

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-3997

COUNCIL SPONSOR: MR. DEAN

PROVIDED BY: COUNCIL OFFICE

RESOLUTION TO VACATE, IN PART, THE SIX (6) MONTH MORATORIUM ESTABLISHED BY ORDINANCE C.S. NO. 08-1741, AND ANY SUBSEQUENT EXTENSIONS THEREOF, FOR THE LIMITED PURPOSE OF ALLOWING THE APPROVAL OF REZONING APPLICATIONS AND THE ISSUANCE OF PLAN REVIEW PERMITS ON LOT 413-D1, FLOWER ESTATES SUBDIVISION, COVINGTON, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED. (WARD 1, DISTRICT 1)

WHEREAS, to protect and preserve the health, safety, welfare and property of residents from the adverse impacts and safety hazards of increased traffic on LA Highway 21, North of I-12, it was necessary to impose a moratorium on the receipt of submissions by the Parish Zoning and Planning Commissions, for rezoning or subdivision of property, not previously applied for, located North of I-12 and abutting or having access to LA Highway 21 and Pinnacle Parkway, within unincorporated boundaries of Ward 1, Dist.1; and

WHEREAS, considering that the planned road construction project to address the increased traffic on LA Highway 21 has been completed which has alleviated the increased traffic on LA Highway 21 and Pinnacle Parkway, it is appropriate to allow for the receipt of rezoning applications and the issuance of plan review permits for the herein below described property.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that pursuant to Chapter 5, Article II, Sec. 5-056.00 of the Code of Ordinances, the Parish Council vacates, in part, the moratorium established by Ordinance C.S. No. 08-1741, and any subsequent extensions thereof, to remove therefrom the restriction on the receipt of an application for rezoning and the issuance of plan review permits on lot 413-D1, Flower Estates Subdivision, Covington, St. Tammany Parish, Louisiana, all as more particularly depicted in the attached Exhibit A.

BE IT FURTHER RESOLVED that the moratorium shall continue to be in full force and effect as established by Ordinance C.S. No. 08-1741, and any subsequent extensions thereof.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY:    SECONDED BY:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 6 DAY OF MARCH , 2014, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

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R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

WEST FOR A DISTANCE OF 112.99 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 08 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 229.85 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 59 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 237.96 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 00 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 247.62 FEET TO A POINT; THENCE RUN NORTH 24 DEGREES 40 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 59.58 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 58 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 127.90 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 07 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 103.10 FEET TO A POINT; THENCE RUN NORTH 04 DEGREES 04 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 66.20 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 486.48 FEET, AND AN ARC LENGTH OF 275.39 FEET, A CHORD BEARING OF NORTH 12 DEGREES 08 MINUTES 30 SECONDS WEST AND A CHORD LENGTH OF 271.73 FEET TO A POINT; THENCE RUN NORTH 57 DEGREES 49 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 143.37 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 289.48 FEET, AND AN ARC LENGTH OF 263.02 FEET, A CHORD BEARING OF NORTH 84 DEGREES 04 MINUTES 39 SECONDS EAST AND A CHORD LENGTH OF 254.07 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 1162.13 FEET, AND AN ARC LENGTH OF 151.01 FEET, A CHORD BEARING OF SOUTH 70 DEGREES 53 MINUTES 01 SECOND EAST AND A CHORD LENGTH OF 150.91 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 220.37 FEET TO A POINT; THENCE RUN NORTH 20 DEGREES 49 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 28.45 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 59 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 66.49 FEET BACK TO THE POINT OF BEGINNING.

**PARCEL 3 (PARCEL 3 IS LOTS 413-D1 AND 414-D1, FLOWER ESTATES SUBDIVISION, SECTION A)**

**LOT 413-D1**

THAT CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA DESCRIBED ACCORDING TO A SURVEY BY JOHN E. BONNEAU & ASSOCIATES, INC DATED SEPTEMBER 27, 2007; REVISED OCTOBER 24, 2007, RECORDED IN CLERK MAP FILE NO. 4559-D AND DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA STATE HIGHWAY 21; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND RUNNING ALONG SAID EAST RIGHT-OF-WAY NORTH 28 DEGREES 42 MINUTES 20 SECONDS EAST FOR A DISTANCE

OF 228.29 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 127.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF PINNACLE PARKWAY ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH RIGHT-OF-WAY AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21 NORTH 33 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 131.04 FEET TO A POINT; THENCE RUN NORTH 12 DEGREES 58 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 31.42 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 55 DEGREES 34 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 50 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 200.16 FEET TO A POINT; THENCE RUN SOUTH 56 DEGREES 03 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 133.27 FEET TO A POINT; THENCE RUN SOUTH 34 DEGREES 02 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 405.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 14.39 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET AND AN ARC LENGTH OF 48.58 FEET TO A POINT; THENCE RUN NORTH 29 DEGREES 52 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 50.74 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 71.14 FEET, A CHORD BEARING OF NORTH 50 DEGREES 37 MINUTES 49 SECONDS WEST AND A CHORD LENGTH OF 71.03 FEET TO A POINT; THENCE RUN NORTH 56 DEGREES 08 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 135.18 FEET BACK TO THE POINT OF BEGINNING.

**LOT 414-D1**

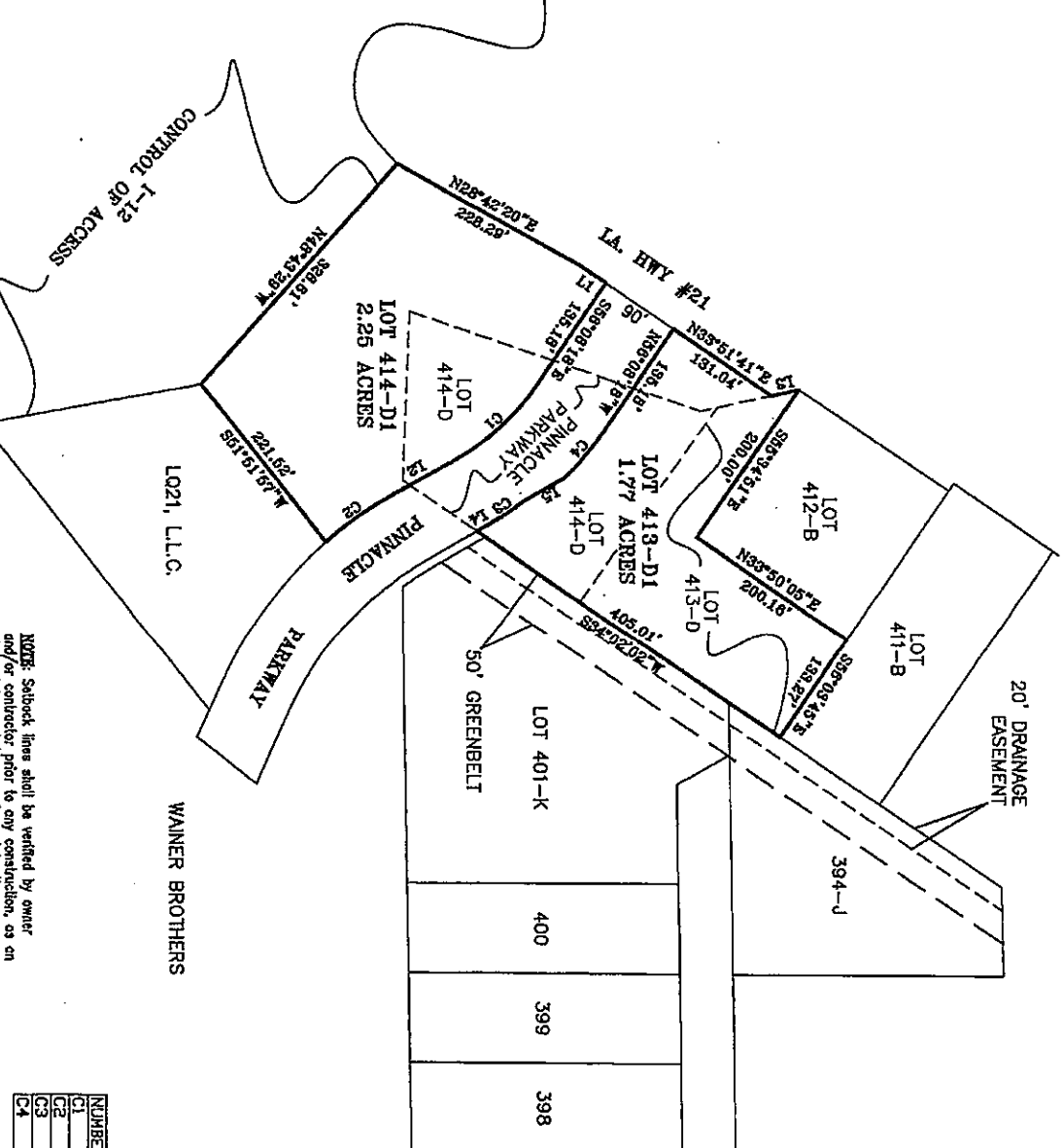
THAT CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA DESCRIBED ACCORDING TO A SURVEY BY JOHN E. BONNEAU & ASSOCIATES, INC DATED SEPTEMBER 27, 2007; REVISED OCTOBER 24, 2007, RECORDED IN CLERK MAP FILE NO. 4559-D AND DESCRIBED AS FOLLOWS, TO-WIT:

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FROM THE POINT OF BEGINNING AND LEAVING SAID NORTH RIGHT-OF-WAY AND RUNNING ALONG SAID EAST RIGHT-OF-WAY NORTH 28 DEGREES 42 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 228.29 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 37.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PINNACLE PARKWAY; THENCE LEAVING

**APPROVALS:**  
 SECRETARY - ST. TAMMANY PLANNING COMMISSION  
 PARISH ENGINEER  
 CLERK OF COURT  
 DATE FILED  
 MAP FILE NO.

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**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N83°51'41"E	37.00'
L2	S29°34'34"E	77.97'
L3	N12°58'10"W	31.42'
L4	N29°34'34"W	14.39'
L5	N29°52'30"W	50.74'

**CURVE TABLE**

NUMBER	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	CH = 342.5126+E	R = 280.00'	A = 129.81'	CL = 128.65 FT	
C2	CH = 333.2052+E	R = 440.00'	A = 88.65'	CL = 88.50 FT	
C3	CH = N33°26'30"W	R = 360.00'	A = 48.58'	CL = 48.54 FT	
C4	CH = N50°37'49"W	R = 370.00'	A = 71.14'	CL = 71.03 FT	

**REFERENCE DRAWING:**  
 SURVEY PLAT BY THIS FIRM DATED 02-18-00.  
 NOTE: THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "C" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 280206 0810 C REVISED 10-17-89. BASE FLOOD ELEVATION IS N/A. FLOOD ZONE IS DETERMINED BY GRAPHIC PLOTTING ONLY.

NOTE: Setbacks shown herein are not necessarily exclusive. Setbacks 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.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an underpinning.  
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY 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.

This is to certify that I have done an actual ground survey and found that no encroachments exist either, and no easements or property lines are shown.

RESUBDIVISION MAP OF

LOTS 413-D & 414-D, FLOWER ESTATES SUBDIVISION, SECTION "A" & A PORTION OF PINNACLE PARKWAY AND A NON DESIGNATED PARCEL OF GROUND INTO LOT 413-D1 AND LOT 414-D1, FLOWER ESTATES SUBDIVISION, SECTION "A" & PINNACLE PARKWAY  
 St. Tammany Parish, Louisiana  
 for  
**FLOWERS, INC.**

WANNER BROTHERS

Survey No. 2005 477 A  
 Date: SEPTEMBER 27, 2007  
 Drawn By: JEM  
 Revised: OFFICE 10-24-07

Scale: 1" = 150'

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
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