

2016-0094

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING AND ZONING)

ORDINANCE NO. 16-3-4

An ordinance to approve the resubdivision of Lots Z-1-B, Z-2-B and Z-3-B including Parcels 1 & 2 into Lots Z-1-B-1 and Z-1-B-2, John Lambert Tract, all located at 295 I-310 Service Rd., St. Rose with a waiver to the required minimum width and frontage on a developed public street for Lot Z-1-B-2, as requested by John Key and Julio Dumas.

WHEREAS, at their February 4, 2016 meeting, the Planning Commission recommended Approval of PZS-2016-04, resubdivision of Lots Z-1-B, Z-2-B and Z-3-B including Parcels 1 & 2 into Lots Z-1-B-1 and Z-1-B-2, John Lambert Tract 295 I-310 Service Rd., St. Rose with a waiver to the required minimum width and frontage on a developed public street for Lot Z-1-B-2, as requested by John Key and Julio Dumas; and,

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 (as amended) stipulates that consideration of a minor resubdivision by the Planning and Zoning Commission also requires approval by the St. Charles Parish Council.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That PZS-2016-04, a resubdivision of Lots Z-1-B, Z-2-B and Z-3-B including Parcels 1 & 2 into Lots Z-1-B-1 and Z-1-B-2, John Lambert Tract 295 I-310 Service Rd., St. Rose with a waiver to the required minimum width and frontage on a developed public street for Lot Z-1-B-2, as requested by John Key & Julio Dumas, is hereby approved.

SECTION II. The Parish President is hereby authorized to execute the attached surveys by BFM, PLS, dated October 6, 2015 (revised 1/26/16).

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: BENEDETTO, HOGAN, WILSON, CLULEE, GIBBS, WOODRUFF, BELLOCK, FLETCHER, FISHER-PERRIER

NAYS: NONE

ABSENT: NONE

And the ordinance was declared adopted this 7th day of March 2016, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: W. Benedetto

SECRETARY: J. Clark ^{vb}

DLVD/PARISH PRESIDENT: 3/9/16

APPROVED: ✓ DISAPPROVED:

PARISH PRESIDENT:

RETD/SECRETARY: 3/9/16

AT: 2:50pm RECD BY: JKC ^{vb}

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE
ON March 10, 2016
AS ENTRY NO. 413175
IN MORTGAGE/CONVEYANCE BOOK
NO. 829 FOLIO 40

LAPLACE - BOUTTE HIGHWAY

FRONTAGE ROAD ±22' ASPHALT PAVEMENT (VARIABLE APPARENT R/W)
(NORTH APPROACH TO MISSISSIPPI RIVER BRIDGE, LULING)

OWNERS:
John M. Key, Alice Fuselier Key,
Scott Key, Shelby Stumph Key,
5645 Evelyn Ct
New Orleans, LA 70124

SPECIAL FLOOD HAZARD AREA

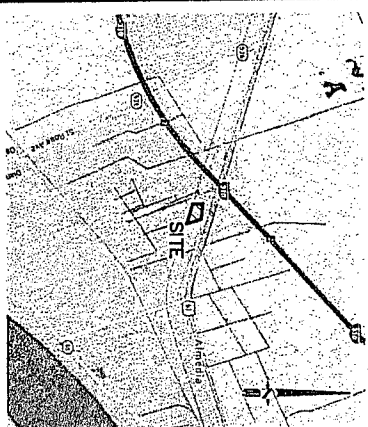
I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

SERVITUDES

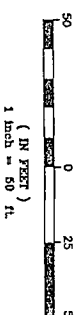
- THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE AGENCY NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.
- ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE.

GENERAL NOTES

VICINITY MAP



GRAPHIC SCALE



APPROVAL

COUNCIL CHAIRPERSON

W. J. Bonstedt

DATE 3/17/16

CHAIRPERSON OF PLANNING AND ZONING COMMISSION

John M. Key

DATE 3/9/16

PARISH PRESIDENT

John M. Key

DATE

RECORDED IN THE CLERK OF COURTS OFFICE, ST. CHARLES PARISH

ON THE 10th DAY OF March 2016

CONVEYANCE BOOK 829

FOLD LID

ENTRY NO. 413175

1. I certify that the plat of the ground survey made by me or under my supervision conforms to the requirements of the Louisiana Surveying Code, Title 46, D.C., and the Louisiana Surveying Code, Title 46, D.C., and the Louisiana Surveying Code, Title 46, D.C.

P. FONTCUBERTA, JR.

REGISTERED PROFESSIONAL LAND SURVEYOR

RALPH P. FONTCUBERTA, JR.

REGISTRATION NO. 4329

RESUBDIVISION OF

LOTS Z-1-B, Z-2-B, & Z-3-B,

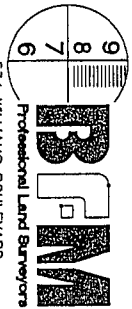
INCLUDING PARCELS 1 & 2

INTO LOT Z-1-B-1, & Z-1-B-2

JOHN LAMBERT TRACT

SECTION 41, T-12-S, R-9-E,

ST. CHARLES PARISH, LOUISIANA



534 WILLIAMS BOULEVARD
E-m: bircorp@bircorp.com
(504) 468-8800
Fax No. (504) 467-0065
CITY OF KENNER
JEFFERSON PARISH, LOUISIANA, 70062

DATE: OCTOBER 6, 2015

PROJ. 9110 REVISED: 01/26/16

1. "RESUBDIVISION OF LOTS Z-1-A & Z-3-A INTO LOTS Z-1-B, Z-2-B & Z-3-B" BY LANDMARK SURVEYING, INC., RECORDED IN BOOK 565 FOLD 209, ENTRY 240990 ON FEBRUARY 22, 2000.

2. "CASH SALE OF PROPERTY" RECORDED IN BOOK 567 FOLD 400 ON SEPTEMBER 27, 2000.

3. "RESUBDIVISION OF LOTS Z-1, Z-2, AND Z-3 INTO LOTS Z-1-A AND Z-3-A" BY BFM CORPORATION, RECORDED IN BOOK 528 FOLD 281, ENTRY 212035 ON OCTOBER 21, 1997.