

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4551

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

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: STEFANCIK

SECONDED BY: BURKHALTER

ON THE 5 DAY OF MAY, 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 HOMESTEAD STREET, BEING 21041 HIGHWAY 36, COVINGTON, AND WHICH PROPERTY COMPRISES A TOTAL 1.09 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 10, DISTRICT 3). (ZC11-04-025)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-04-025, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF June, 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: APRIL 28, 2011

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

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

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

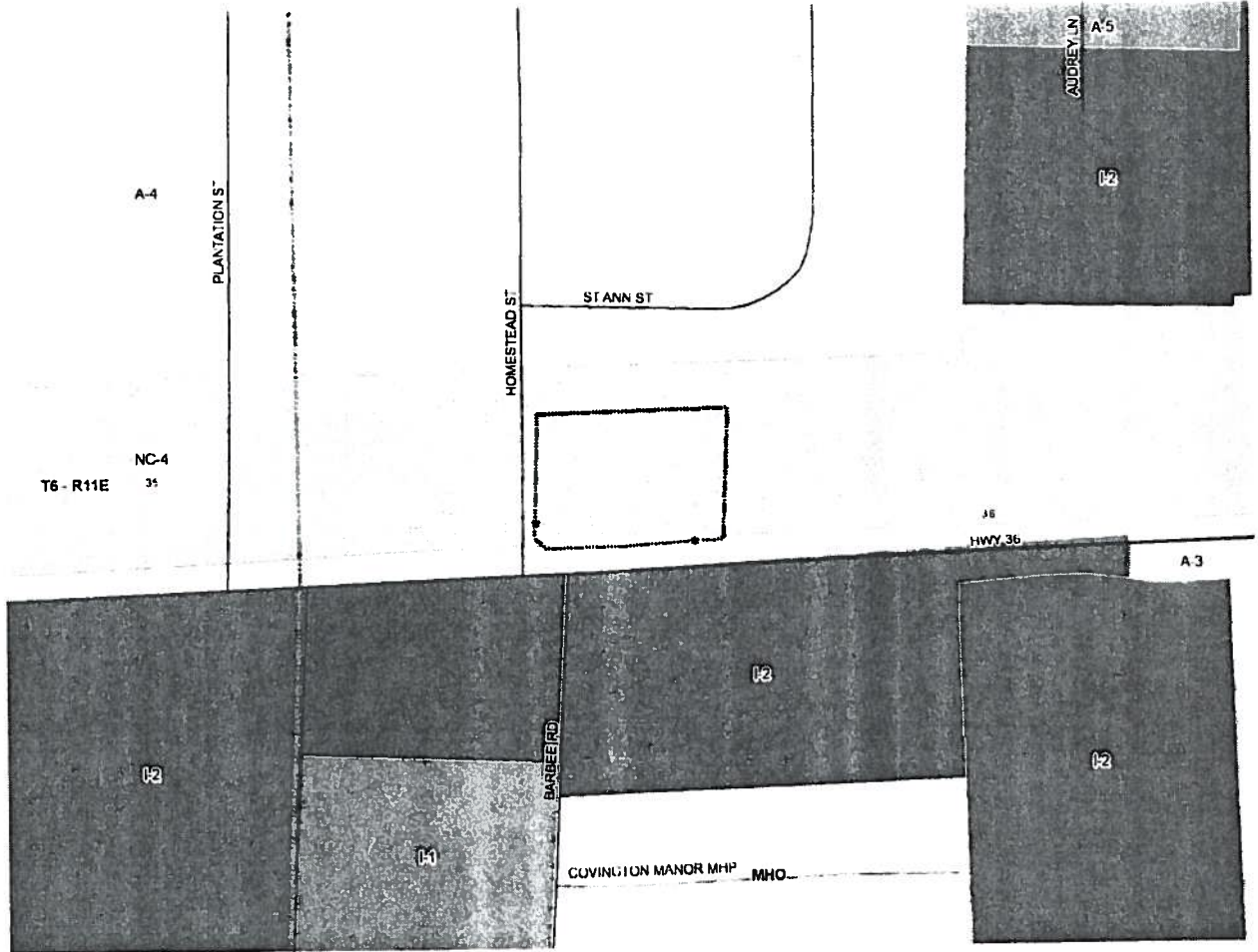
**EXHIBIT "A"**

**ZC11-04-025**

**ALL THOSE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in the subdivision known as Robindale, Phase 1, in Section 36, Township 6 South, Range 11 East, St. Tammany Parish, located in Square 5, and more fully described in accordance with survey of Robert A. Berlin, registered Surveyor, designated as plan of Robindale Subdivision, dated June 1, 1960, and on file in Map Book 5 at page 33 of the St. Tammany Parish Records in the Clerk's Office of such Parish, and further in accordance with current survey of John G. Cummings and Associates, as follows, to-wit:**

**LOTS A, B and C of Square 5, Robindale Subdivision, Phase 1, St. Tammany Parish, Louisiana.**

**CASE NO.:** ZC11-04-025  
**PETITIONER:** Gary Dauphin  
**OWNER:** Gary & Tommye Dauphin  
**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 Homestead Street, being 21041 Highway 36, Covington; S36,T6S,R11E; Ward 10, District 3  
**SIZE:** 1.09 acres



Ann Street

ZC11-04-025

Square 5



Street

Homestead Street

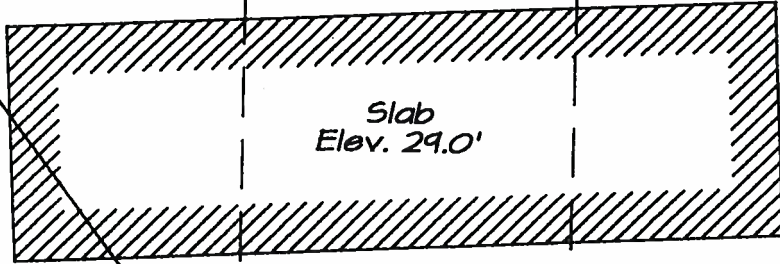
20' Utility, Drainage & Sewage Easement

1/2" Iron Pipe Found

3/4" Iron Pipe with elbow

N86°55'22"E  
260.88'

TBM # 1520  
Nail in 8" Oak Tree,  
Elev. 30.00'



Slab  
Elev. 29.0'

A

Flood Zone A

B

C

Flood Zone C

Approximate flood zone delineation line

40' Building Setback Line

N00°14'W, 168.83'

S00°33'51"W, 180.00'

1/2" Iron Pipe Found (bent)

N45°23'32"W,  
22.20'

1/2" Rebar Found  
116.95'

1/2" Rebar Found

S87°06'35"W,  
25.61'

1/2" Rebar Found

1/2" Rebar Found

Inv. 24.02'

1" Iron Pipe Found  
Inv. 23.67'

Powerline

S86°40'51"W

Old Right-of-way line

100.13'

S84°03'22"W

1/2" Iron Rod Found

La. Hwy. 36

This property is located in Flood Zones A & C as per FEMA FIRM, Comm. Panel No. 225205 0235 C, map dated 10-17-1989

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

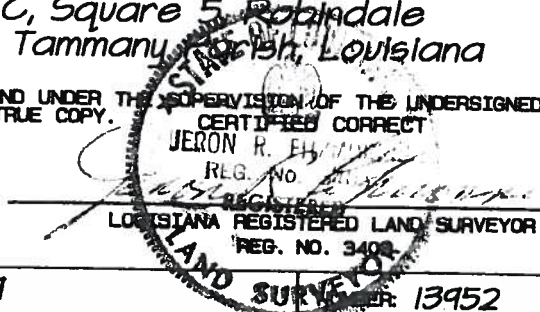
Building setback lines should be determined by owner or contractor prior to any construction

MAP PREPARED FOR **Dauphin Investments**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Lots A, B and C, Square 5, Robindale Subdivision, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING Inc.**  
COVINGTON, LOUISIANA



SCALE: 1" = 50'

DATE: May 13, 2009