

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6409

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 9 DAY OF JULY, 2020

ORDINANCE TO REVOKE AN UNOPENED PORTION OF CRAFTSMAN COURT, LOCATED EAST OF RUBY STREET AND WEST OF COVINGTON COTTAGE LANE IN PHASE 1 OF THE COVINGTON PLACE COTTAGES SUBDIVISION, SOUTH OF COVINGTON, LOUISIANA, WARD 3, DISTRICT 2. (REV 20-05-004)

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 Craftsman Court, located east of Ruby Street and west of Covington Cottage Lane in Phase 1 of the Covington Place Cottages 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 6 DAY OF AUGUST , 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: JUNE 24 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

DESCRIPTION OF A 427 SQ. FT. PARCEL OF R/W TO BE REVOKED:

COMMENCING FROM THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF RUBY STREET AND THE NORTHERN RIGHT OF WAY LINE OF CRAFTSMEN COURT AND GO N75°26'26"E A DISTANCE OF 97.01' TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING GO ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.56', WITH A RADIUS OF 8.00' WITH A CHORD BEARING OF N30°28'52"E, WITH A CHORD LENGTH OF 11.31'; THENCE N75°27'00"E A DISTANCE OF 50.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', WITH A RADIUS OF 8.00', WITH A CHORD BEARING OF S59°07'45"E, WITH A CHORD LENGTH OF 11.24'; THENCE N75°28'00"E A DISTANCE OF 65.89' BACK TO THE POINT OF BEGINNING.

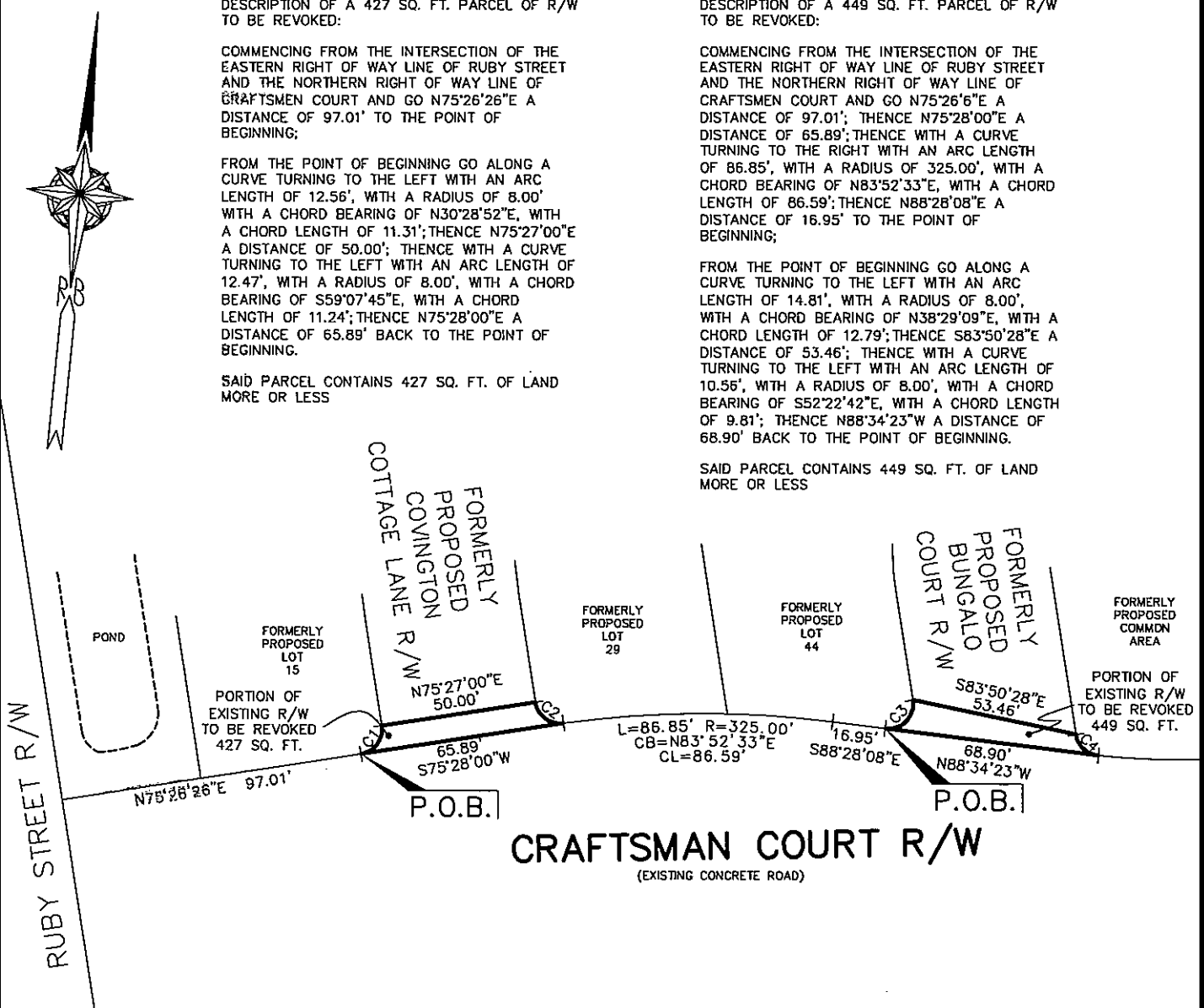
SAID PARCEL CONTAINS 427 SQ. FT. OF LAND MORE OR LESS

DESCRIPTION OF A 449 SQ. FT. PARCEL OF R/W TO BE REVOKED:

COMMENCING FROM THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF RUBY STREET AND THE NORTHERN RIGHT OF WAY LINE OF CRAFTSMEN COURT AND GO N75°26'6"E A DISTANCE OF 97.01'; THENCE N75°28'00"E A DISTANCE OF 65.89'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 86.85', WITH A RADIUS OF 325.00', WITH A CHORD BEARING OF N83°52'33"E, WITH A CHORD LENGTH OF 86.59'; THENCE N88°28'08"E A DISTANCE OF 16.95' TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING GO ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.81', WITH A RADIUS OF 8.00', WITH A CHORD BEARING OF N38°29'09"E, WITH A CHORD LENGTH OF 12.79'; THENCE S83°50'28"E A DISTANCE OF 53.46'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.56', WITH A RADIUS OF 8.00', WITH A CHORD BEARING OF S52°22'42"E, WITH A CHORD LENGTH OF 9.81'; THENCE N88°34'23"W A DISTANCE OF 68.90' BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 449 SQ. FT. OF LAND MORE OR LESS



CRAFTSMAN COURT R/W
(EXISTING CONCRETE ROAD)

REFERENCE:
COVINGTON PLACE COTTAGES Ph.1 plat
Map File No.: 4963
Date Filed: 2-4-2011

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	8.00'	12.56'	11.31'	N30°28'52"E
C2	8.00'	12.47'	11.24'	S59°07'45"E
C3	8.00'	14.81'	12.79'	N38°29'09"E
C4	8.00'	10.56'	9.81'	S52°22'42"E

Revocation plat of
**TWO PORTIONS OF EXISTING RIGHT OF WAY
COVINGTON PLACE COTTAGES * PHASE 1
SEC. 42, T-7-S, R-11-EAST
ST. TAMMANY PARISH, LOUISIANA**

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

ADVANCE
Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Date: MARCH 9, 2020
Survey No. 20112
Project No. (CR5).
Scale: 1" = 50' ±
Drawn By: J.E.D.
Revised:

Administrative Comments

CASE NO.: REV20-05-004

NAME OF STREET OR ROAD: An unopened portion of Craftsman Court

NAME OF SUBDIVISION: Covington Place Cottages Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located east of Ruby Street and west of Covington Cottage Lane in Phase 1 of the Covington Place Cottages Subdivision, south of Covington, Louisiana, Ward 3, Council District 2.

SURROUNDING ZONING: PUD Planned Unit Development

PETITIONER/REPRESENTATIVE: Tidal Group, LLC

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is proposing to revoke an unopened portion of Craftsman Court. The portion of Craftsman Court proposed for revocation consists of two (2) small turnabouts that were recorded (by previous developer) with the original Phase 1 Plat of the Covington Place Cottages Subdivision. Now that the current developer, Tidal Group, LLC has re-designed Phase 2 of the subdivision, these two (2) turnabouts are in the wrong place and need to be revoked. It should be noted that Tidal Group, 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.