

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3993 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

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

ON THE 8<sup>TH</sup> DAY OF JANUARY, 2009

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 0.57 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT C-2 (HIGHWAY COMMERCIAL) DISTRICT TO A C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT, WARD 3, DISTRICT 1 (ZC08-12-064)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-12-064, 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 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 C-2 (Highway Commercial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ORDINANCE CALENDAR NUMBER: 3993

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

PAGE 2 OF 2

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"**

**ZC08-12-064**

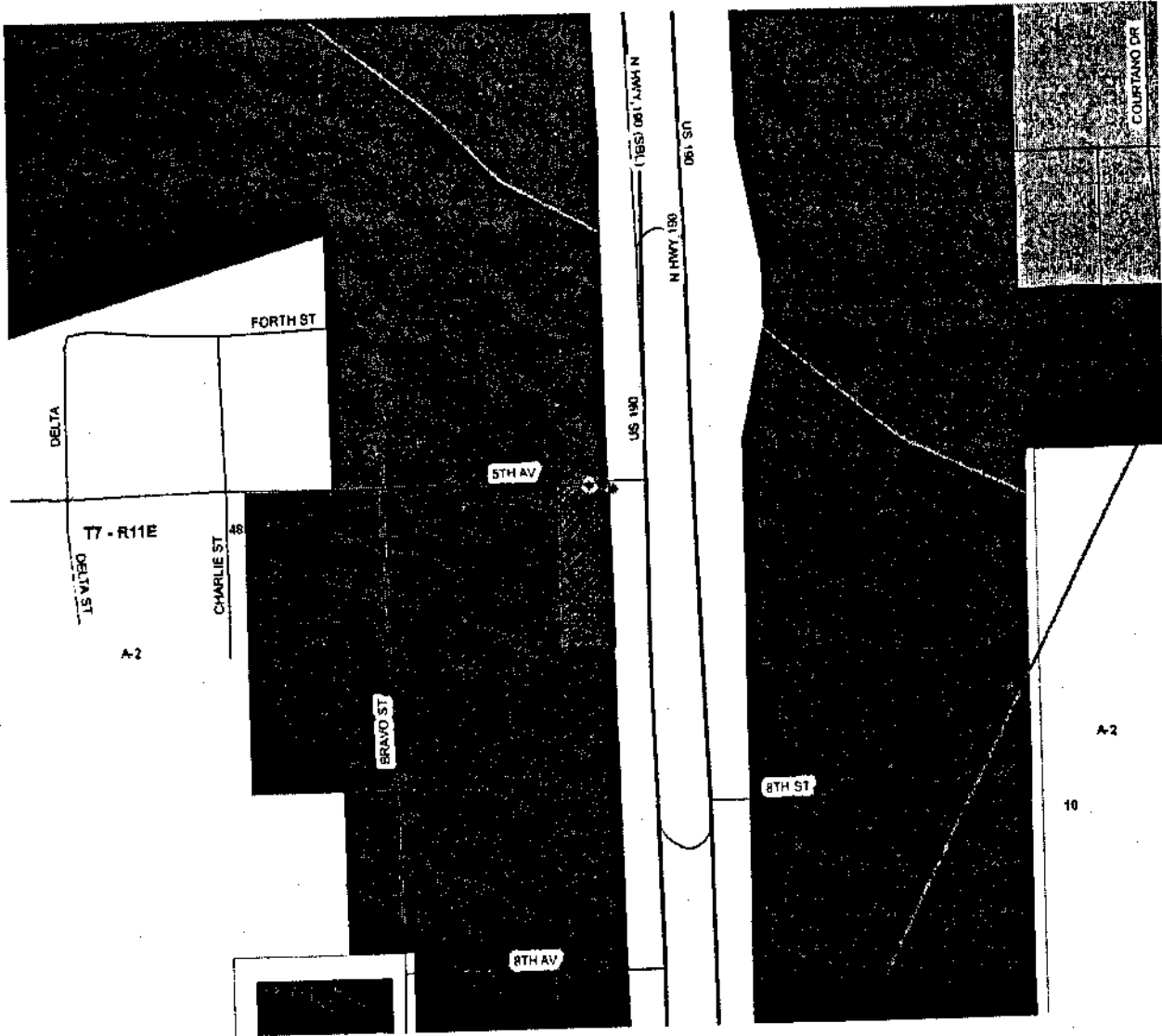
A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN TRACT 2 BEING A PORTION OF SQUARES 76 & 77 IN ALEXIUSVILLE SUBDIVISION, SECTION 48, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWEST INTERSECTION OF U.S. HIGHWAY 190 AND 5<sup>TH</sup> AVENUE AND SAID POINT BEING **POINT OF BEGINNING**;

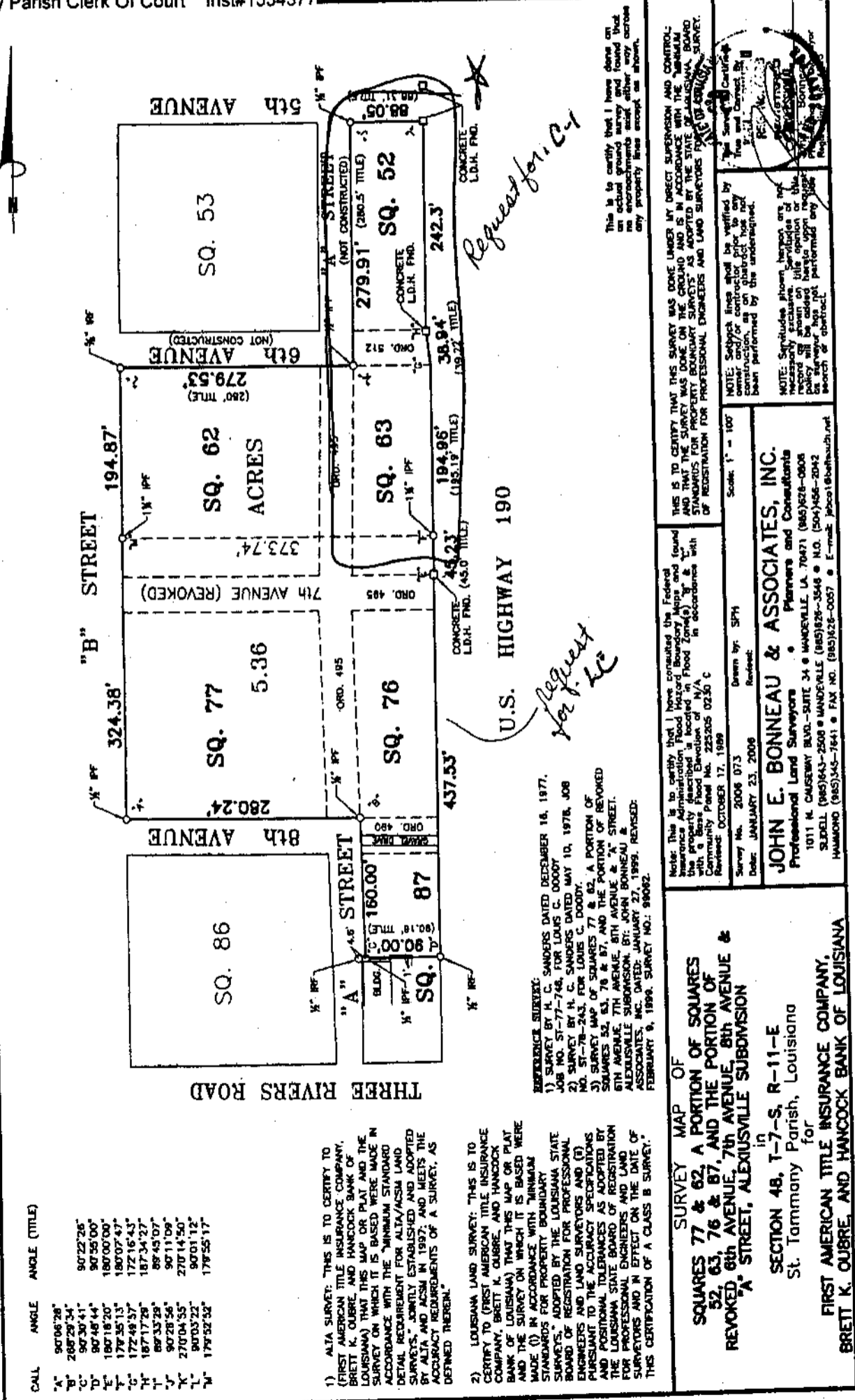
FROM SAID **POINT OF BEGINNING** RUN ALONG THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 190 IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 242.37 FEET TO A POINT; THENCE RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 38.94 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 93.18 FEET TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 279.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE AFOREMENTED 5<sup>TH</sup> AVENUE; THENCE RUN ALONG SAID RIGHT-OF-WAY IN AN EASTERLY DIRECTION FOR A DISTANCE OF 88.05 FEET BACK TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINS **0.57** ACRES MORE OR LESS.

**CASE NO.:** ZC08-12-064  
**PETITIONER:** Brett Oubre  
**OWNER:** Brett Oubre  
**REQUESTED CHANGE:** From C-2 (Highway Commercial) District to C-1 (Neighborhood 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:** 0.57 Acre



\* Indicates location where property was posted



CALL	ANGLE	TITLE
A	90°06'28"	
B	268°29'34"	
C	90°30'41"	
D	90°48'44"	
E	180°00'00"	
F	179°35'13"	
G	172°48'37"	
H	187°17'28"	
I	89°45'07"	
J	90°33'28"	
K	90°11'09"	
L	270°04'35"	
M	90°01'12"	
N	179°52'52"	

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.

- REFERENCE SURVEYS:
- 1) SURVEY BY H. C. SANDERS DATED DECEMBER 18, 1977, JOB NO. ST-77-748, FOR LOUIS C. DOODY
  - 2) SURVEY BY H. C. SANDERS DATED MAY 10, 1978, JOB NO. ST-78-243, FOR LOUIS C. DOODY
  - 3) SURVEY MAP OF SQUARES 77 & 82, A PORTION OF SQUARES 52, 76 & 87, AND THE PORTION OF 8TH AVENUE, 7TH AVENUE, 8TH AVENUE & "A" STREET, ALEXANDERVILLE SUBDIVISION, BY JOHN BONNEAU & ASSOCIATES, INC. DATED: JANUARY 27, 1999, REVISED: FEBRUARY 9, 1999, SURVEY NO.: 99002.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Maps and found the property described is located in Flood Zone(s) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. In accordance with the Base Flood Elevation of N/A. Community Panel No. 225205 0230 C. Revised: OCTOBER 17, 1999

Survey No. 2008 073  
 Date: JANUARY 23, 2008  
 Drawn by: SPH  
 Revised:  
**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Planners and Consultants  
 Professional Land Surveyors  
 1011 N. CAUSEWAY BLVD.-SUITE 34 • WABDEVILLE, LA 70471 (985)628-0808  
 SLEDGE (985)643-2508 • WABDEVILLE (985)628-3548 • N.O. (504)458-2042  
 HAWMOND (985)345-7641 • FAX NO. (985)628-0087 • E-mail: jeb@johnbonneau.com

**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, ALEXANDERVILLE 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**

This is to certify that I have done an actual ground survey and that the actual ground survey lines except as shown.

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

NOTE: Subsequent lines shall be verified by the Surveyor or contractor prior to any construction, as an abstract has not been performed by the underwriter.

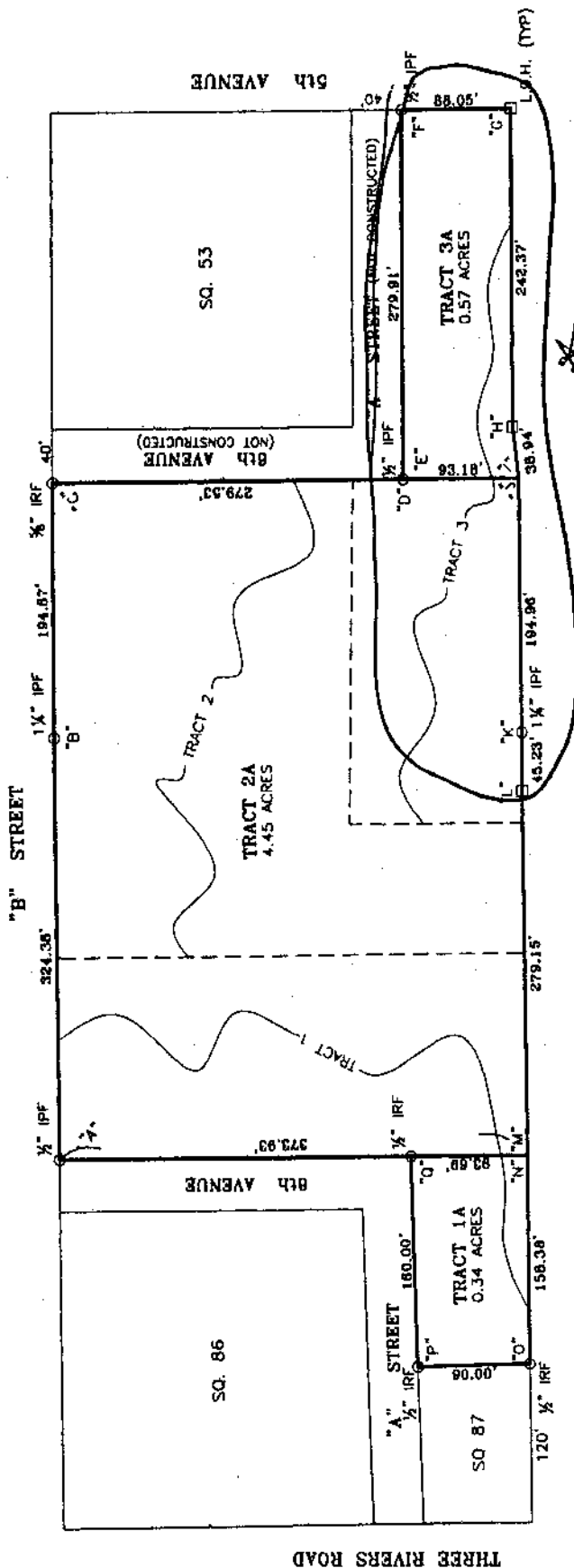
NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of this nature are shown on title of record and a search of the same is required. A search of the same has not been performed by the underwriter.

*Request for C-1*

*Request for AC*

U.S. HIGHWAY 190

CALL	ANGLE
"A"	90°06'28"
"B"	179°52'52"
"C"	90°03'22"
"D"	179°52'21"
"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°55'13"
"L"	178°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  
**ALEXIUSVILLE 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 the property described as in Flood Zone(s) "B" & "C" with a Base Flood Elevation of 4/4 in accordance with Community Panel No. 225205 0250 C  
 Revised: OCTOBER 17, 1989

Survey No. 2006 1297D Drawn by: JBM  
 Date: AUGUST 19, 2003 Revised:

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants  
 1011 N. CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA. 70471 (985)626-0808  
 SUDELL (985)643-2508 • MANDEVILLE (985)626-3546 • N.O. (504)456-2042  
 HAMMOND (985)345-7641 • FAX NO. (985)626-0057 • E-mail: jebco1@bellsouth.net

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract of title 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 Survey is Certified True and Correct by

John E. Bonneau  
 Professional Land Surveyor  
 Registration No. 4423

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 "B" SURVEY.

U.S. HIGHWAY 190