

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4673

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: STEFANCIK

SECONDED BY: BURKHALTER

ON THE 3 DAY OF NOVEMBER, 2011

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 36, EAST OF ST. LANDRY STREET, WEST OF MANOR STREET AND WHICH PROPERTY COMPRISES A TOTAL 28,183 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARD 3, DISTRICT 3) (ZC11-10-081)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-10-081, 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 NC-4 (Neighborhood Institutional District) to an HC-2 (Highway Commercial District) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

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 HC-2 (Highway 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 NC-4 (Neighborhood Institutional District) to an HC-2 (Highway 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 1 DAY OF DECEMBER, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: OCTOBER 27, 2011

Published Adoption: \_\_\_\_\_, 2011

Delivered to Parish President: \_\_\_\_\_, 2011 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2011 at \_\_\_\_\_

**EXHIBIT "A"**

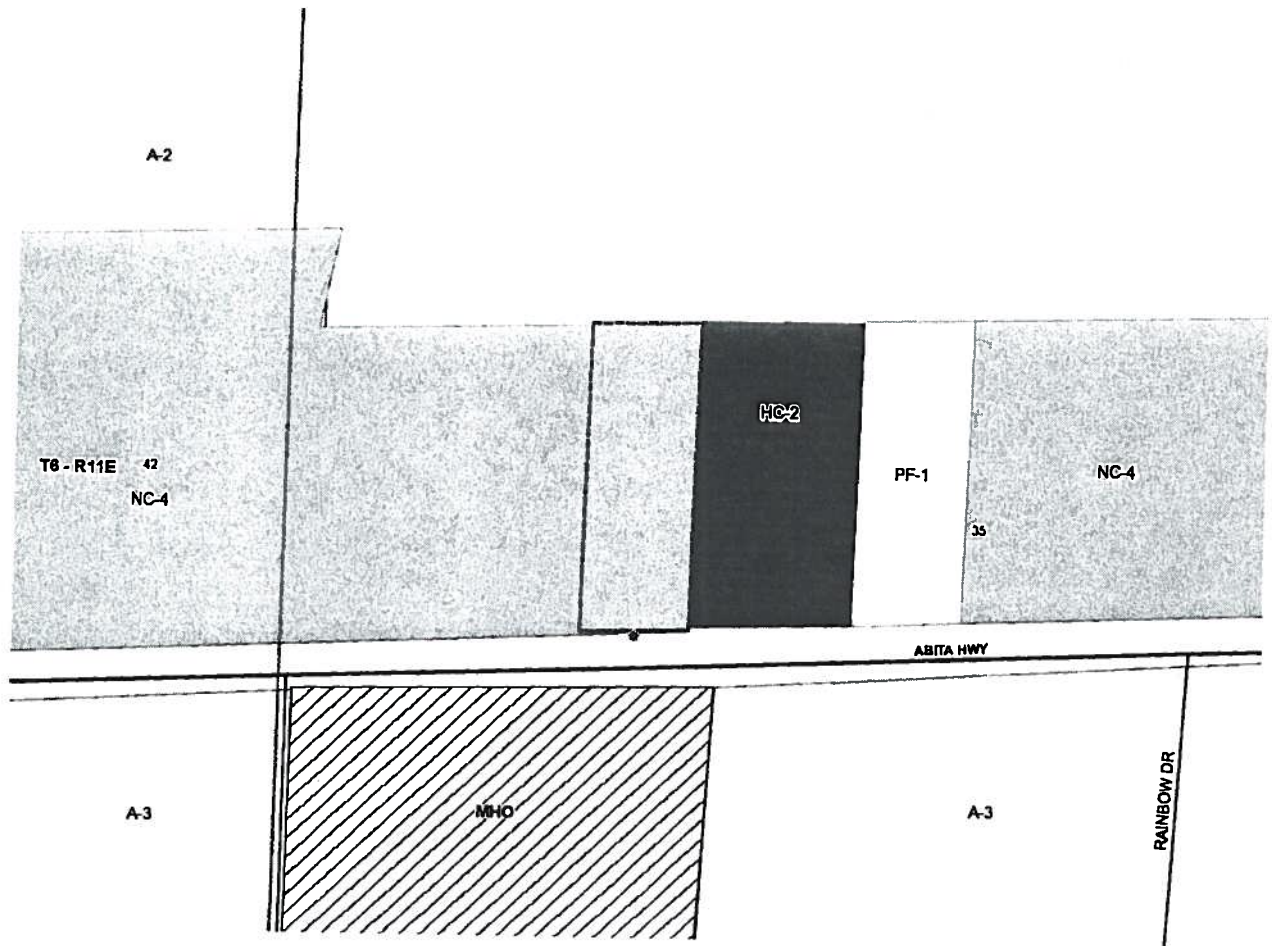
**ZC11-10-081**

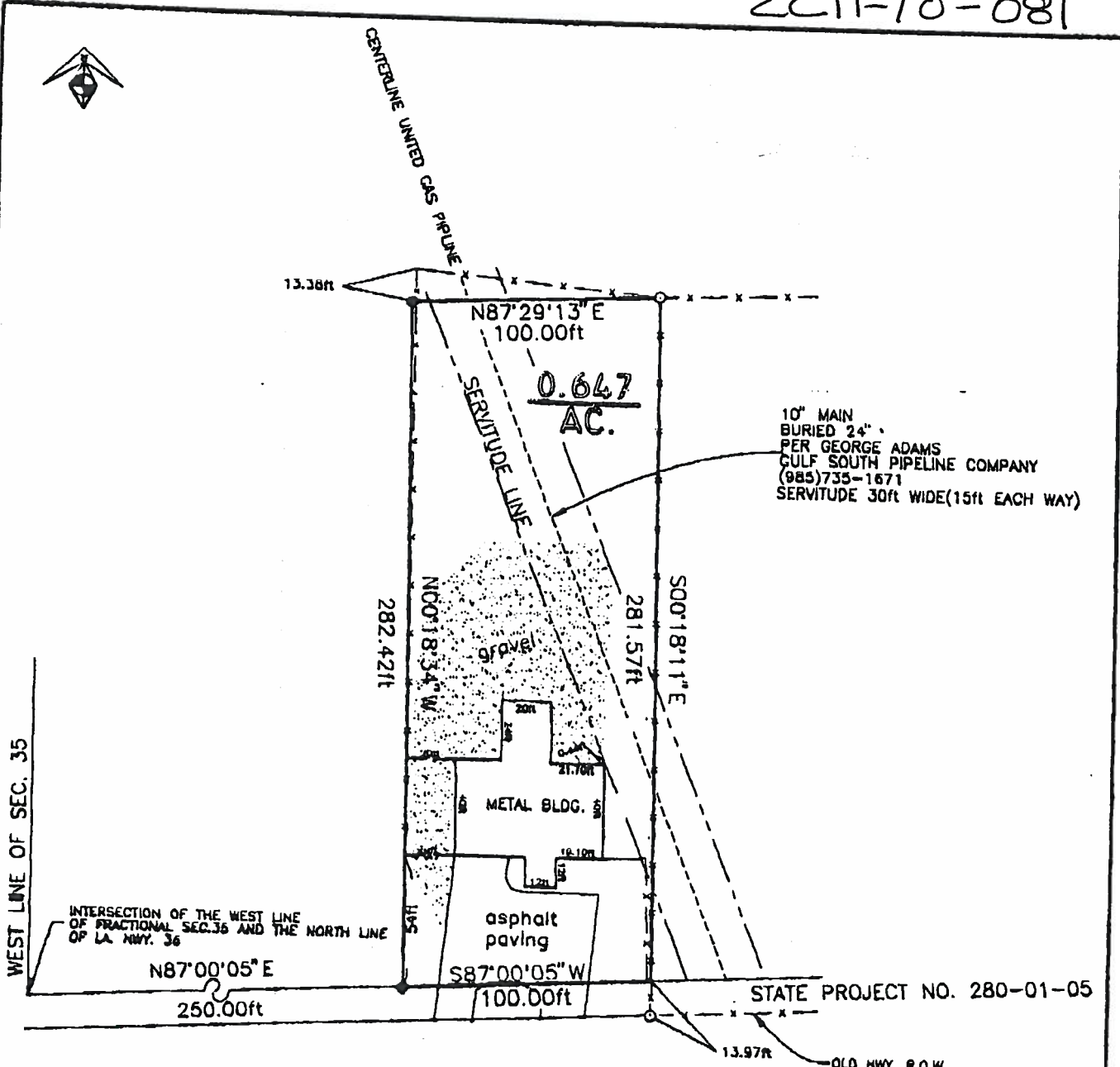
A CERTAIN PARCEL OF GROUND, situated in the Parish of St. Tammany, State of Louisiana, located in Section 35, Township 6 South, Range 11 East, and being more fully described on the plan of survey by D & S Surveyors, Inc., dated January 26, 1999, a copy of which is annexed to CIN 1139229, official records of St. Tammany Parish, Louisiana, as follows:

From a 1/4 inch iron rod located at the intersection of the West line of Section 35, Township 6 South, Range 11 East and the northerly right-of-way line of Louisiana Highway 36 (Covington-Abita Springs Highway), go North 87 degrees 00 minutes 05 seconds East, 250.0 feet along the northerly right-of-way line of Louisiana Highway 36 to a 1/4 inch iron rod and the POINT OF BEGINNING.

From the POINT OF BEGINNING, go North 87 degrees 29 minutes 13 seconds East, 100.0 feet to a 1 inch iron pipe; thence go South 00 degrees 18 minutes 11 seconds East, 281.57 feet to a point located on the northerly right-of-way line of Louisiana Highway 36; thence go along the northerly right-of-way line of said highway South 87 degrees 00 minutes 05 seconds West, 100.0 feet to a 1/4 inch iron rod and the POINT OF BEGINNING.

**CASE NO.:** ZC11-10-081  
**PETITIONER:** David Webber  
**OWNER:** DECS Investments, LLC  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the north side of LA Highway 36, east of St. Landry Street, west of Manor Street; S35,T6S,R11E; Ward 3, District 3  
**SIZE:** 28,183 sq.ft.





**LA. HWY. #36 (COVINGTON- ABITA SPRINGS HWY)**

**LEGEND**

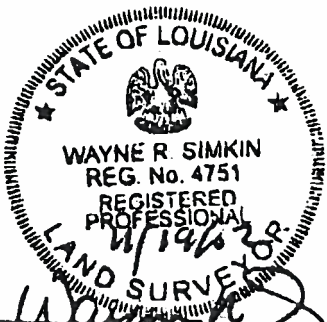
- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND

Certified Correct To: Whitney National Bank

- Reference: 1) Survey for Troy D. Clairain by H. S. Sanders & Assoc., Inc., dated April 18, 1979, Job #ST-79-229. Said survey was used as the basis for the bearings shown.  
 2) Survey for Gasper Cusacha by C. R. Schultz Land Surveyor, dated Sept. 3, 1954.

NOTE: Said property is located in Flood Zone "C" per the Flood Insurance Rate Map for St. Tammany Parish, Community Panel #225205 0230C, map revised October 17, 1989.

I certify that this plat represents an actual ground survey performed in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a "B" survey classification.



WAYNE R. SIMKIN P.L.S. #4751

A SURVEY OF A PORTION OF GROUND SITUATED IN SECTION 35, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.



**D & S SURVEYORS, INC.**

PROFESSIONAL LAND SURVEYORS

2401 N. HWY. 190 SUITE 203, COVINGTON, LA. 70433  
 OFFICE & FAX 892-2847

JOB NO. 02-185	DRAWN W.R.S. CHECK'D W.R.S.	DATE NOV. 15, 2002 SCALE 1" = 60'	SHEET NO. 1 OF 1
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20393 Hwy 36, COVINGTON