECTION 48, T-7-S, R-11-E,
 St. Tammany Parish, Louisiana
 for
Brett K. Oubre

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the property described is located in Flood Zone(s) "B" & "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0230 C
 Revised: OCTOBER 17, 1988

Survey No. 2006 1297D Drawn by: JBM
 Date: AUGUST 19, 2008 Revised:

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 SUDELL (985)843-2508 • MANDEVILLE (985)626-3546 • N.O. (504)456-2042
 HAMMOND (985)345-7541 • FAX NO. (985)626-0057 • E-mail: jebco1@bellsouth.net

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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "B" SURVEY.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of title record as shown on title opinion or request of surveyor will be added hereto upon request of surveyor or abstract.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of title record as shown on title opinion or request of surveyor will be added hereto upon request of surveyor or abstract.

This is to certify that I have done an actual ground survey and found that no encroachments exist other than those on property lines except as shown.

This Survey is Certified True and Correct By

John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423