

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3993 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BJNDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC08-12-064

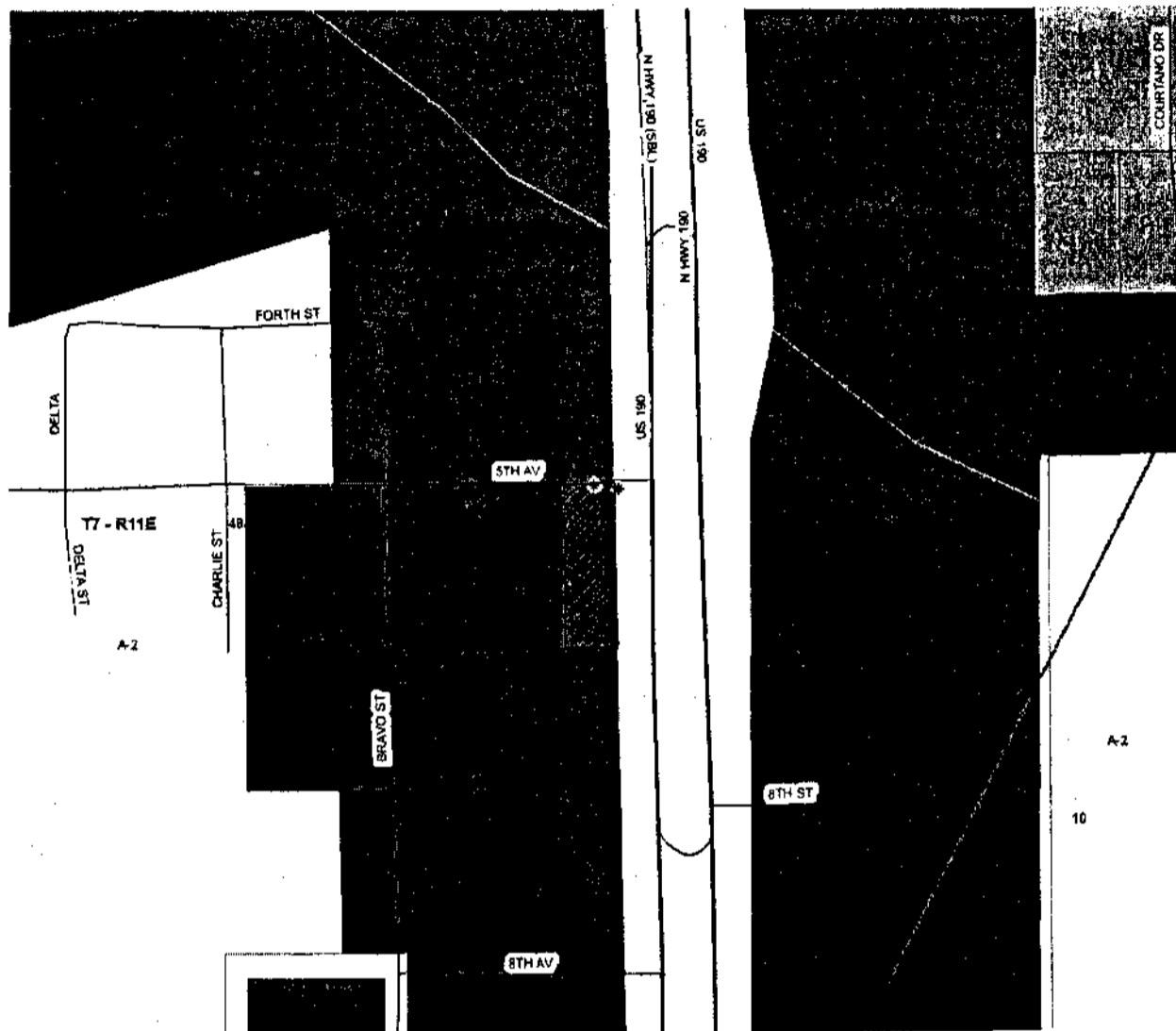
A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN TRACT 2 BEING A PORTION OF SQUARES 76 & 77 IN ALEXIUSVILLE SUBDIVISION, SECTION 48, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST INTERSECTION OF U.S. HIGHWAY 190 AND 5TH 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 5TH 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.

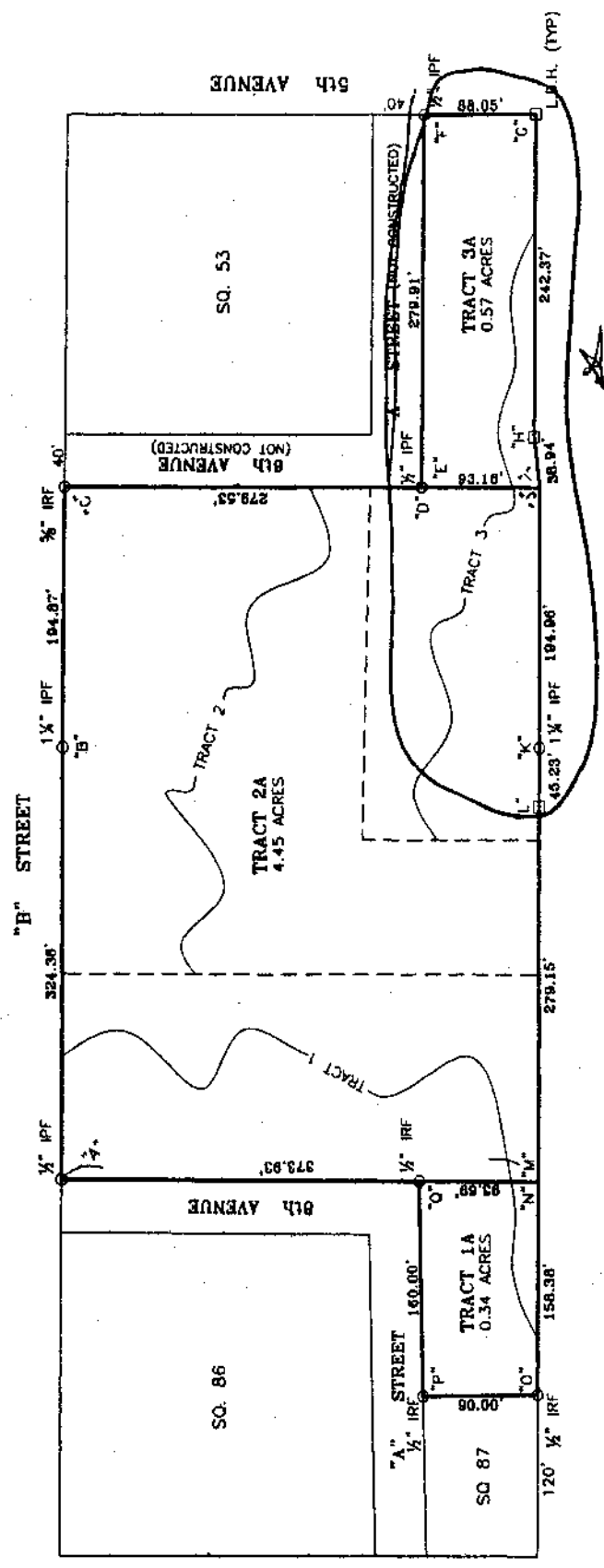
CASE NO.: ZC08-12-064
PETITIONER: Brett Oubre
OWNER: Brett Oubre
REQUESTED CHANGE: From C-2 (Highway Commercial) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel is located on the west side of U.S. Highway 190, north of Three Rivers Road ; S48, T7S, R11E; Ward 3, District 1
SIZE: 0.57 Acre



* Indicates location where property was posted

CALL	ANGLE
"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°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"

THREE RIVERS ROAD



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
ALEXUSVILLE 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 Map and found this property is located in Flood Zones "A", "B", "C" and "D". Flood Elevation is 1/4' in accordance with Community Panel No. 225205 0250 C
Revised: OCTOBER 17, 1989

Survey No. 2006 12970 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)826-0808
SLIDELL (985)843-2508 • MANDEVILLE (985)626-3546 • N.O. (504)456-2042
HAMMOND (985)345-7641 • 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "B" SURVEY.

NOTE: Subsequent lines shall be verified by owner. Subsequent 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 surveyors, we do not perform any title search or abstract.

John E. Bonneau
Professional Land Surveyor
Registration No. 4425

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 Survey is Certified True and Correct By