

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5746

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

COUNCIL SPONSOR: /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 5 DAY OF JANUARY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF CRAWFORD ROAD, EAST OF RAMOS STREET AND WHICH PROPERTY COMPRISES A TOTAL OF 0.6523 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN A-6 (MULTI-FAMILY DISTRICT), (WARD 3, DISTRICT 2). (2016-452-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-452-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 NC-1 (Professional Office District) to an A-6 (Multi-Family 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 A-6 (Multi-Family 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-1 (Professional Office District) to an A-6 (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.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF FEBRUARY , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 29 , 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

## Exhibit "A"

### 2016-452-ZC

#### **TRACT 3:**

A parcel of land located in Section 42, Township 6 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing at the 2<sup>nd</sup> mile post from the southeast corner of Township 6 South, Range 11 East, St. Tammany Parish, Louisiana run North 89 degrees 45 minutes West 1880.6 feet to an iron, thence North 10 degrees 00 minutes West 167.5 feet to an iron, thence South 89 degrees 39 minutes West 477.93 feet to an iron, thence North 30 degrees 07 minutes West 975.3 feet to an iron, thence North 84 degrees 15 minutes East 263.1 feet to an iron, and the point of beginning.

Thence North 84 degrees 15 minutes East 8.81 feet to an iron, thence North 76 degrees 19 minutes East 1360.0 feet to an iron, thence South 72 degrees 04 minutes East 183.41 feet to an iron, thence South 71 degrees 31 minutes West 161.73 feet to an iron, thence North 05 degrees 45 minutes West 200.0 feet to the point of beginning, **containing 0.6523 acres.**

Property is subject to a ten feet (10') drainage easement along the southern rear boundary of the property, all as more fully shown on the survey of Fred L. Tilley, Registered Land Surveyor, dated April 18, 1985. All as per a survey by Fontcuberta Surveys dated April 27, 2006.

Case No.: 2016-452-ZC

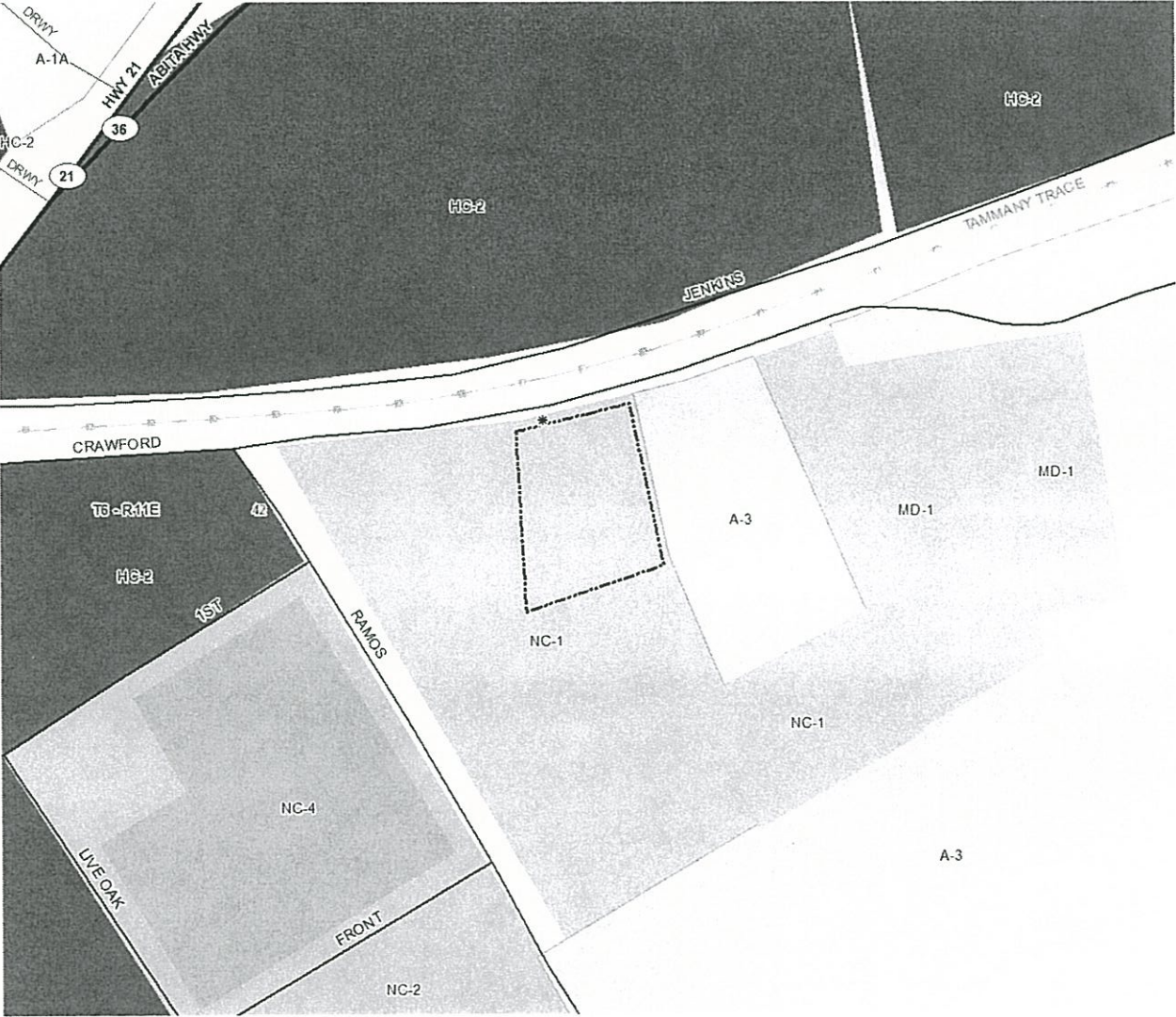
PETITIONER: Marilyn B. Wenzel

OWNER: Marilyn B. Wenzel Commercial, LLC - Marilyn Wenzel

REQUESTED CHANGE: From NC-1 Professional Office District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the south side of Crawford Road, east of Ramos Street; S42, T6S, R11E; Ward 3, District 2

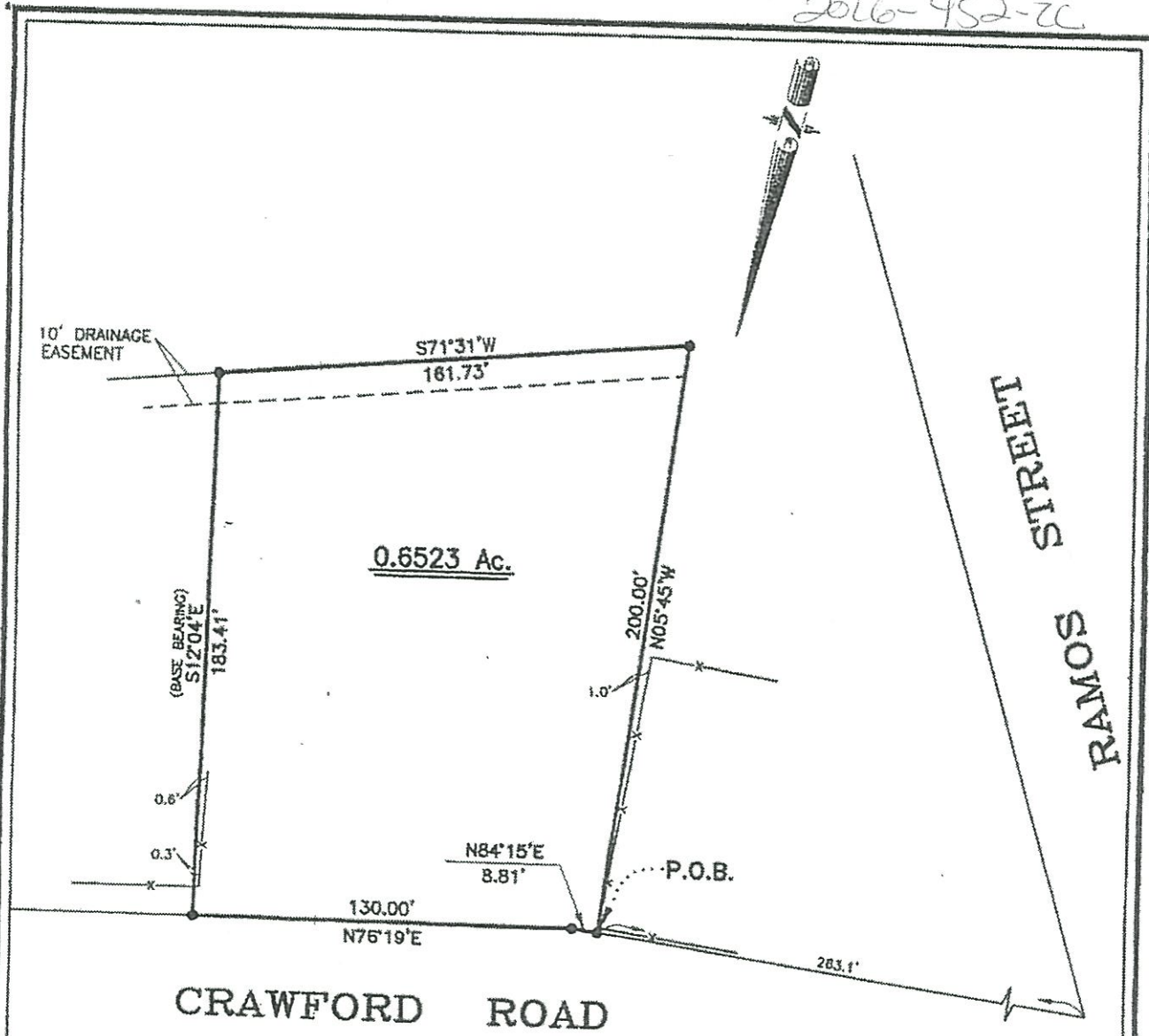
SIZE: 0.6523 acre



# SURVEY

## 0.65 ACRES, CRAWFORD RD. COVINGTON, LA.

2016-452-20



THIS P.O.B. IS DESCRIBED AS BEING LOCATED  
 N89°45'W, 1880.6'; N10°00'W, 167.5'; S89°39'W,  
 477.93'; N30°07'W, 975.3' AND N89°15'E, 263.1'  
 FROM THE SECOND MILE POST FROM THE  
 SOUTHEAST CORNER OF T65-R11E, ST. TAMMANY  
 PARISH, LA.

**LEGEND**

● = IRON ROD FOUND

**REFERENCE SURVEY AND BASIS FOR BEARINGS:**

PLAT OF SURVEY BY TIDELANDS ENGINEERING AND DEVELOPMENT CORPORATION, DATED 4-18-85, DRAWING No. 85-37-1.

**NOTE:**

ANY UTILITIES, DITCHES, AND/OR ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0230 C, DATED 10-17-89.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF A PARCEL OF LAND  
 LOCATED IN SECTION 42  
 TOWNSHIP 6 SOUTH  
 RANGE 11 EAST  
 GREENSBURG DISTRICT  
 ST. TAMMANY PARISH, LA

PREPARED FOR:  
 MARILYN WENZEL



**Fontcuberta**  
*Surveys*  
 INCORPORATED

PROFESSIONAL  
 LAND SURVEYORS

*Thomas J. Fontcuberta*  
 SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7481	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
4-27-2006	1" = 50'		HAM	TJF	464065	130-211



HC-2

JENKINS

TAMMANY TRACE

CRAWFORD

MD-1

42  
T6-R11E

1ST

RAMOS

NC-1

NC-4

FRONT

NC-2

A-3



