

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4867

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

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

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

ON THE 6 DAY OF SEPTEMBER, 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE NORTHEAST INTERSECTION OF LA HIGHWAY 36 & LA HIGHWAY 21, BEING 19375 HWY 36, COVINGTON, AND WHICH PROPERTY COMPRISES A TOTAL 1.15 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN PF-1 (PUBLIC FACILITIES DISTRICT). (WARD 3, DISTRICT 2) (ZC12-08-078)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-078, 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-1A (Suburban District) to a 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-1A (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: AUGUST 30 , 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

EXHIBIT "A"

ZC12-08-078

**A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and according to a survey of John E. Bonneau & Associates, Inc., Professional Land Surveyors, dated September 25, 1990, the property is described as follows:**

From the second mile post on the township line between Township 6 South, Range 11 East, and Township 7 South, Range 11 East, the above said post being the second mile from the Southeast corner of said Township 6 South, Range 11 East, run North 18 degrees 45 minutes West a distance of 1745 feet; thence run North 68 degrees 15 minutes West a distance of 1218 feet; thence run South 66 degrees 00 minutes West a distance of 690 feet; thence run North 24 degrees 31 minutes 21 seconds West (title - North 24 degrees 15 minutes West) a distance of 20 feet to the point of beginning. From the point of beginning, run South 66 degrees 40 minutes West a distance of 174.0 feet; thence run South 63 degrees 48 minutes 14 seconds West a distance of 100.12 feet; thence run South 66 degrees 30 minutes West a distance of 75.32 feet; thence run North 51 degrees 30 minutes West a distance of 23.94 feet; thence run North 24 degrees 30 minutes East a distance of 321.8 feet; thence run South 65 degrees 00 minutes East a distance of 180.63 feet (title - 180.8 feet); thence run South 24 degrees 31 minutes 21 seconds East (title - South 24 degrees 15 minutes East) a distance of 97.0 feet back to the point of beginning.

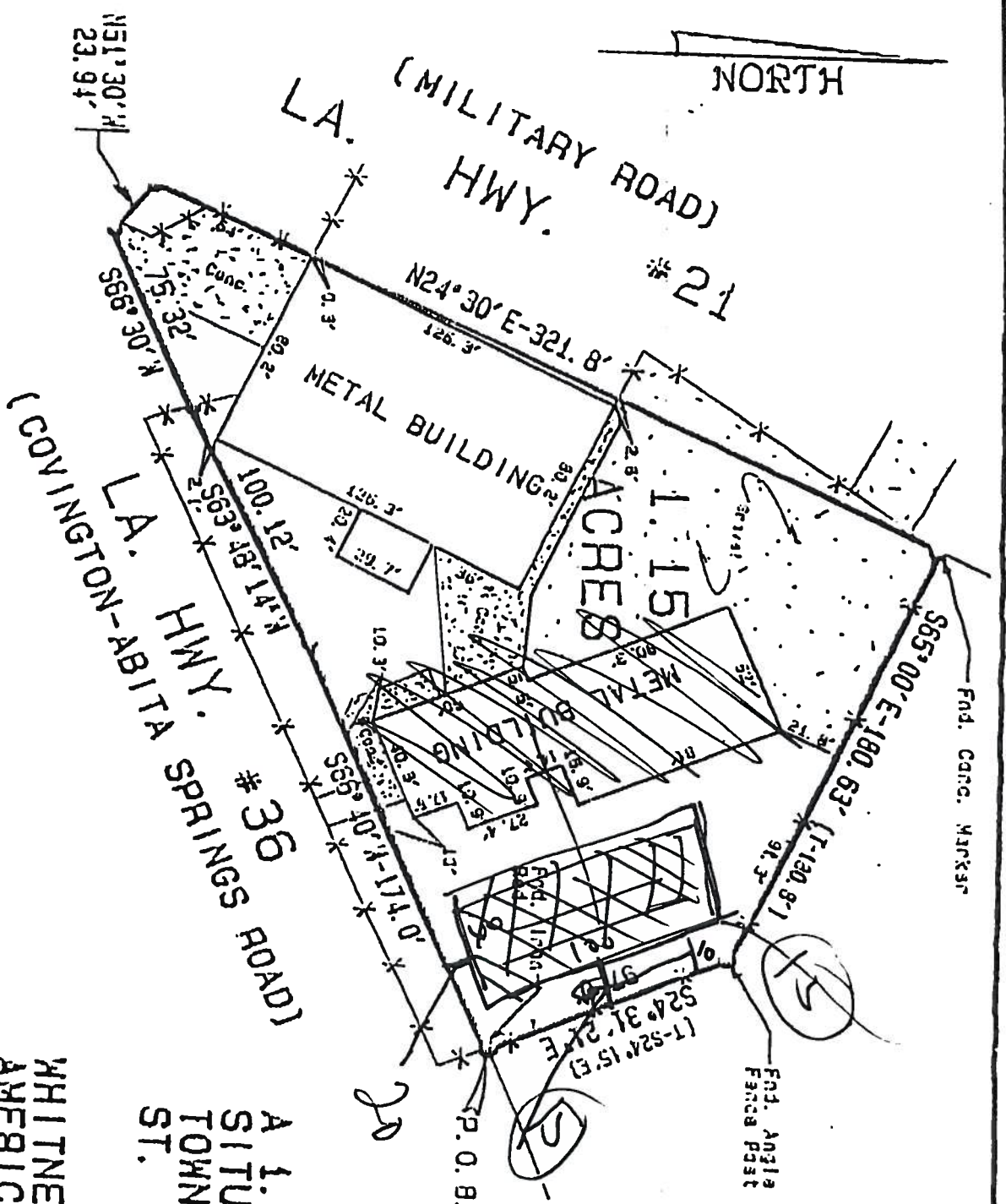
Said property contains 1.15 acres more or less.

**CASE NO.:** ZC12-08-078  
**PETITIONER:** Ray M. Newton  
**OWNER:** Fire District #12  
**REQUESTED CHANGE:** From A-1A (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located at the northeast intersection of LA Highway 36 & LA Highway 21, being 19375 Hwy 36, Covington; S42,T6S,R11E; Ward 3, District 2  
**SIZE:** 1.15 acres



# EXHIBIT "A"

2C12-08-078



A 1.15 ACRE TRACT OF LAND  
SITUATED IN SECTION 42,  
TOWNSHIP 6 SOUTH, RANGE 11 EAST,  
ST. TAMMANY PARISH, LOUISIANA

WHITNEY NATIONAL BANK and FIRST  
AMERICAN TITLE INSURANCE COMPANY

SURVEY MAP

NOTE: This is to certify that I have completed the survey and found the property described in the plat to be located in Flood Zone "C".

P.O.B. is reported to be as follows:  
From the second all the post on the township line between Township 6 South, Range 11 East, and Township 7 South, the second all the post from the southwest corner of said Township 6 South, Range 11 East, run N8°45'N-17°45' E, thence N53°15'N 1319', thence S86°00'N-550', thence run N24°31'21"N (T-N24°15'N)-20' to the P.O.B.

REFERENCE: Survey by C. R. Schultz for M. G. Zatzman, dated August 17, 1937.

Louisiana State Department of Transportation  
State Highway Project No. 265-01-05,  
State Route No. 36.

Survey No. 90745  
DATE: SEPTEMBER 25, 1990

Drawn by: RKK  
SCALE: 1" = 30'

This Survey is Certified True and Correct by

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors & Planners and Consultants  
430 N. NEW SPYSHIRE, SUITE 103 • COVINGTON, LA. 70433 • (504) 893-5301  
SLIDELL (504) 643-2503 • MONROEVILLE (504) 626-3548 • N.O. (504) 456-2042  
FAX NO. (504) 893-5398

John E. Bonneau  
Professional Land Surveyor  
Registration No. 1423

# ADMINISTRATIVE COMMENTS

## ZONING STAFF REPORT

**Date:** July 23, 2012  
**Case No.:** ZC12-08-078  
**Posted:** 7/12/12

**Meeting Date:** August 7, 2012  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Ray M. Newton  
**OWNER:** Fire District #12  
**REQUESTED CHANGE:** From A-1A (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located at the northeast intersection of LA Highway 36 & LA Highway 21, being 19375 Hwy 36, Covington; S42,T6S,R11E; Ward 3, District 2  
**SIZE:** 1.15 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Road Surface: 2 Lane, Asphalt **Condition:** Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Land Use</u>         | <u>Zoning</u>           |
|------------------|-------------------------|-------------------------|
| North            | Residential             | A-1A Suburban District  |
| South            | Undeveloped, Commercial | HC-2 Highway Commercial |
| East             | Residential             | A-1A Suburban District  |
| West             | Undeveloped             | A-1A Suburban District  |

#### EXISTING LAND USE:

**Existing development?** Yes **Multi occupancy development?** No

#### COMPREHENSIVE PLAN:

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A (Suburban District) to PF-1 (Public Facilities District). The site is located at the northeast intersection of LA Highway 36 & LA Highway 21, being 19375 Hwy 36, Covington. The Comprehensive Plan calls for commercial uses in this area. There is an existing Fire Station at this location. PF-1 is the appropriate zoning class for this use and staff supports the request.

#### STAFF RECOMMENDATION:

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