

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1537

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 36.05 ACRES OF LAND MORE OR LESS FROM PARISH PUD - PLANNED UNIT DEVELOPMENT DISTRICT TO CITY OF COVINGTON PRD - PLANNED RESIDENTIAL DEVELOPMENT DISTRICT WHICH PROPERTY IS LOCATED AT PHASE 1 BARKLEY PARC SUBDIVISION SECT 32 & 38, T6S, R11E.(PHASE 1 CONTAINS 71 LOTS. THE TOTAL PROPOSED DEVELOPMENT CONTAINS 178 LOTS) IN S32& 38, T6S, R11E, WARD 3, DISTRICT 3.

WHEREAS, the City of Covington is contemplating Annexation of 36.05 acres of land more or less owned by Barkley Development, LLC, located at Phase 1 Barkley Parc subdivision Sect 32 & 38, T6S, R11E.(phase 1 contains 71 lots. The total proposed development contains 178 lots), being part of Barkley parc, S32& 38, T6S, R11E, Ward 3, District 3 (see attachments for complete description), and

WHEREAS, the property requires rezoning from Parish PUD - Planned Unit Development District to City of Covington PRD - Planned Residential Development District which is/ is not an intensification of zoning, and

WHEREAS, the property is/ is not developed and the proposed annexation would/ would not result in a split of the sales tax revenues as per the Sales Tax Enhancement Plan, Resolution P. J. S. No. 88-3636 As Amended and Adopted by the Police Jury on July 21, 1988 providing for the annexation of property in Sales Tax District # 3.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that it does/ does not concur with the City of Covington to annex and rezone 36.05 acres of land more or less, located in District 3 from Parish PUD - Planned Unit Development District to City of Covington PRD - Planned Residential Development District in accordance with Resolution P. J. Series No. 88-3636 As Amended.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council request that the City of Covington require review of development proposals utilizing the applicable Drainage Model and compliance with Parish Drainage Regulations, AND:

THE ST. TAMMANY PARISH COUNCIL FURTHER request that the City of Covington require that a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____, 2005, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL
(ref. no. CO2005-02)



Candace Watkins
Mayor

AUG 15 2005

City of Covington
Louisiana

609 N. Columbia St.
P.O. Box 778
Covington, Louisiana 70434
985-892-1811
Fax 985-898-4723

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CO2005-02

Patricia "Pat" Clanton
Councilwoman-at-Large
Matthew "Matt" T. Faust
Councilman-at-Large
Guy Williams
Councilman, District "A"
Clarence Romage
Councilman, District "B"
W. T. "Trey" Blackall III
Councilman, District "C"
Jan Robert
Councilwoman, District "D"
Lee S. Alexius
Councilman, District "E"
Office: 985-898-4722
Fax: 985-898-4718
Email: council@covla.com

August 4, 2005

St. Tammany Parish Planning & Zoning
PO Box 628
Covington, LA 70434

City Planner:

The owners of Barkley Parc Development have petitioned the City for annexation of Phase 1 of their development.

Please confirm the current zoning of the property and confirm when the Parish will grant final approval of Phase 1.

This annexation case is on the August 15 Planning and Zoning Commission meeting. If you have any questions, please call Nahketah Bagby, City Planner, at 898-4725.

Best regards,

Karen Whiteside
Planning & Zoning

Cc: St. Tammany Parish Council

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**Monthly Planning & Zoning Meeting
Monday, August 15, 2005**

Preliminary Staff Report

To: Planning & Zoning Commission
Prepared: August 3, 2005

Prepared By: Nahketah Bagby
District: A: Blackall

Case Number 05-44ZA

I. General Information

Petitioner: Wayne Buras Owner: Barkley Development, LLC

Proposal: An Ordinance enlarging the boundaries of the City of Covington, Louisiana describing the area to be annexed and added thereto, and describing the new boundaries of said municipality as 36.05 acres, Phase 1 of the Barkley Parc subdivision located in Section 32 & 38, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana. Phase 1 contains 71 lots. The total proposed development contains 178 lots.

Zoning: The property is currently zoned PUD Planned Unit Development in St. Tammany Parish. The petitioners request PRD (Planned Residential Development) as part of the annexation.

The surrounding zoning in the City is A-2 and A-3, while the zoning in the Parish is SA.

II. Background

The petitioned site is located in Area 1 (Growth Management Area) of intergovernmental agreement between the City of Covington and St. Tammany Parish. The growth management area is an area currently under the jurisdiction of the parish government, which surrounds the City and is an area expected to experience growth over the next 25 years. The growth management area includes within it an area that is expected to be annexed by the City over the next 10 years.

The City Of Covington and Barkley Development L.L.C. enter into a Development Agreement dated March 24, 2005 and April 6, 2005, and is recorded in the public records of St. Tammany Parish, Louisiana. ***The City Of Covington's Planning and Zoning Commission voted 4-2 to approve the Barkley Parc Development Agreement (as drafted) at the December 13, 2004 meeting.***

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As per Section 1.2 of the Development Agreement, the Developer binds and obligates itself to petition the City Of Covington for annexation of the Property in phases as development of the Property is substantially completed, and the Developer obtains a final subdivision approval from the Parish of St. Tammany for a phase of the subdivision and the Plat for the completed phase is record in the records of St. Tammany Parish, Louisiana. The final approval of Phase 1 is scheduled for St. Tammany Parish 's Planning Commission August 9, 2005.

Section 2.1 of the Development Agreements states, that upon annexation of each phase of development, the residential portion of the Property shall be zoned under the current Zoning Ordinance of the City of Covington under Section 2.8, Planned District as Planned Residential District (PRD) in accordance with the Plat, which is and shall be an express condition of the annexation Property. The approved zoning as a PRD specifically consents to, approves and provides waivers as follows:

1. twenty foot (2') riding surface asphalt streets,
2. no alley ways at the rear of lots,
3. no sidewalks in the front of lots,
4. minimum lot depths of less than 140 feet as per Plat,
5. subdivision, recreation areas, lots, streets design and setback lines in accordance with the Plat, and
6. wavier of any variances between the ordinances of the City Of Covington and the Plans Specification delineated in Section 4.1 (Planning Design).

III. Policy Considerations For Annexation

- The case complies with intergovernmental annexation agreement between the City of Covington and St. Tammany Parish.
- The petitioned site is adjacent to the current City 'limits.
- The City's 1998 Comprehensive Plan recognized the area as a future annexation area. The Plan recommends low-density residential development.
- The annexation would help promote orderly growth, and provides for municipal services to the development.
- Final subdivision approval from the Parish of St. Tammany for a phase of the subdivision and the Plat for the completed phase is record in the records of St. Tammany Parish, Louisiana is a requirement before the City can finalize the annexation of Phase1 per the Development Agreement.
- The City Of Covington's Attorney, Engineer and Public Works Department have requested that an Ordinance be drafted granting the City utilities servitudes though the phases that have not been development. The servitudes will be used for maintenance on the infrastructure that is being annexed in Phase 1. The Attorneys for both parties are working on the draft Ordinance for approval by City Council. The annexation is scheduled for the September 6, 2005 City Council meeting. More comments may be forthcoming from the City's Legal staff.

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CO2005-02: Departmental reviews and comments

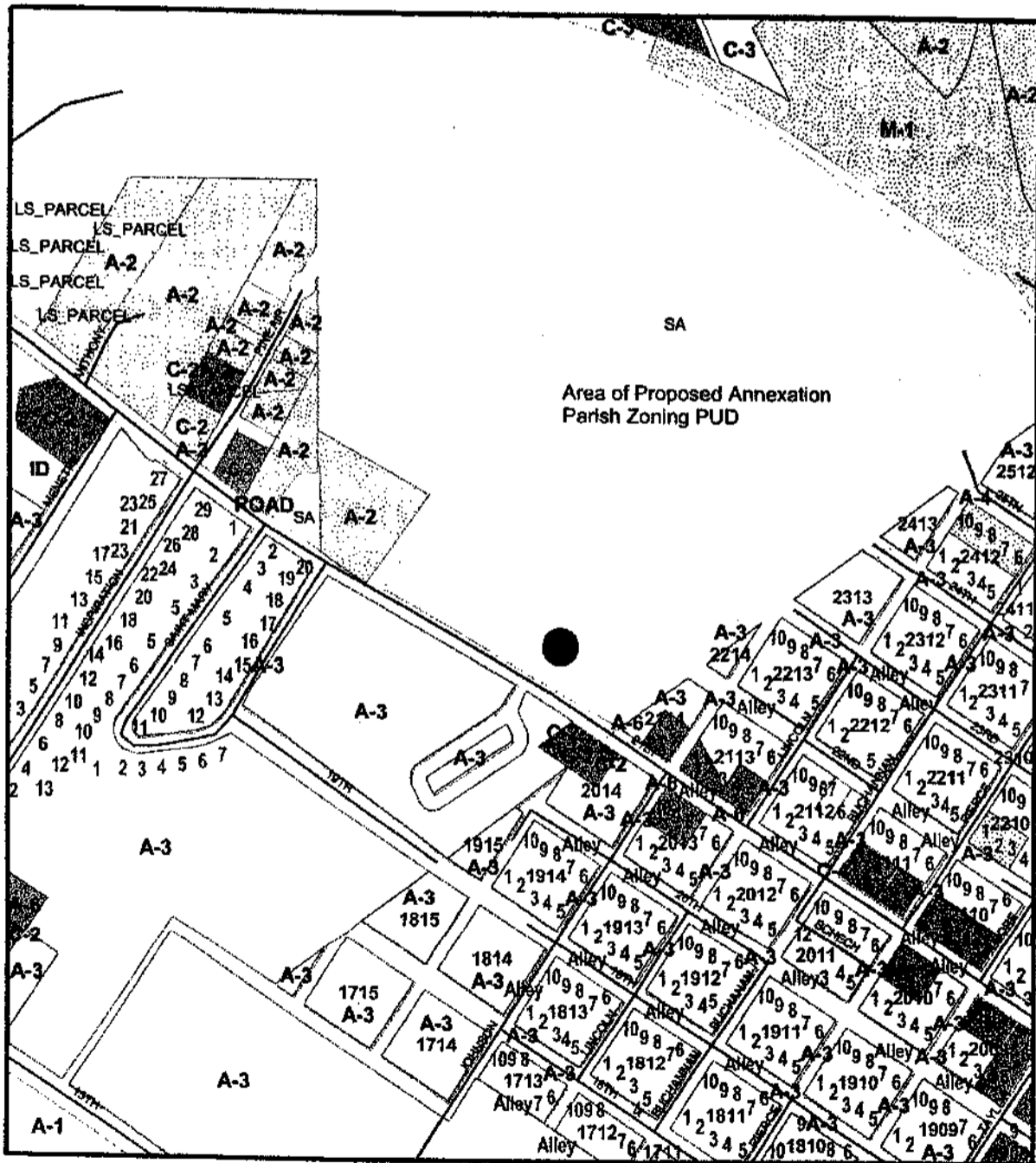
Planning Department – Sidney Fontenot:
Complies with Louisiana Revised Statutes relative to annexations.
Complies with Growth Management Agreement.

GIS – Rusty Waldrup:
This development is a PUD undergoing review by parish. We used the plans for phase 1 to verify the city's request.

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**City of Covington
Barkley Development, LLC
Petition for Annexation (Phase I)**



This map is for planning purposes only

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PETITION REQUESTING ANNEXATION

TO: The Mayor and City Council
City of Covington

DATE: July 20, 2005

RECEIVED
JUL 20 2005
PLANNING & ZONING

The undersigned is the owner of the below described immovable property (with no registered voters residing on the property described below) hereby requests, pursuant to the Constitution and laws of the State of Louisiana, including, specifically, La. Revised Statutes 33:171, et seq., that the following described immovable property be annexed by the City of Covington and become a part of the corporate limits of the City of Covington:

A certain piece or parcel of land situated in Sections 32 & 38, Township 6 South, Range 11 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence from the Northwest corner of Section 41, T6S-R11E, thence measure North 52 degrees East, a distance of 3485.46 feet to a point; thence measure North 08 degrees 30 minutes West, a distance of 942.48 feet to a point; thence measure North 61 degrees 35 minutes East, a distance of 287.10 feet to a point; thence measure North 35 degrees 50 minutes West, a distance of 387.90 feet to a point; thence measure South 29 degrees 30 minutes 53 seconds West, a distance of 435.77 feet to the POINT OF BEGINNING.

From the Point of Beginning, continue South 29 degrees 30 minutes 53 seconds West, a distance of 322.09 feet to a point; thence measure South 29 degrees 26 minutes 10 seconds West, a distance of 460.00 feet to a point; thence measure North 60 degrees 31 minutes 30 seconds West, a distance of 124.00 feet to a point; thence measure North 29 degrees 26 minutes 10 seconds East, a distance of 25.70 feet to a point; thence measure in a Northeasterly direction along the arc of a curve to the right having a radius of 114.0 feet, a distance of 74.97 feet to a point; thence measure in a Northeasterly direction along the arc of a curve to the left having a radius of 286.0 feet, a distance of 113.18 feet to a point; thence measure North 29 degrees 26 minutes 10 seconds East, a distance of 200.00 feet to a point; thence measure North 60 degrees 31 minutes 30 seconds West, a distance of 400.08 feet to a point; thence measure North 60 degrees 26 minutes 47 seconds, a distance of 299.54 feet to a point; thence measure North 00 degrees 37 minutes 07 seconds West, a distance of 949.85 feet to a point; thence measure North 88 degrees 35 minutes 05 seconds East, a distance of 57.0 feet to a point; thence measure North 00 degrees 45 minutes 50 seconds West, a distance of 625.6 feet to a point; thence measure South 81 degrees 15 minutes 54 seconds East, a distance of 1075.20 feet to a point; thence measure North 26 degrees 22 minutes 02 seconds West, a distance of 8.35 feet to a point; thence measure South 72 degrees 14 minutes 25 seconds East, a distance of 116.0 feet to a point; thence measure South 68 degrees 03 minutes 40 seconds East, a distance of 28.53 feet to a point; thence measure South 19 degrees 58 minutes 05 seconds West, a distance of 40.33 feet to a point; thence measure in a Southwesterly direction along the arc of a curve to the right having a radius of 205.00 feet, a distance of 270.45 feet to a point; thence measure South 21 degrees 27 minutes 40 seconds West,

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a distance of 382.53 feet to a point; thence measure in a Southeasterly direction along the arc of a curve to the right having a radius of 643.76 feet, a distance of 388.39 feet to a point; thence measure South 29 degrees 28 minutes 38 seconds West, a distance of 314.27 feet to a point; thence measure South 23 degrees 41 minutes 03 seconds East, a distance of 74.70 feet back to the point of beginning, containing 36.05 acres.

(hereinafter the "Property").

The Owner offers the Property for annexation into the Covington corporate limits, subject to and contingent upon the following:

- (a) The City of Covington and the Planning and Zoning Commission for Covington zoning the Property as a Planned Residential District (PRD) according to the development plans prepared by the Applicant and submitted to the City of Covington. The Property shall be considered zoned Planned Residential District (PRD) on the effective date of the Ordinance providing for the annexation of the property and the designation and assignment of the zoning classifications requested by the applicant.
- (b) Compliance with the Development Agreement between the Barkley Development, L.L.C. and the City of Covington dated March 24, 2005 and April 6, 2005, and recorded in the public records of St. Tammany Parish, Louisiana.
- (c) Adoption of an Annexation Ordinance approved by the owner or owners representative.

BARKLEY DEVELOPMENT, L.L.C.

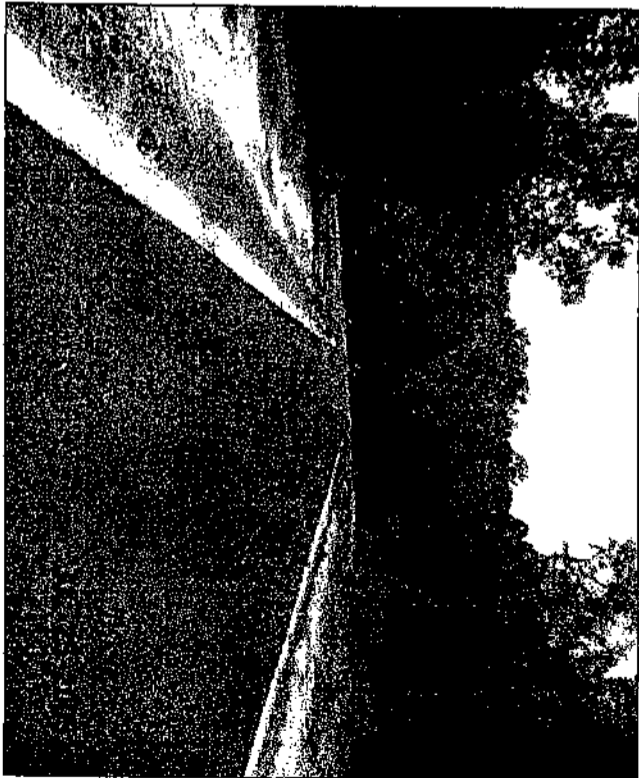
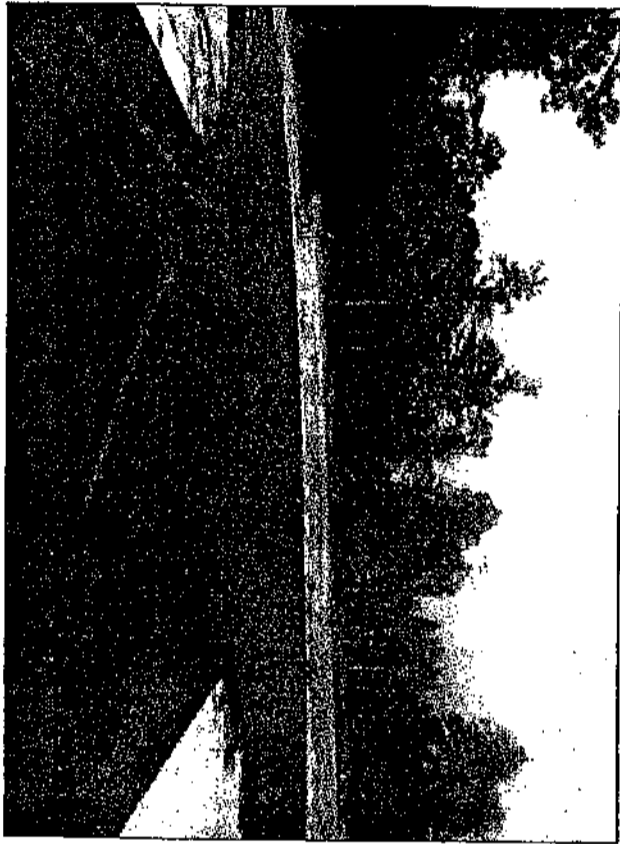
BY: _____

Randall C. Meyer
4440 Chastant St., Ste. C
Metairie, LA 70006

Petitioner's attorney:
JONES FUSSELL, L.L.P.
A. Wayne Buras, Esq.
P. O. Box 1810
Covington LA 70434
985-892-4801

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Barkley Parc Phase I



C-1537



Proposed Annexation

Legend

- ap-co2005-02
- Major Roads
- Roads & Streets
- Streams
- Covington-STD3 SALES TAX**
- City
- Parish
- Sflit
- MRC/NLP
- Residential
- ROW
- Covington_UG_Areas**
- Enhancement Areas**
- Annexation Area 1
- Annexation Area 3
- Growth Management Area 2



St. Tammany Parish Government
P.O. Box 828
Covington, LA 70434

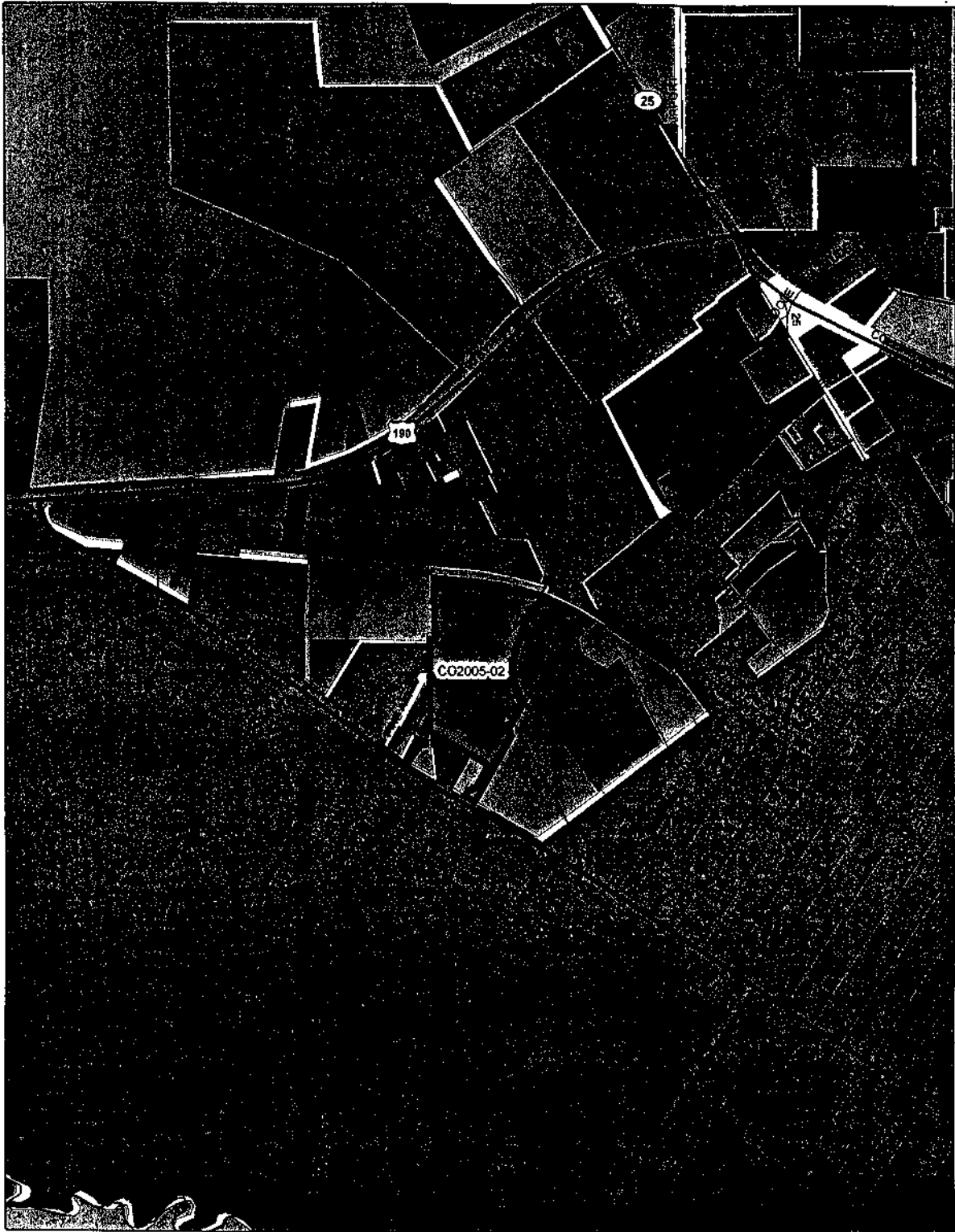
Kevin C. Davis,
President

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0 0.06 0.12 0.18 0.24 Miles

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Proposed Annexation

Legend

- | | | | |
|--|-----------------|--|-------------------------------|
| | sp-co2005-02 | | Rural |
| | Major Roads | | SA Suburban Agriculture |
| | Roads & Streets | | A-1 Suburban |
| | Streams | | A-2 Suburban |
| | Covington | | A-3 Suburban |
| | GMIA | | A-4 Single Family Residential |
| | MCO | | MH Mobile Home |
| | PCO | | A-5 Two Family Residential |
| | SRO | | A-6 General Multiple Family |
| | SSO | | SO Special District |
| | | | RC Recreation/Conservation |
| | | | ID Institutional |
| | | | PUD Planned Unit Development |
| | | | LC Light Commercial |
| | | | C-1 Neighborhood Commercial |
| | | | C-2 Highway Commercial |
| | | | C-3 Planned Commercial |
| | | | M-1 Light Industrial |
| | | | M-2 Intermediate Industrial |
| | | | M-3 Heavy Industrial |

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0 0.06 0.12 0.18 0.24 Miles



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President