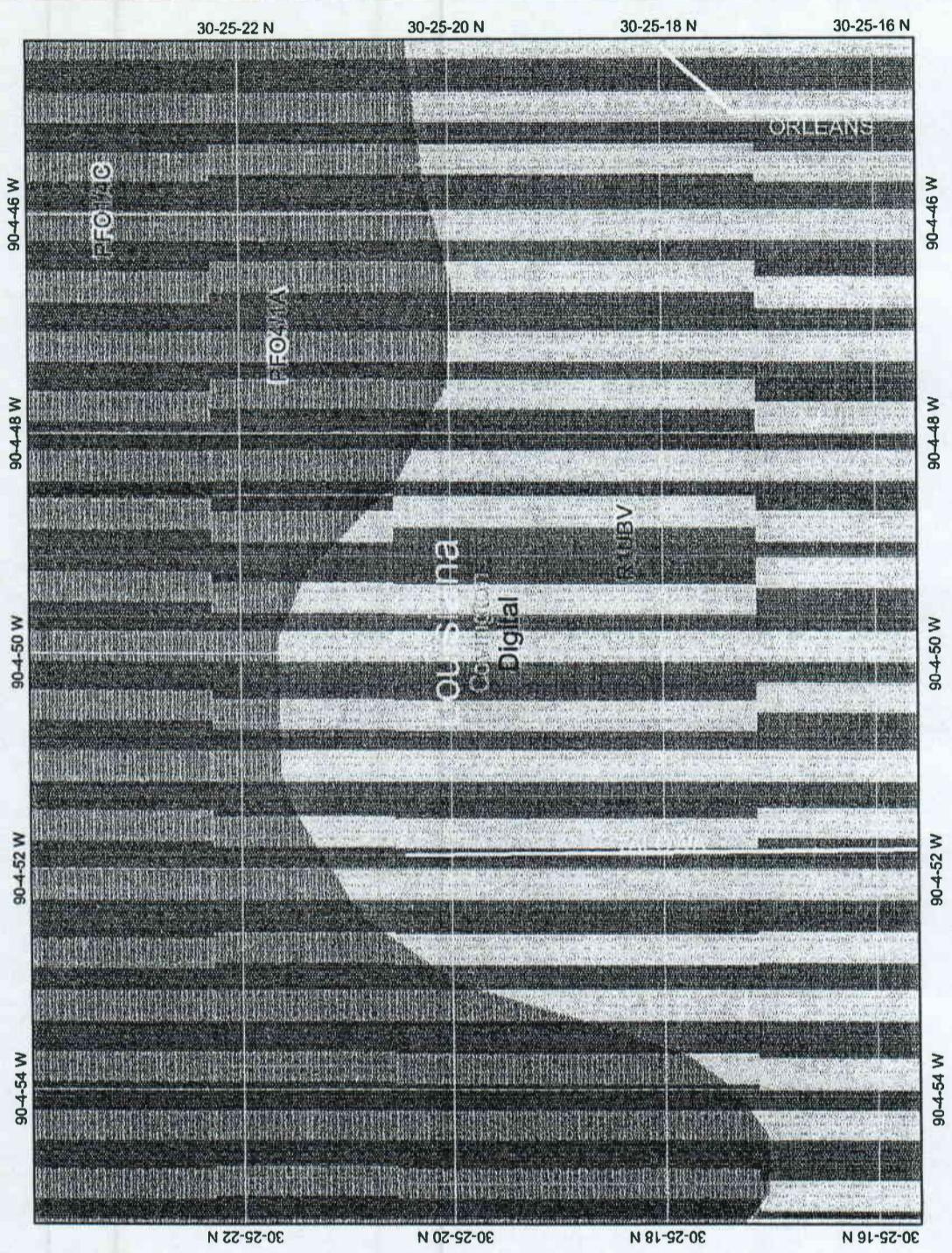


# Tolawa Lane



Map center: 30° 25' 19.7" N, 90° 4' 49.8" W

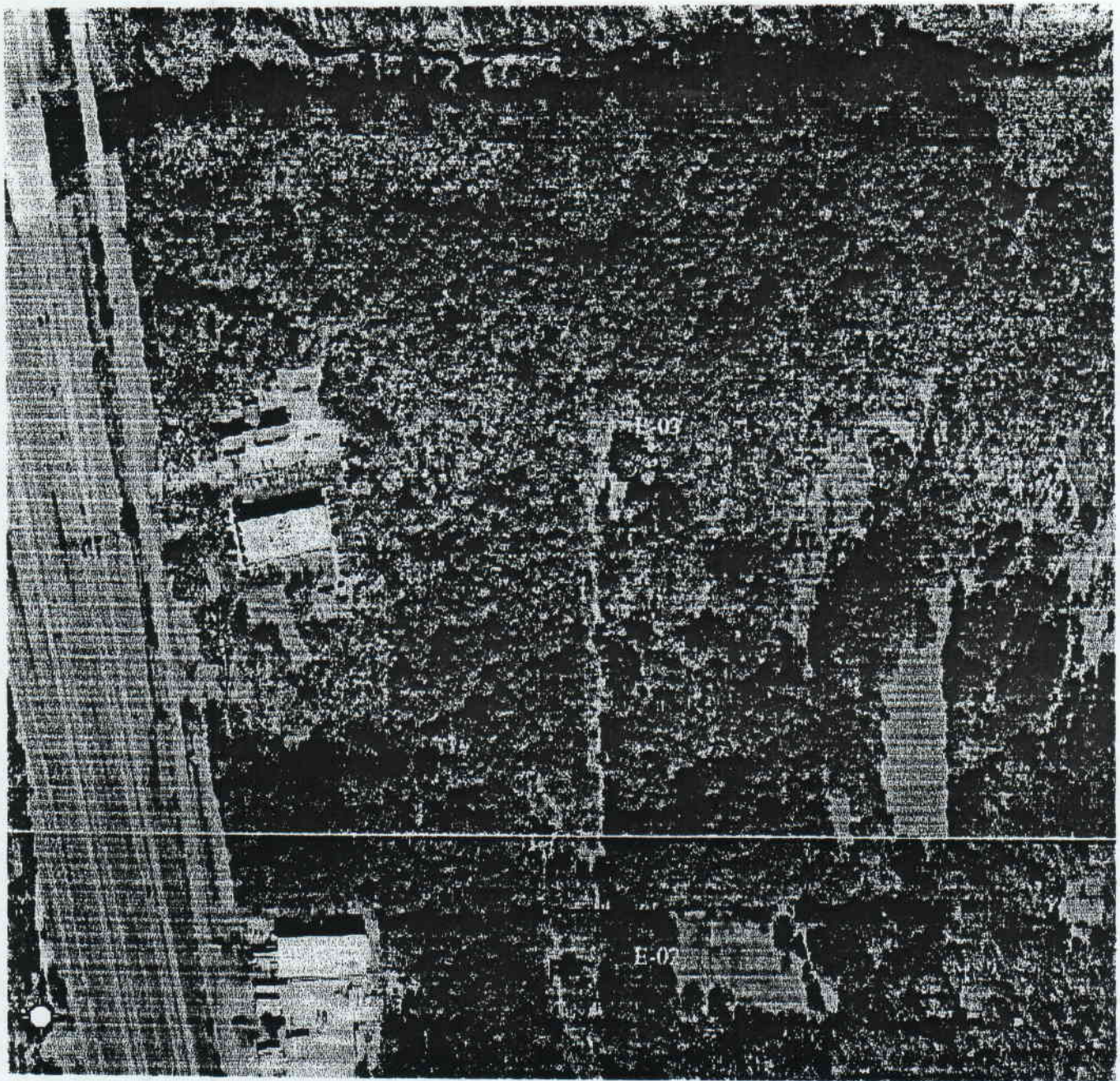
**Legend**

CONUS\_wet\_scan

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- Out of range
- Interstate
- Major Roads
- Other Road
- Interstate
- State highway
- US highway
- Roads
- Cities
- USGS Quad Index 24K
- Lower 48 Wetland Polygons
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- Lower 48 Available Wetland Data
- Non-Digital
- Digital
- No Data
- Scan
- MHD Streams
- Counties 100K
- Urban Areas 300K
- States 100K
- South America

Scale: 1:2,415

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



ORDINANCE CALENDAR NO. 253

ORDINANCE POLICE JURY SERIES NO. 84-230

INTRODUCED BY Ms. Teague, SECONDED BY Ms. Houston  
ON THE 20th. DAY OF September, 19 84.

TITLE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LOUISIANA, TO RECLASSIFY A CERTAIN PARCEL OF LAND LOCATED SOUTH OF PONTCHATOLAWA CREEK, EAST OF U. S. 190 AND NORTH OF PINE STREET BETWEEN COVINGTON TO THE NORTH AND MANDEVILLE TO SOUTH AND WHICH PROPERTY COMPRISES A TOTAL OF 7.82 ACRES OF LAND MORE OR LESS, (TRACT 4 OF TOLAWA S/D) FROM ITS PRESENT R-RURAL DISTRICT TO AN A-8 PLANNED MULTI-FAMILY DISTRICT

(~~SECTION I: THE ZONING CLASSIFICATION OF THE ABOVE DESCRIBED PROPERTY IS HEREBY CHANGED FROM ITS PRESENT R-RURAL DISTRICT TO AN A-8 PLANNED MULTI-FAMILY DISTRICT~~)

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WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accord with law, Case No. 84-04-036A, has recommended to the Police Jury of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present R-Rural District to an A-8 Planned Multi-Family District (see Exhibit "A" for complete boundaries

WHEREAS, the St. Tammany Parish Police Jury has held its public hearing in accordance with law:

WHEREAS, the St. Tammany Parish Police Jury has found that it is necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-8 Planned Multi-Family District

NOW THEREFORE BE IT ORDAINED BY THE POLICE JURY OF THE PARISH OF ST. TAMMANY, LOUISIANA, in regular session convened that:

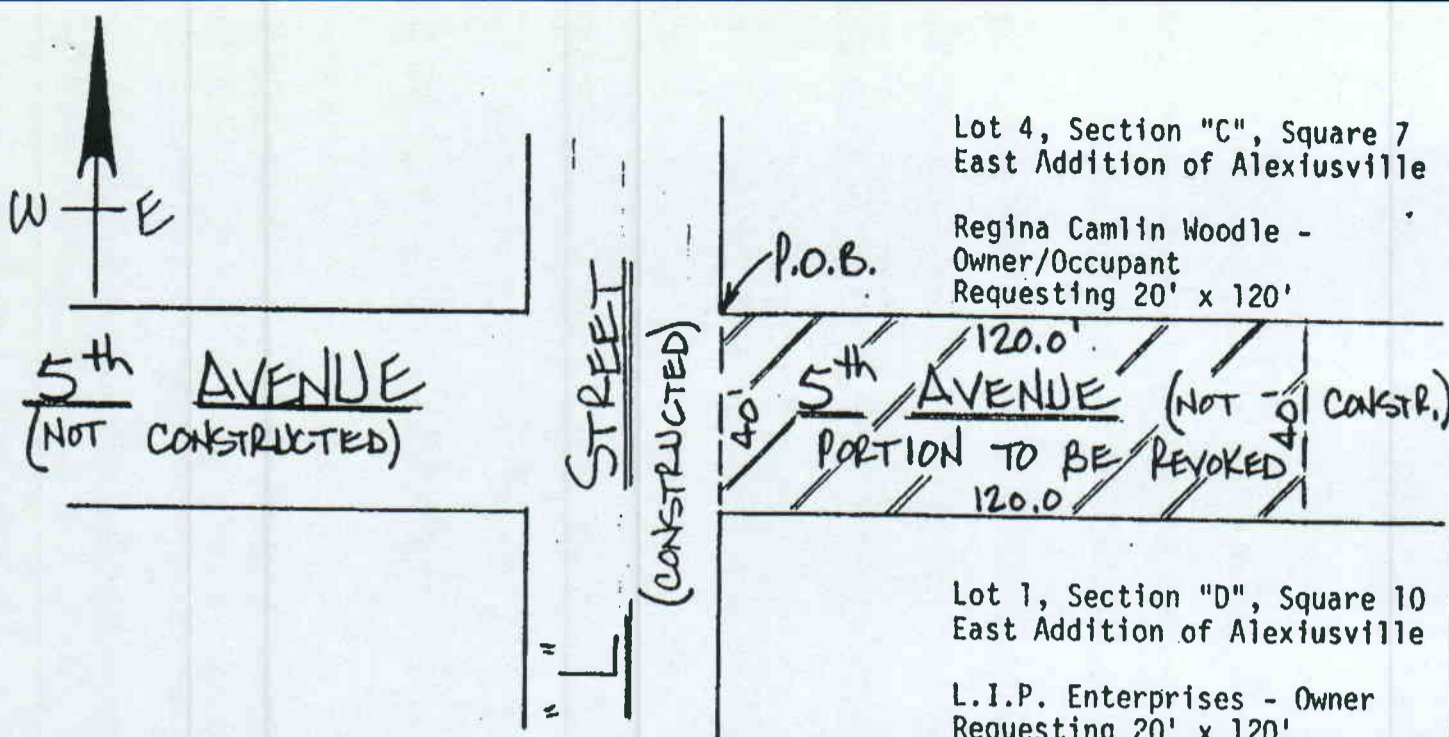
SECTION I: The zoning classification of the above described property is hereby changed from its present R-Rural District to an A-8 Planned Multi-Family District

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.

SECTION III: If any provision of this ordinance shall be held to be invalid, such invalidity shall not effect 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.

SECTION IV: All Ordinances or parts of Ordinance in conflict herewith are hereby repealed.

SECTION V: This Ordinance shall become effective immediately upon publication.



**LEGAL DESCRIPTION OF PORTION OF 5TH AVENUE TO BE REVOKED:**

A CERTAIN PIECE OR PORTION OF GROUND situated in the East Addition of Alexisville and being a portion of 5th Avenue (not constructed) therein, all in Section 10, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Beginning at the intersection of the northerly line of 5th Avenue and the easterly line of "L" Street, go easterly along the northern edge of 5th Avenue 120.0 feet; thence at a right angle go southerly 40.0 feet to the southern edge of 5th Avenue; thence at a right angle go westerly 120.0 feet along the southern edge of 5th Avenue to the eastern edge of "L" Street; thence at a right angle go northerly 40.0 feet to the northern edge of 5th Avenue and the point of beginning.

\_\_\_\_\_  
Police Jury President

*Regina Camlin Woodle*  
Regina Camlin Woodle - Owner/Occupant

\_\_\_\_\_  
Chairman/Secretary Planning Advisory Board

*Clayton M. H. Tucker* SEC-TAC  
L.I.P. Enterprises - Owner

\_\_\_\_\_  
Chairman Public Works Committee

\_\_\_\_\_  
Parish Engineer

\_\_\_\_\_  
Date Filed

\_\_\_\_\_  
File No.

\_\_\_\_\_  
Clerk of Court



A Portion of 5th Avenue in the East Addition of Alexisville, Section 10, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

**H. C. SANDERS & ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
THE FOUNTAIN BUILDING  
Post Office Drawer 1779 - Covington, La. 70434  
Office: 892-2847

*Herbert C. Sanders*

JOB NO. ST-84-183	DRAWN rmk	DATE 01 May 84	SHEET NO. 1 of 1
	CHECK'D hcs	SCALE 1" = 40'	

## EXHIBIT "A"

ZONING CASE NO. 84-04-036A

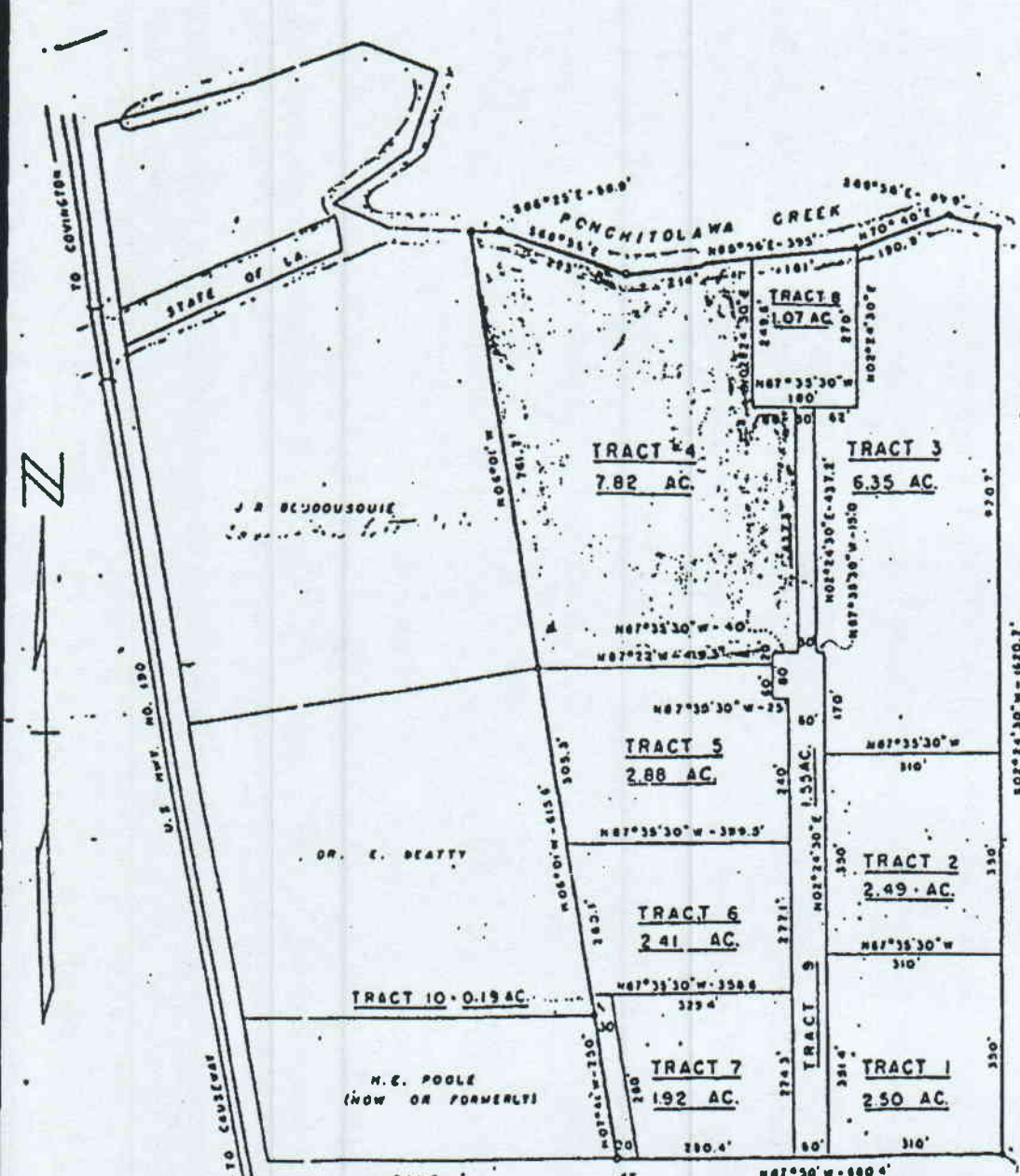
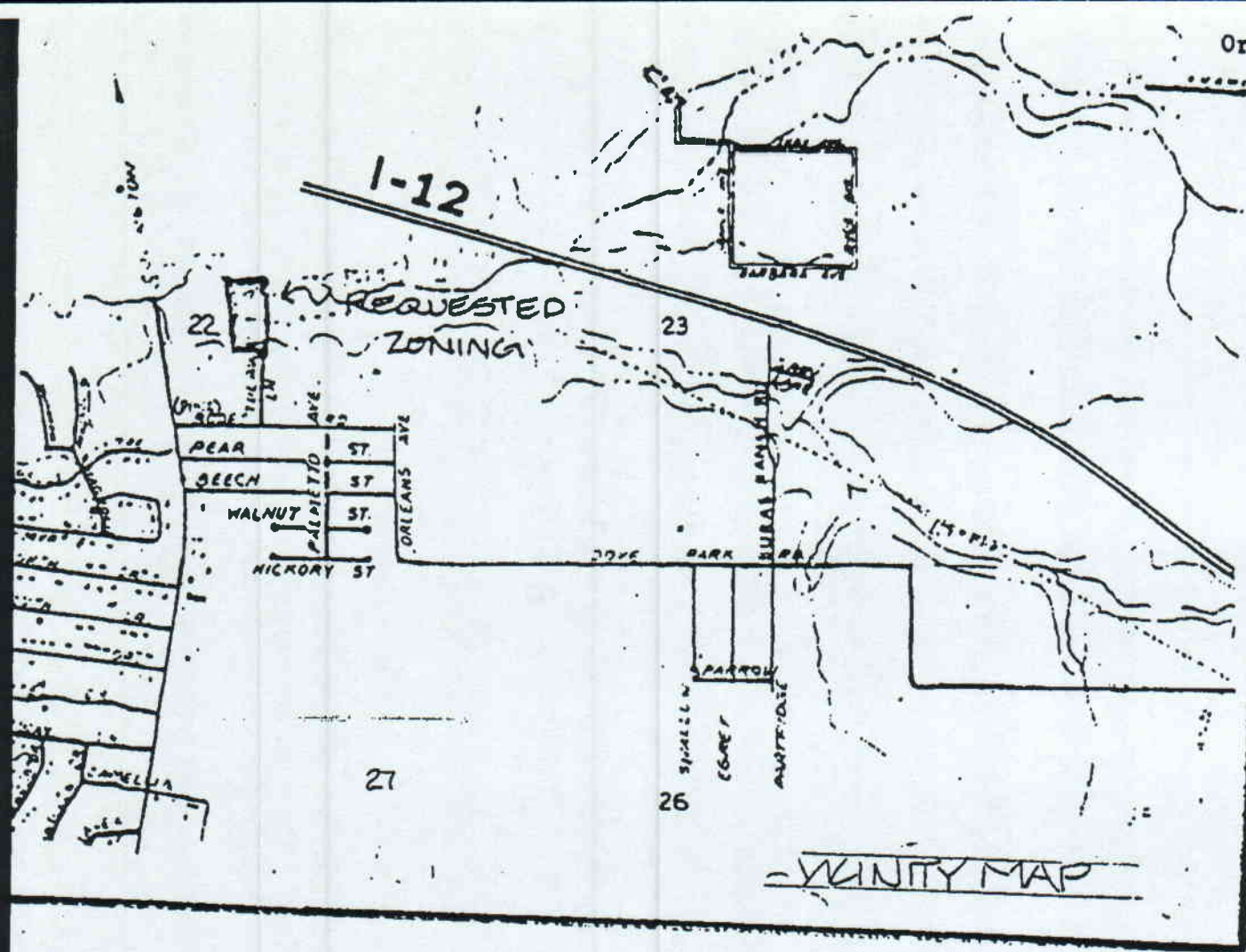
All that certain tract or portion of land, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in Section 22, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, being a portion of TOLAWA PLACE SUBDIVISION as shown on a survey by E. L. Dewailly, Sr., dated April 4, 1968, Map File #1103 of the records of St. Tammany Parish Clerk of Court and more particularly described as follows, to-wit:

TRACT 4 of said TOLAWA PLACE SUBDIVISION.

Acquired by Edwin M. Beatty from Tom L. Doby, Jr., by act before Robert A. Anderson, Jr., Notary Public, dated March 30, 1972 and recorded in COB 670, folio 143.

There is also conveyed hereby, but title to which is not guaranteed, an undivided 1/7th interest in and to Tract 8 and 9 as shown on said survey of Tolawa Place. Vendor and Vendee do hereby grant and establish a servitude of right of way and passage over and upon said Tract 9 in favor of Tracts 1, 2, 3, 4, 5, 6, 7 and 8, which servitude shall run in favor of said tracts only, and is not and shall not be considered a dedication to the Parish or the Public.





LOCATION MAP  
ZONING MAP  
84-04-036A  
WARD 4, DIST. 6/5  
S22, T7S, R11E  
R-RURAL TO  
A-8 PLANNED  
MULTI-FAMILY

This survey of Sec. 22, 23, 26 & 27, T 7 S - R 11 E, St. Tammany PA, La

This corner is N83°55'W-485', N01°14'E-1427', N87°31'W-772.5' & N02°24'30"E-18.2' from the corner common to Sects 22, 23, 26 & 27, T 7 S - R 11 E, St. Tammany PA, La

MOVED FOR ADOPTION BY Mr. Griffin, SECONDED BY Mr. Thompson

WHEREUPON THE ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

Glass, Thompson, Griffin, Richardson, Singletary, Dunaway, Bagert, Houston, Broom, Owen, Alfred. (11)

NAYS:

Schwehm and Teague (2)

ABSTAINING:

0

ABSENT:

Sharp (1)

AND THE ORDINANCE WAS DECLARED DULY ADOPTED.

COVINGTON, LOUISIANA THE 18th. DAY OF October, 19 84, AND BECOMES ORDINANCE POLICE JURY SERIES NO. 84- 230.

  
HERMAN A. SHARP, PRESIDENT  
ST. TAMMANY PARISH POLICE JURY

ATTEST:

  
DENNIS D. STRIZ,  
CLERK/SECRETARY  
ST. TAMMANY PARISH POLICE JURY

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substandard access road in terms of Parish standards, only a light multi-family density should be approved on this site.

ZONING CASE NO. 84-04-036A

Petition to change the zoning district classification for a tract of land situated in Section 22, Township 7 South, Range 11 East, Ward 4, St. Tammany Parish, Louisiana, which property is located south of Ponchitolawa Creek, east of U. S 190 and north of Pine Street between Covington to the north and Mandeville to the south and which property comprises a total of 7.82 acres of land more or less (Tract 4 of Tolawa S/D), from its present R-Rural District to an A-8 Planned Multi-Family District. The property petitioned for rezoning is more fully described as follows:

All that certain tract or portion of land, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in Section 22, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, being a portion of TOLAWA PLACE SUBDIVISION as shown on a survey by E. L. Dewailly, Sr., dated April 4, 1968, Map File #1103 of the records of St. Tammany Parish Clerk of Court and more particularly described as follows, to-wit:

TRACT 4 of said TOLAWA PLACE SUBDIVISION.

Acquired by Edwin M. Beatty from Tom L. Doby, Jr., by act before Robert A. Anderson, Jr., Notary Public, dated March 30, 1972 and recorded in COB 670, folio 143.

There is also conveyed hereby, but title to which is not guaranteed, an undivided 1/7th interest in and to Tract 8 and 9 as shown on said survey of Tolawa Place. Vendor and Vendee do hereby grant and establish a servitude of right of way and passage over and upon said Tract 9 in favor of Tracts 1, 2, 3, 4, 5, 6, 7 and 8, which servitude shall run in favor of said tracts only, and is not and shall not be considered a dedication to the Parish or the Public.



HERMAN A. SHARP  
PRESIDENT

ELIZABETH TEAGUE  
VICE-PRESIDENT

FLOYD D. GLASS, DIST. 1  
HERMAN A. SHARP, DIST. 2  
JAMES A. "RED" THOMPSON, DIST. 3  
WILL GRIFFIN, DIST. 4  
OGISE RICHARDSON, DIST. 5  
GARY SINGLETARY, DIST. 6  
C. J. DUNAWAY, DIST. 7

ST. TAMMANY PARISH POLICE JURY  
P. O. BOX 628  
COVINGTON, LOUISIANA 70434  
(504) 892-2911

JERRY SCHWEHM, DIST. 8  
BARRY BAGERT, DIST. 9  
MARTY HOUSTON, DIST. 10  
ELIZABETH TEAGUE, DIST. 11  
EARL D. BROOM, DIST. 12  
STAN OWEN, DIST. 13  
ANTHONY ALFRED, DIST. 14

April 12, 1984

TO: Dennis Striz

RE: [REDACTED]

Case No. 84-04-036A appeared as an agenda item during the duly advertised public hearing. The public hearing was held by the Zoning Commission on April 11, 1984.

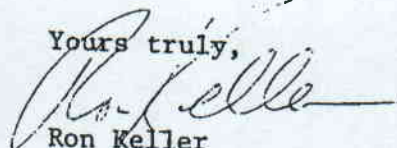
The request was to rezone a tract of land situated in Ward 4, which property is located south of Ponchitolawa Creek, east of U. S. Highway 190 and north of Pine Street between Covington and Mandeville, La and which property comprises a total of 7.82 acres of land more or less, from its present R-Rural District to an A-8 Planned Multi-Family District.

The attached legal description more adequately reflects the parcels requested to be rezoned. The attached map will depict the area and may be used as a reference.

After discussion, the Zoning Commission voted to recommend denial of the rezoning request. The Zoning Commission recommends that the area remain R-Rural District.

If you have any questions, please do not hesitate to contact me.

Yours truly,

  
Ron Keller  
Planner

RK:cgw

Enclosures

Towola Place Subdivision

Rezoning Petition

We, the undersigned property owners of St. Tammany Parish, Ward 4  
Section 22, Township 7 South, Range 11 East, Tolawa Place Subdivision  
hereby petition the St. Tammany Parish Zoning Commission and the St.  
Tammany Parish Police Jury to zone this area from an R-Rural District  
to an ~~A-7 General Multiple Family Residential District~~ <sup>A-8 Planned Multi-Family District</sup>. The area is  
bounded by the Pochitowola Creek, Boudousquie Tract on the I-12 Service  
Road, Tract 10 on the I-12 Service Road, and Tract 5. See legal  
description for complete boundaries.

MW

Name of property owners

Marilyn B. Weazel  
Mary C. Regan

Description of Property

Tract 4, Tolala Place S/D

Old Lading Rd.  
Covington, LA.  
C 70433

ST. TAMMANY PARISH POLICE JURY

RESOLUTION

RESOLUTION POLICE JURY SERIES NO. 84-447

INTRODUCED BY Mr. Griffin, SECONDED BY Mr. Thompson

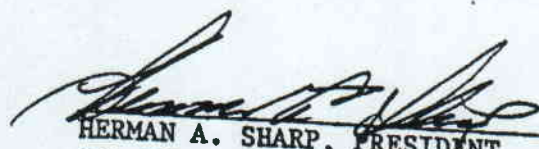
WHEREAS, the St. Tammany Parish Zoning Commission has recommended that the application for a rezoning request on a tract of land situated in Ward 4, District 5, which property is located south of Pontchitolawa Creek, east of U.S. 190 and North of Pine Street between Covington to the North and Mandeville to South and which property comprises a total of 7.82 acres of land more or less (Tract 4 of Tolawa Subd.) from its present R-Rural District to an A-8 Planned Multi-Family Dist. (Zoning Case No. ~~XXXXXX~~ issued.

NOW THEREFORE BE IT RESOLVED, by the St. Tammany Parish Police Jury that it herewith concurs with the recommendation of the Zoning Commission and grants permission for adoption of a Zoning Ordinance to change the zoning Classification as requested.

This Resolution having been submitted to a vote, the vote thereon was as follows: Moved for adoption by Mr. Griffin; seconded by Mr. Thompson.

- YEAS: 11
- NAYS: 2 (Schwehm and Teague)
- ABSTAINING: None
- ABSENT: 1 (Sharp)

and, this Resolution was declared adopted on this the 18th day of October, 1984, at a Regular Meeting of the Police Jury, a quorum of the members being present.

  
HERMAN A. SHARP, PRESIDENT  
ST. TAMMANY PARISH POLICE JURY

ATTEST:

  
DENNIS D. STRIZ, CLERK - SECRETARY  
ST. TAMMANY PARISH POLICE JURY

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GENERAL INFORMATION

PETITIONER: Marilyn B. Wenzel & Mary C. Regan

EXISTING ZONING: R-Rural REQUESTED CHANGE A-8 Planned Mult

PURPOSE: Speculative Multi-family Development

LOCATION: Section 22, T7S, R11E, Ward 4

SIZE: 7.82 ACRES

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

NORTH - Ponchitolawa Creek

SOUTH - Undeveloped R-Rural tract 2.88 acres

EAST - Across Tolawa Dr.; Residential home on 6.35 acres

WEST - Undeveloped R-Rural tract

ASSESSMENT DATA

LAND USE: CHANGE COMPATIBLE WITH FUTURE LAND USE PLAN AND SURROUNDING LAND USE

YES  NO

ACCESS: SURFACE TYPE

CONCRETE  ASPHALT  GRAVEL  UNIMPROVED

CONDITION OF EXISTING ROAD

GOOD  FAIR  POOR  PARISH ROAD  STATE HIGHWAY

SEWAGE REQUIREMENTS:

INDIVIDUAL  CENTRAL  UNKNOWN

AREA SUBJECT TO FLOODING (ZONE A)  YES  NO

STAFF COMMENTS AND RECOMMENDATIONS:

The staff recommends approval of the proposed A-8 Planned Multi-family District provided that the development of this site for multi-family purpose be limited to light density multi-family (6-8 units) per acre. The reason for this recommendation is based on the following: 1) the site is located on a cul-de-sac street where there are several acreage tracts (1.92 acres to 7.82 acres). Only one tract is currently developed with a residential single family dwelling. The tract requested to be rezoned is abutting a large tract on U.S. 190 Service Road which is conducive to commercial development. Therefore, a light multi-family density would be an adequate buffer between commercial and single family residential uses. Since there is a single family residential use east of the proposed rezoning and due to the proximity of the property to Ponchitolawa Creek as well as a

substandard access road in terms of Parish standards, only a light multi-family density should be approved on this site.

A-8