

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6368

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF MAY , 2020

ORDINANCE TO REVOKE AN UNOPENED PORTION OF "F" STREET, AS DELINEATED ON THE TOWN OF ALEXIUSVILLE SUBDIVISION PLAT (MAP #171B), LOCATED ON THE SOUTH SIDE OF 9TH AVENUE, WEST OF N. US HWY 190 BETWEEN SQUARE 98 AND SQUARE 99 OF THE TOWN OF ALEXIUSVILLE SUBDIVISION, SOUTH OF COVINGTON, LOUISIANA, WARD 3, COUNCIL DISTRICT 2. (REV 20-02-002)

WHEREAS, the petitioner, who owns property abutting the aforementioned Parish street right-of-way, has petitioned the St. Tammany Parish Council to revoke/alienate a portion of the dedication, specifically a portion of "F" Street, as delineated on the Town of Alexiusville Subdivision Plat (Map #171B), located on the south side of 9th Avenue, west of N. US Hwy 190 between Square 98 and Square 99 of the Town of Alexiusville Subdivision, south of Covington, Louisiana; and

WHEREAS, the Department of Public Works, and Department of Planning & Development have reviewed and researched said request and have reported their findings to the St. Tammany Parish Planning Commission; and

WHEREAS, the St. Tammany Parish Planning Commission, upon review of said petition, and after having considered all of the facts relevant to this request, has concluded that said portion of said street right-of-way is no longer needed for public purposes as defined pursuant to statutory law, and therefore recommends to the Parish Council the adoption of the proposed revocation request.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it hereby concurs with the findings of the Planning Commission and therefore grants approval of the revocation/alienation request for the portion of the street right-of-way as referred to above, subject to the following:

SECTION I: The petitioners, or any other adjacent property owner who wishes to participate, if any, shall enter into a private cash sale with the Parish to conclude the revocation/alienation process as set forth in St. Tammany Parish Code of Ordinances Section 35-1, and in accordance with the provisions of La. R.S. 48:701, et seq. and/or La. R.S. 48:711, et seq.

SECTION II: Following execution of the private cash sale(s), the petitioners shall assimilate the right-of-way into its abutting lots through the Parish's administrative resubdivision process.

SECTION III: All subsurface mineral rights therein shall be retained by St. Tammany Parish, unless otherwise stated within this Ordinance; and the Parish shall reserve the right to retain any easements and/or servitudes existing at the time of revocation and/or may also require the establishment of same if the Parish deems it necessary.

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 7 DAY OF MAY, 2020; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: APRIL 29, 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

Administrative Comments

CASE NO.: REV20-02-002

NAME OF STREET OR ROAD: Unopened portion of "F" Street, as delineated on the Town of Alexiusville Subdivision Plat (Map #171B)

NAME OF SUBDIVISION: Town of Alexiusville Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located on the south side of 9th Avenue, west of N. US Hwy 190 between Square 98 and Square 99 of the Town of Alexiusville Subdivision, south of Covington, Louisiana, Ward 3, Council District 2.

SURROUNDING ZONING: HC-3 Highway Commercial

PETITIONER/REPRESENTATIVE: Three Rivers Holdings, LLC

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is proposing to revoke an unopened portion of "F" Street. Three Rivers Holdings, LLC desires to assimilate this property into the adjacent properties. It should be noted that Three Rivers Holdings, LLC owns all property that abuts the rights-of-way proposed for revocation.

Recommendation:

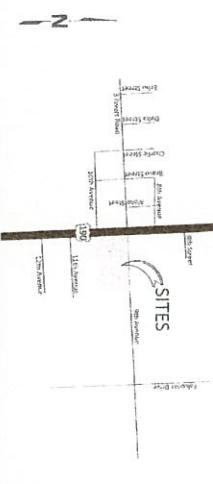
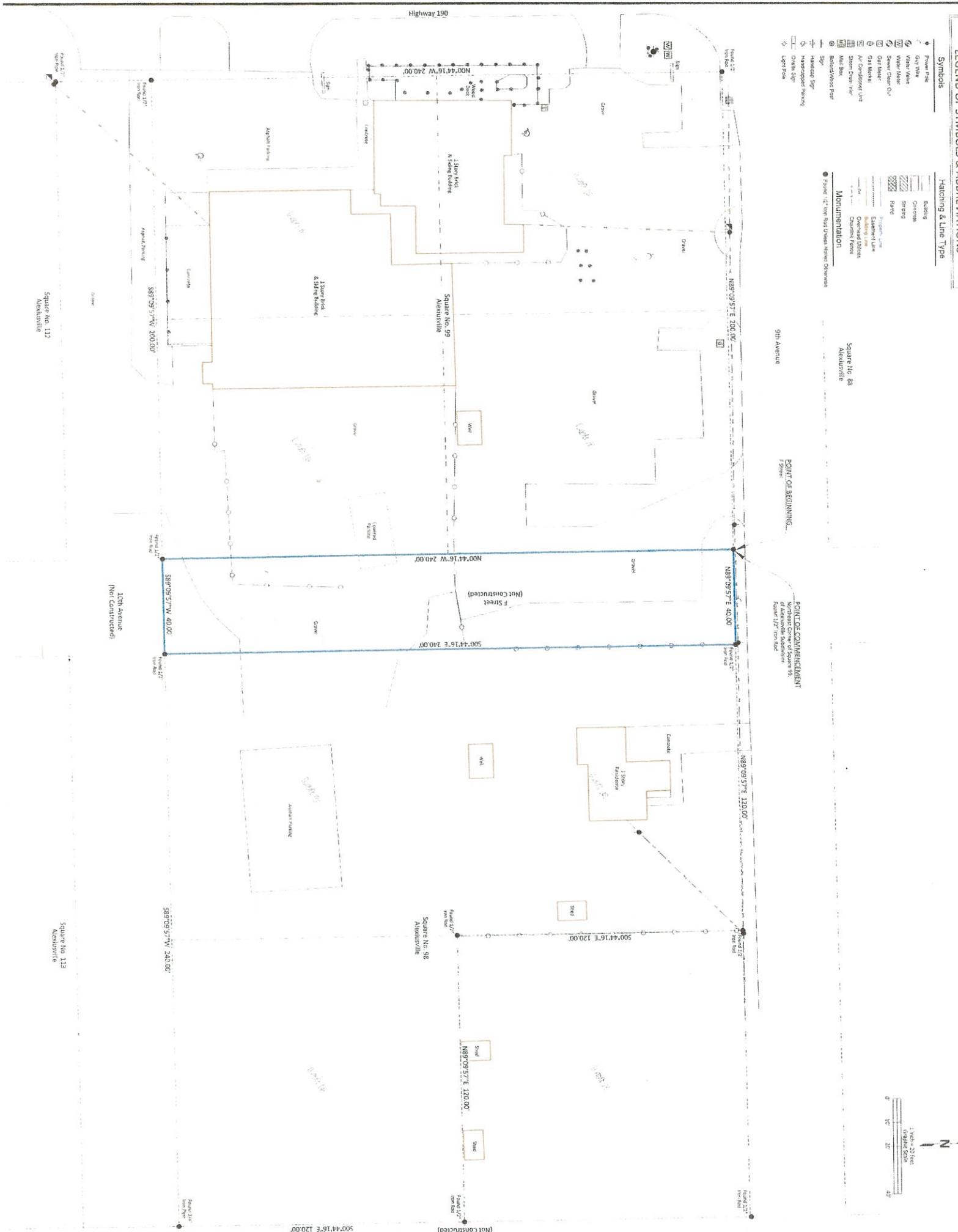
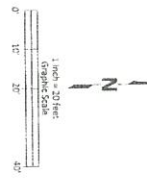
The Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, the staff has no objections to the proposed revocation request subject to the applicant assimilating their portion of the right-of-way into their adjacent properties through the parish's resubdivision process.

LEGEND OF SYMBOLS & ABBREVIATIONS

Symbols	
⬇	Power Pole
⊙	Gas Valve
⊕	Water Valve
⊖	Water Meter
⊗	Sewer Clean Out
⊘	Gas Meter
⊙	Gas Meter
⊕	AV Condenser Unit
⊖	Storm Drain Inlet
⊗	Man Box
⊘	Ball/Wood Post
⊙	Sign
⊕	Handicap Sign
⊖	Handicap Parking
⊗	Crane Sign
⊘	Light Pole

Hatching & Line Type	
[Diagonal Hatching]	Building
[Cross-hatching]	Concrete
[Vertical Hatching]	Streets
[Horizontal Hatching]	Pavement
[Dotted Line]	Property Line
[Dashed Line]	Eminent Line
[Dash-dot Line]	Overhead Station
[Dotted Line]	Charter Fence

Monumentation	
⊙	Point of Beginning
⊕	Point of Commencement



SURVEYOR'S NOTES

- Monuments have been recovered or located at all corners of the property as shown hereon.
- By public notice only, this property is in Flood Zone "C" as shown on Flood Insurance Rate Maps, Community No. 23202-0380, C Map Number 2320202020C, which bears a reference date of 10-17-2009. The subject property does not meet the minimum elevation criteria for Flood Zone "C" and is currently in the moderate flood zone "C" (average annual flood hazard) above the 500-year flood level.
- Basement room hereon was based on the Louisiana State Plane Coordinate System, South Zone - NAD 83 (2011) as acquired from the Surveyor's web network. Bearings and distances shown hereon are the same as recorded as measured on-site otherwise noted.

APPROVALS

ADVISORY PRESIDENT _____

CHAIRMAN - TAMMANY PLANNING COMMISSION _____

SECRETARY - TAMMANY PLANNING COMMISSION _____

DIRECTOR OF DEPARTMENT OF ENGINEERING _____

CHAIRMAN OF THE PUBLIC WORKS COMMITTEE _____

CLERK OF COURT _____

DATE FILED _____ FILE NO. _____

METERS AND BOUNDS - F STREET

A certain parcel of land being 6,238 square feet and situated between Squares 88 & 89 of Alexandria Subdivision 51, Tammany Parish, Louisiana, being more fully described as follows:

Commencing from the northeast corner of Square 89 of Alexandria Subdivision, and said point also being the Point of Beginning;

Run the Point of Beginning and leaving said Square 89 and run North 80 Degrees 59 Minutes 57 Seconds East a distance of 6,000 feet to a point; 11 Seconds West a distance of 240.00 feet to a point; Thence run South 89 Degrees 09 Minutes 57 Seconds West a distance of 240.00 feet to a point; Thence run North 89 Degrees 44 Minutes 16 Seconds West a distance of 240.00 feet east to the Point of Beginning;

Containing 0.220 acre or 3,600 square feet.

PERFORMED BY:

REVOCATION PLAT



PO Box 504
Madisonville, Louisiana 70447
bmcinc@southerngeomatics.com
985.400.5750

PROJECT INFORMATION
Revocation of F Street Between Squares 98 & 99, Alexandria, City of Covington, St. Tammany Parish, Louisiana

SURVEY INFORMATION

PROJECT NUMBER	PARTY/CHIEF	DATE/IN BY	CALC BY	APPROVED
15-148-7	AMM	AMM	AMM	AMM

SURVEYOR'S CERTIFICATION

I, _____, Surveyor No. _____, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the attached plat, and it does conform to the Act, Chapter 32 of the State Constitution.

Surveyor

Date: 07/12/20