

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6185 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO
ON THE 6 DAY OF JUNE , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF EAST 1ST STREET, SOUTH OF THE TAMMANY TRACE & LA HIGHWAY 36, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 3820 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT) (WARD 3, DISTRICT 2). (2019-1416-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1416-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 A-4 (Single-Family Residential District) to an PF-1 (Public Facilities 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 PF-1 (Public Facilities 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 A-4 (Single-Family Residential District) to an PF-1 (Public Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 11 DAY OF JULY , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 29 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1416-ZC

60' x 60' LEASE AREA (AS-SURVEYED)

A portion of a tract of land known as Square 78 of the Subdivision known as New Claiborne, in Section 42, Township 6 South, Range 11 East, Parish of St. Tammany, Louisiana, being more particularly described by metes and bounds as follows:

Commencing at an iron pin found marking the intersection of the north right-of-way margin of Bogue Falaya Avenue and the west right-of-way margin of East 1st Street, said point also being the southeast corner of Square 77 of said New Claiborne Subdivision; thence North 01 degrees 09 minutes 44 seconds West along said west right-of-way margin for a distance of 479.88 feet to a ½" rebar found at a point on the south right-of-way margin of Tammany Trace, said point also being the northeast corner of Square 78 of said New Claiborne; thence leaving said right-of-way, South 52 degrees 56 minutes 24 seconds West for a distance of 7.14 feet to a 5/8" rebar set and the Point of Beginning; thence South 00 degrees 49 minutes 27 seconds West for a distance of 60.00 feet to a 5/8" rebar set; thence North 89 degrees 10 minutes 33 seconds West for a distance of 60.00 feet to a 5/8" rebar set; 5/8" thence North 00 degrees 49 minutes 27 seconds East for a distance of 60.00 feet to a 5/8" rebar set; thence South 89 degrees 10 minutes 33 seconds East for a distance of 60.00 feet to the Point of Beginning. Said above described Lease Area contains 3,600.0 square feet or 0.08 acres, more or less.

A portion of a tract of land known as Square 78 of the Subdivision known as New Claiborne, in Section 42, Township 6 South, Range 11 East, Parish of St. Tammany, Louisiana, being more particularly described by metes and bounds as follows:

Commencing at an iron pin found marking the intersection of the north right-of-way margin of Bogue Falaya Avenue and the west right-of-way margin of East 1st Street, said point also being the southeast corner of Square 77 of said New Claiborne Subdivision; thence North 01 degrees 09 minutes 44 seconds West along said west right-of-way margin for a distance of 479.88 feet to a ½" rebar found at a point on the south right-of-way margin of Tammany Trace said point also being the northeast corner of Square 78 of said New Claiborne; thence leaving said right-of-way, South 52 degrees 56 minutes 24 seconds West for a distance of 7.14 feet to a 5/8" rebar set; thence South 00 degrees 49 minutes 27 seconds West for a distance of 45.00 feet to the Point of Beginning of a 30' Ingress/Egress & Utility/Fiber Easement being 30 feet in width and lying 15 feet each side of the following described centerline; thence South 89 degrees 10 minutes 33 seconds East for a distance of 7.35 feet to a point on the west right-of-way margin of East 1st Street and the Point of Ending. Said above described Easement contains 220.4 square feet or 0.06 acres, more or less.

Case No.: 2019-1416-ZC

PETITIONER: Lennie L.

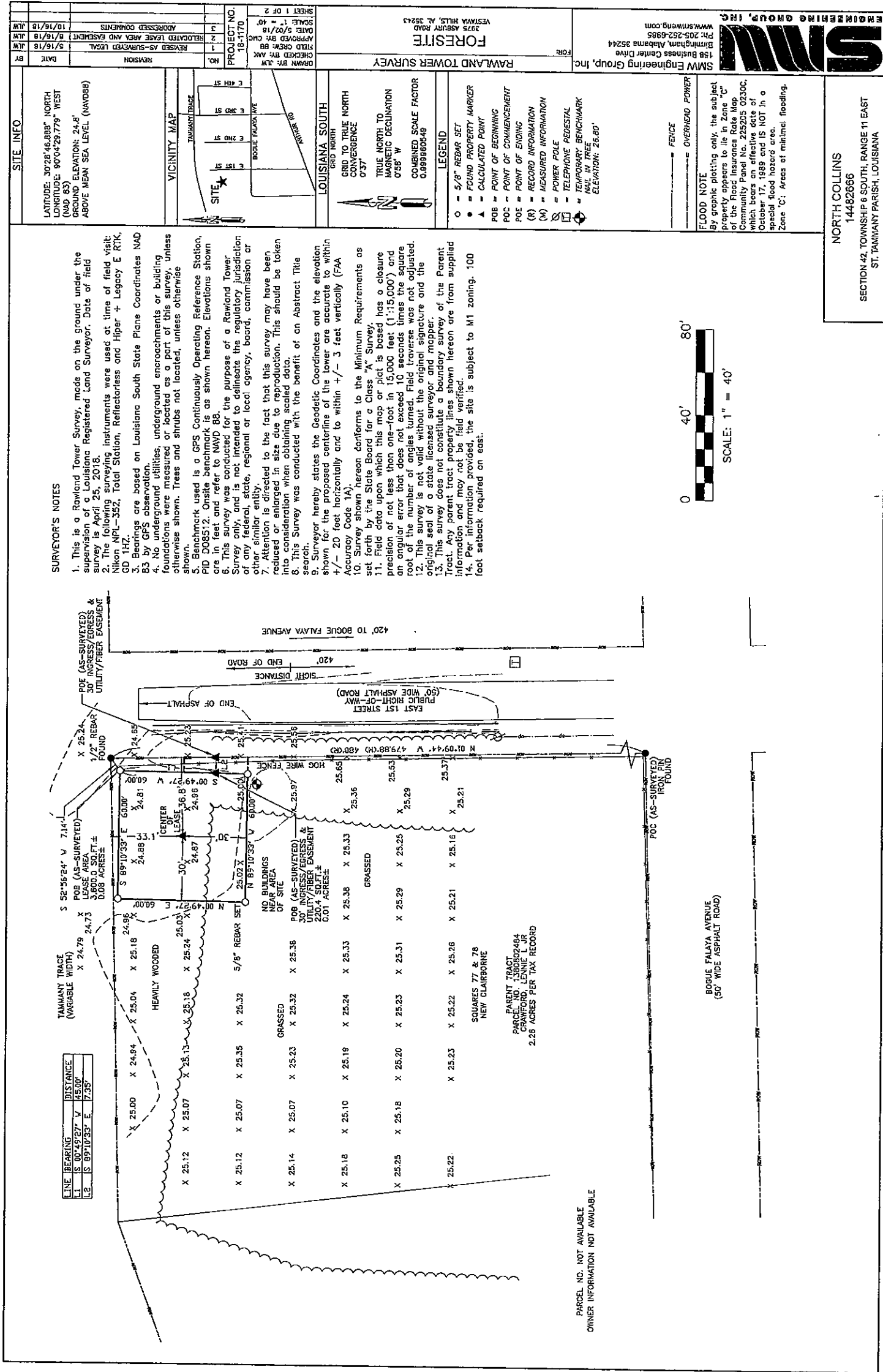
OWNER: Lennie L. Crawford

REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District

LOCATION: Parcel located on the west side of East 1st Street, south of the Tammany Trace & LA Highway 36, Covington ; S42, T6S, R11E; Ward 3, District 2

SIZE: 3820 sq.ft.





2019-1416-20

PARENT TRACT (TITLE COMMITMENT)

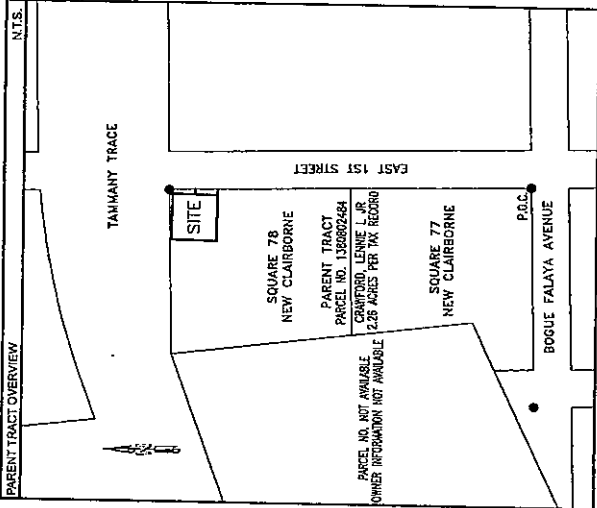
That certain leasehold interest created by Lease by and between Lennie L. Crawford, Jr., as Lessor, and New Cingular Wireless PCS, LLC, as Lessee, dated the conveyance records of St. Tammany Parish, Louisiana, on a portion of the following described property, to-wit:

Situated in Section 42 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana in that portion thereof designated as The Town of New Claiborne and being more particularly described as follows to wit:

Square 78, Town of New Claiborne all is more fully shown on the survey by J. Mt. Yates, Parish Surveyor dated May 18, 1901 and survey of C.R. Shultz dated April 6, 1939.

PLOTTABLE EXCEPTIONS
Stewart Title Guaranty Company
Commitment for Title Insurance Issuing Office File No. 6340 (12093)
Date April 9, 2018 @ 12:00 a.m.
Schedule B Section II

Exception No.	Instrument	Comment
1-7		Cannot be addressed by surveyor
8	Instrument No. 2016088	Does not affect the subject lease area or easements and is not shown herein.



60' x 60' LEASE AREA (AS-SURVEYED)

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Commencing at an iron pin found marking the intersection of the north right-of-way margin of Bogue Falaya Avenue and the west right-of-way margin of East 1st Street, said point also being the southeast corner of Square 77 of said New Claiborne Subdivision; thence North 01 degrees 09 minutes 44 seconds West along said west right-of-way margin for a distance of 479.88 feet to a 1/2" rebar found at a point on the south right-of-way margin of Tammany Trace, said point also being the northeast corner of Square 78 of said New Claiborne; thence leaving said right-of-way, South 52 degrees 58 minutes 24 seconds West for a distance of 7.14 feet to a 5/8" rebar set and the Point of Beginning; thence South 00 degrees 49 minutes 27 seconds West for a distance of 60.00 feet to a 5/8" rebar set; thence North 89 degrees 10 minutes 33 seconds West for a distance of 60.00 feet to a 5/8" rebar set; thence North 00 degrees 49 minutes 27 seconds East for a distance of 60.00 feet to a 5/8" rebar set; thence South 89 degrees 10 minutes 33 seconds East for a distance of 60.00 feet to the Point of Beginning. Said above described Lease Area contains 3,600.0 square feet or 0.08 acres, more or less.

30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

A portion of a tract of land known as Square 78 of the Subdivision known as New Claiborne, in Section 42, Township 6 South, Range 11 East, Parish of St. Tammany, Louisiana, being more particularly described by metes and bounds as follows:

Commencing at an iron pin found marking the intersection of the north right-of-way margin of Bogue Falaya Avenue and the west right-of-way margin of East 1st Street, said point also being the southeast corner of Square 77 of said New Claiborne Subdivision; thence North 01 degrees 09 minutes 44 seconds West along said west right-of-way margin for a distance of 479.88 feet to a 1/2" rebar found at a point on the south right-of-way margin of Tammany Trace, said point also being the northeast corner of Square 78 of said New Claiborne; thence leaving said right-of-way, South 52 degrees 58 minutes 24 seconds West for a distance of 7.14 feet to a 5/8" rebar set; thence South 00 degrees 49 minutes 27 seconds West for a distance of 45.00 feet to the Point of Beginning of a 30' Ingress/Egress & Utility/Fiber Easement being 30 feet in width and lying 15 feet each side of the following described centerline; thence South 89 degrees 10 minutes 33 seconds East for a distance of 7.35 feet to a point on the west right-of-way margin of East 1st Street and the Point of Ending. Said above described Easement contains 220.4 square feet or 0.05 acres, more or less.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Louisiana to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Curtis M. Chaney
Louisiana License No. 4829



NORTH COLLINS
14482666
SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

RAWLAND TOWER SURVEY

FORESITE

30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

PROJECT NO.
18-1170

NO.
1

REVISION
AS-SURVEYED LEGAL

DATE
5/16/18

BY
J.W.

DATE
5/16/18

BY
J.W.

DATE
5/16/18

BY
J.W.



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1416-ZC
Posted: 04/17/19

Meeting Date: 5/7/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Lennie L. Crawford
OWNER: Lennie L. Crawford
REQUESTED CHANGE: From A-4 Single-Family Residential District to PF-1 Public Facilities District
LOCATION: Parcel located on the west side of East 1st Street, south of the Tammany Trace & LA Highway 36, Covington ; S42, T6S, R11E; Ward 3, District 2
SIZE: 3,820 sq.ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	I-1 Industrial District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to PF-1 Public Facilities District. This site is located on the west side of East 1st Street, south of the Tammany Trace & LA Highway 36, Covington. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering the surrounding area is mostly developed with existing residential development and undeveloped land.

Note that the objective of the request is to allow for the placement of a wireless telecommunications tower.

STAFF RECOMMENDATION:

The staff recommends that the request for a PF-1 Public Facilities District designation be denied.