

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6424

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN

SECONDED BY: MR. CANULETTE

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF H STREET, ON THE NORTH SIDE OF 14TH AVENUE, ON THE SOUTH SIDE OF 13TH AVENUE, NORTH OF CRESTWOOD BLVD, EAST OF US HIGHWAY 190, BEING SQUARES 134 & 135 AND REVOKED PORTION OF H STREET, TOWN OF ALEXIUSVILLE SUBDIVISION, COVINGTON, AND WHICH PROPERTY COMPRISES A TOTAL OF 2.865 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT) (WARD 3, DISTRICT 2). (2020-1885-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1885-ZC, 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 HC-1 (Highway Commercial 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 HC-1 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

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 3 DAY OF SEPTEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: \_\_\_\_\_ , 2020

Delivered to Parish President: \_\_\_\_\_ , 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2020 at \_\_\_\_\_

**EXHIBIT "A"**

**2020-1885-ZC**

A certain parcel of land situated in the Town of Alexiusville, St. Tammany Parish, Louisiana more fully described as follows;

Commence at the Southwest corner of former Square 135 and the POINT OF BEGINNING and measure along the Eastern Right of Way of "G" street (un-opened) North 00 degrees 02 minutes 36 seconds West a distance of 240.00 feet to a point on the Southern Right of Way of 13th street (unopened); Thence along said Southern Right of Way North 89°56'42" East a distance of 520.00 feet to the Western Right of Way of "I" street (un-opened); Thence along said Western Right of Way South 00'02'36" East a distance of 240.00 feet to a point the Northern Right of Way of 14th street (un-opened); Thence along said Northern Right of Way South 89°56'42" West a distance of 520.00 feet to the POINT OF BEGINNING, and containing 2.865 acre(s) of land, more or less.

Case No.: 2020-1885-ZC

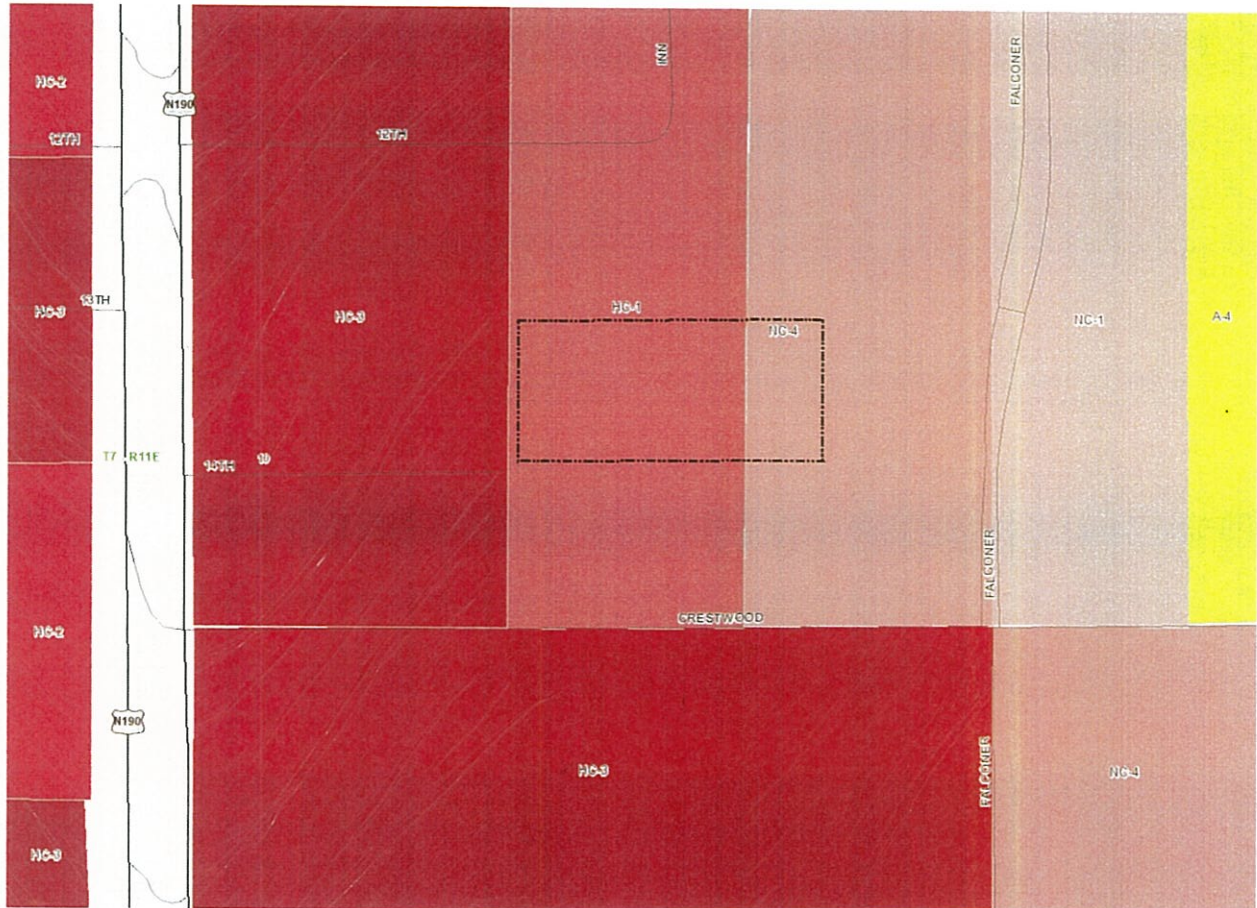
PETITIONER: Jones Fussell, L.L.P. - Jeff Schoen

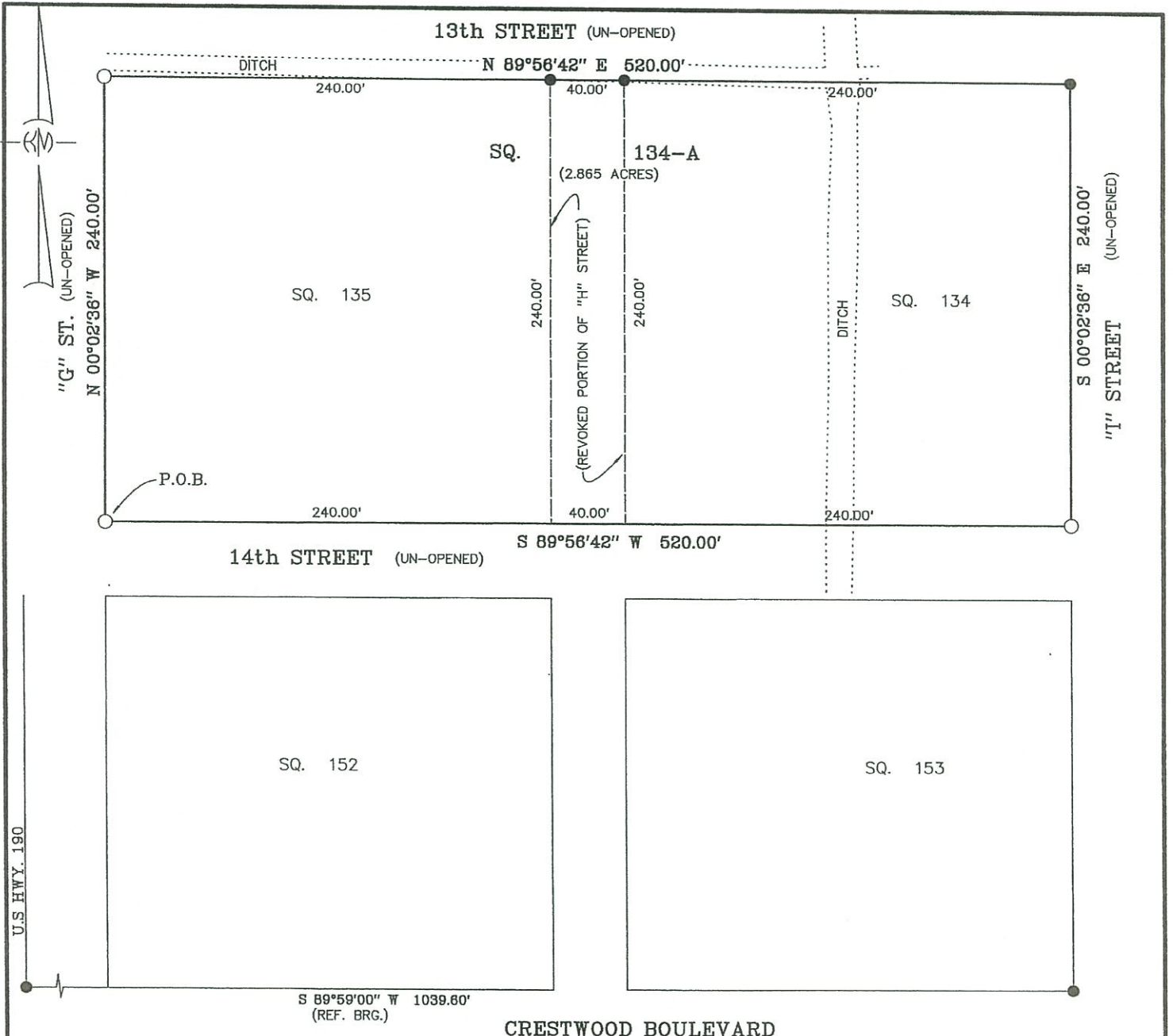
OWNER: Martin Development, LLC

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and HC-1 Highway Commercial District to HC-2 Highway Commercial District

LOCATION: Parcel located at the end of H Street, on the north side of 14th Avenue, on the south side of 13th Avenue, north of Crestwood Blvd, east of US Highway 190, being Squares 134 & 135 and revoked portion of H Street, Town of Alexiusville Subdivision, Covington

SIZE: 2.865





**LEGAL DESCRIPTION OF:  
SQUARE 134-A, ALEXIUSVILLE**

A certain parcel of land situated in the Town of Alexiusville, St. Tammany Parish, Louisiana more fully described as follows; Commence at the Southwest corner of former Square 135 and the POINT OF BEGINNING and measure along the Eastern Right of Way of "G" street (un-opened) North 00 degrees 02 minutes 36 seconds West a distance of 240.00 feet to a point on the Southern Right of Way of 13 th street (un-opened); Thence along said Southern Right of Way North 89°56' 42" East a distance of 520.00 feet to the Western Right of Way of "I" street (un-opened); Thence along said Western Right of Way South 00°02' 36" East a distance of 240.00 feet to a point the Northern Right of Way of 14 th street (un-opened); Thence along said Northern Right of Way South 89°56' 42" West a distance of 520.00 feet to the POINT OF BEGINNING, and containing 2.865 acre(s) of land, more or less.

**APPROVAL:**

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

**REFERENCE:**

1. A PLAT OF A RESUBDIVISION BY JOHN G. DUNLOP, FILED FOR RECORD 1-22-2001, MAP NO. 1891, FROM WHICH BASIS OF BEARING WERE TAKEN.
2. INSTRUMENT NO. 2189512 FOR CASH SALE OF THE REVOKED PORTION OF "H" STREET.

**PREPARED FOR:**

**DMM CONSTRUCTION, LLC**

A RESUBDIVISION OF SQUARES 134 & 135, AND A PORTION OF REVOKED "H" STREET, ALL IN THE TOWN OF ALEXIUSVILLE, INTO SQUARE 134-A, TOWN OF ALEXIUSVILLE, SECTION 10, T-7-S, R-11-E, G.L.D., ST. TAMMANY PARISH, LOUISIANA

**KELLY McHUGH & ASSOCIATES**  
CIVIL ENGINEERS & LAND SURVEYORS  
MANDVILLE, LOUISIANA

SCALE: 1" = 60'	DATE: 05-07-20
DRAWN: MDM	JOB NO.: 17-454
CHECKED:	DWG. NO.: 17-454 RESUB

NOTE: SERVIDUTES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVIDUTES ON RECORD AS SHOWN ON TITLE OPINION OR TITLE PLAT WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

**LEGEND**

- = 1/2" IRON ROD SET
- = 1/2" IRON ROD FOUND

KELLY McHUGH  
License No. 4443  
PROFESSIONAL

05-07-20

Kelly J. McHugh, P.E., License No. 4443

THIS PROPERTY IS LOCATED IN FLOOD ZONE C  
BASE FLOOD ELEV. N/A  
F.I.R.M. PANEL NO. 225205 0230 C  
REV. 10-17-1989

(NO BUILDING SETBACKS OR SERVIDUTES SHOWN HEREON)

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.



