

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1812

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 3 ACRES OF LAND MORE OR LESS FROM PARISH M-2 INTERMEDIATE INDUSTRIAL DISTRICT TO CITY OF COVINGTON C-3 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED ON THE SOUTH SIDE OF HWY 190 BYPASS, AT 2015 HWY 190 BYPASS, WARD 3 , DISTRICT 3 .

WHEREAS, the CITY OF COVINGTON is contemplating annexation of 3 acres of land more or less owned by KCAD LLC (Kevin M. and Christine Kramer), and located on the South side of Hwy 190 ByPass, at 2015 Hwy 190 ByPass , WARD 3 , DISTRICT 3 . AND

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by the CITY OF COVINGTON and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish M-2 Intermediate Industrial District to CITY OF COVINGTON C-3 HIGHWAY COMMERCIAL District which is not an intensification of zoning; and

WHEREAS, the property is developed and the proposed annexation would not result in a split of the sales tax revenues, *all sales tax revenue accrues to the CITY OF COVINGTON.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the CITY OF COVINGTON annexation and rezoning of 3 acres of land more or less, Located on the South side of Hwy 190 ByPass, AT 2015 HWY 190 BYPASS, , WARD 3 , DISTRICT 3 from Parish M-2 Intermediate Industrial District to CITY OF COVINGTON C-3 HIGHWAY COMMERCIAL District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and the CITY OF COVINGTON.*

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the CITY OF COVINGTON review development proposals utilizing the applicable Parish Drainage Model and compliance with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the CITY OF COVINGTON require 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 _____, 2006, 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 (CO2006-03)

C-1812



Candace Watkins
Mayor

**City of Covington
Louisiana**

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

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" Blackwell III
Councilman, District "C"
Jan Robert
Councilwoman, District "D"
Lee S. Alexjus
Councilman, District "E"
Office: 985-898-4722
Fax: 985-898-4718
Email: council@covla.com

June 20, 2006

Red Thompson
PO Box 628
Covington LA 70434

RETURN RECEIPT REQUESTED

**RE: Notice of Receipt of Annexation Petition -Property Owner KCAD, LLC
(Kevin M. and Christine Kramer) - ZONING CASE NO. 06-28ZA**

Dear Mr. Thompson:

Attached please find a copy of the application, survey, and tax bill to annex the referenced property into the City of Covington. The annexation request is scheduled for the July 19, 2006 Planning And Zoning Commission meeting.

If you have any questions, please feel free to contact us at 898-4725.

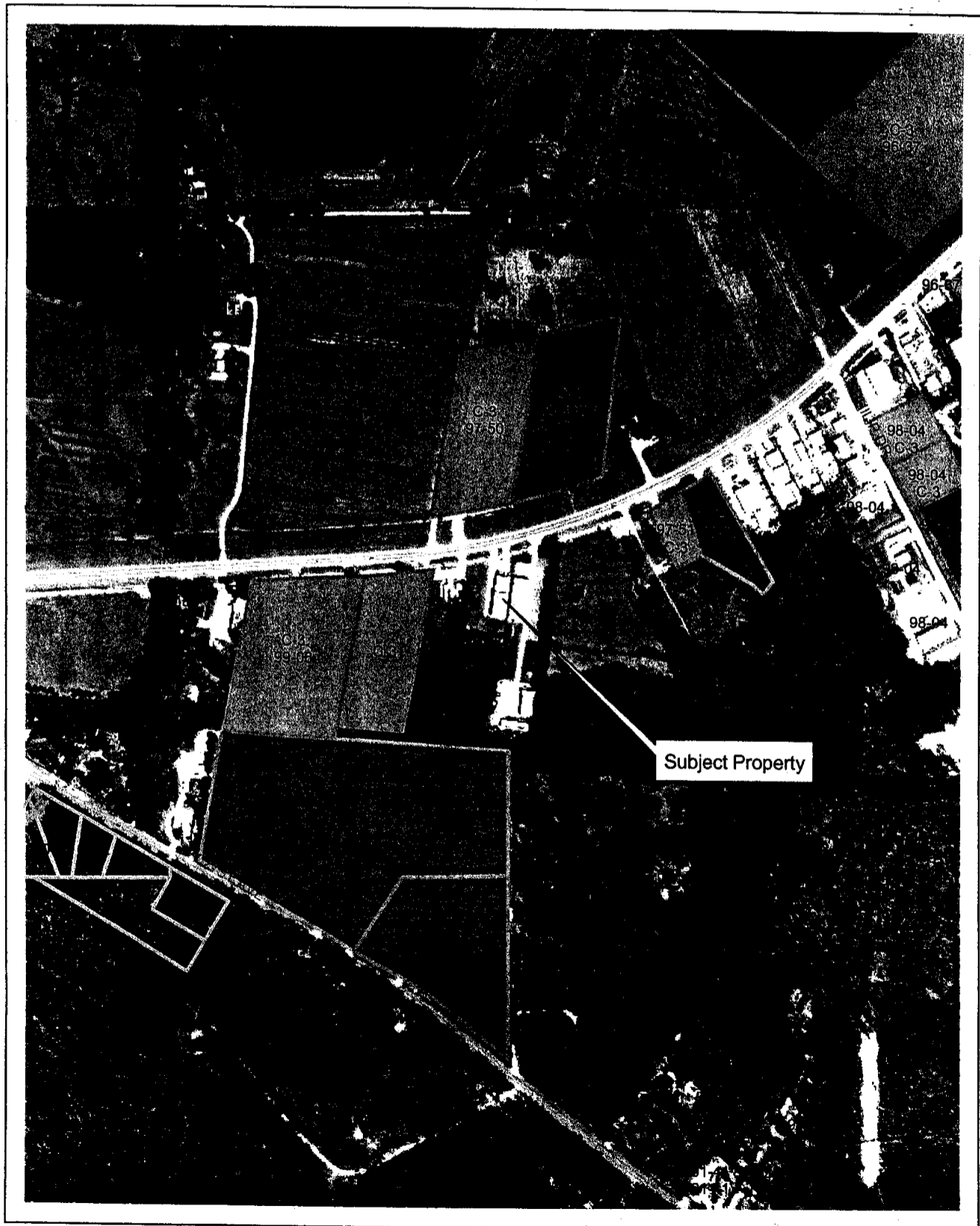
Sincerely,

Nahketah R. Bagby, Director
Planning & Zoning

CC: Sidney Fontenot, Planning Director
Bill Oiler, Chief Administrative Officer
Mike Sezante, Council Administrator
Robert Thompson, Special Revenue Manager

C-1812

KCAD, LLC -Annexation -ZC# 06-28ZA





C-1812

City of Covington
Petition for Annexation

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MAY 26 2006
PLANNING & ZONING

Name KCAN LLC
Mailing Address 1 GREEN BRIAR RD COVINGTON LA 70433
Address of Property Proposed for Annexation 2015 Hwy 190 Bypass COVINGTON LA
Current Zoning of Property Proposed for Annexation M7

Current Status of Property: Check all that apply.

Resident Property Owner Renter
 Non-Resident Property Owner Registered Voter

Names of all registered voters in your household:

KEVIN M KRAMER
CHRISTINE KRAMER

Voting Location (School Name, fire station number, etc.)

General Zoning Preference: Please indicate the zoning classification. For example—C-2 Neighborhood Commercial District. Check one or more.

Single-Family Residential Institutional
 Multi-Family Residential Industrial
 C-3 Commercial Planned District

If the property is to be zoned other than A-2 Single Family Residential or other than the current zoning of the Parish of St. Tammany, Section 1.104 of the Code requires that the Planning and Zoning Commission must approve the zoning classification.

If it is my understanding that the zoning classification other than A-2 Single Family Residential or other than the current zoning of the Parish of St. Tammany will be dependent on the following:

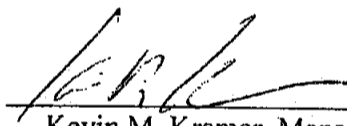
- The request of the undersigned (applicant or applicant's representative)
- City Zoning Commission and Public Hearing

C-1812

CERTIFICATE OF AUTHORITY OF THE MANAGER OF
KCAD, L. L. C.

Kevin M. Kramer, one of the managers of this company, pursuant to the articles of Organization and the Operating Agreement, is authorized to buy or to sell for and on behalf of this company, any and all property, movable or immovable, for such consideration and on such terms and conditions (including annexation into Covington) as he may see fit and to receipt and give accounting for the cash portion of all or any portion of the credit consideration for such sale or sales, and he is further authorized to pay or receipt fore the consideration due and to sign any and all documents necessary or desirable in hi direction, to conclude such transactions as he may see fit.

Covington, Louisiana, this 25th day of May 2006.


Kevin M. Kramer, Manager

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MAY 26 2006

PLANNING & ZONING

Tuesday 23-May-2006 2:11 PM
history/hst5

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USER:DEB

0-1812

Assessor Patricia Schwarz Core, CLA
St. Tammany Parish
Property Owner's Parcel Report

RECEIVED

MAY 26 2006

PLANNING & ZONING

NOTE: This HISTORICAL Data is For TAX YEAR: 2005

Parcel # 107-011-8559
Name KCAD LLC

C/O
Addr 9 GREEN BRIAR
City COVINGTON, LA 70433

City Mills 0.00
Parish Mills 143.04
Ward 03R
Subdivision R00
NON SUBDIV
--COMMERCIAL--1
Total Assessed Value
39,030

Prior Owner COOK, J RICHARD ETUX

Land 6,000
Improvements 33,030

Phys Address 2015 HWY 190 BYPASS

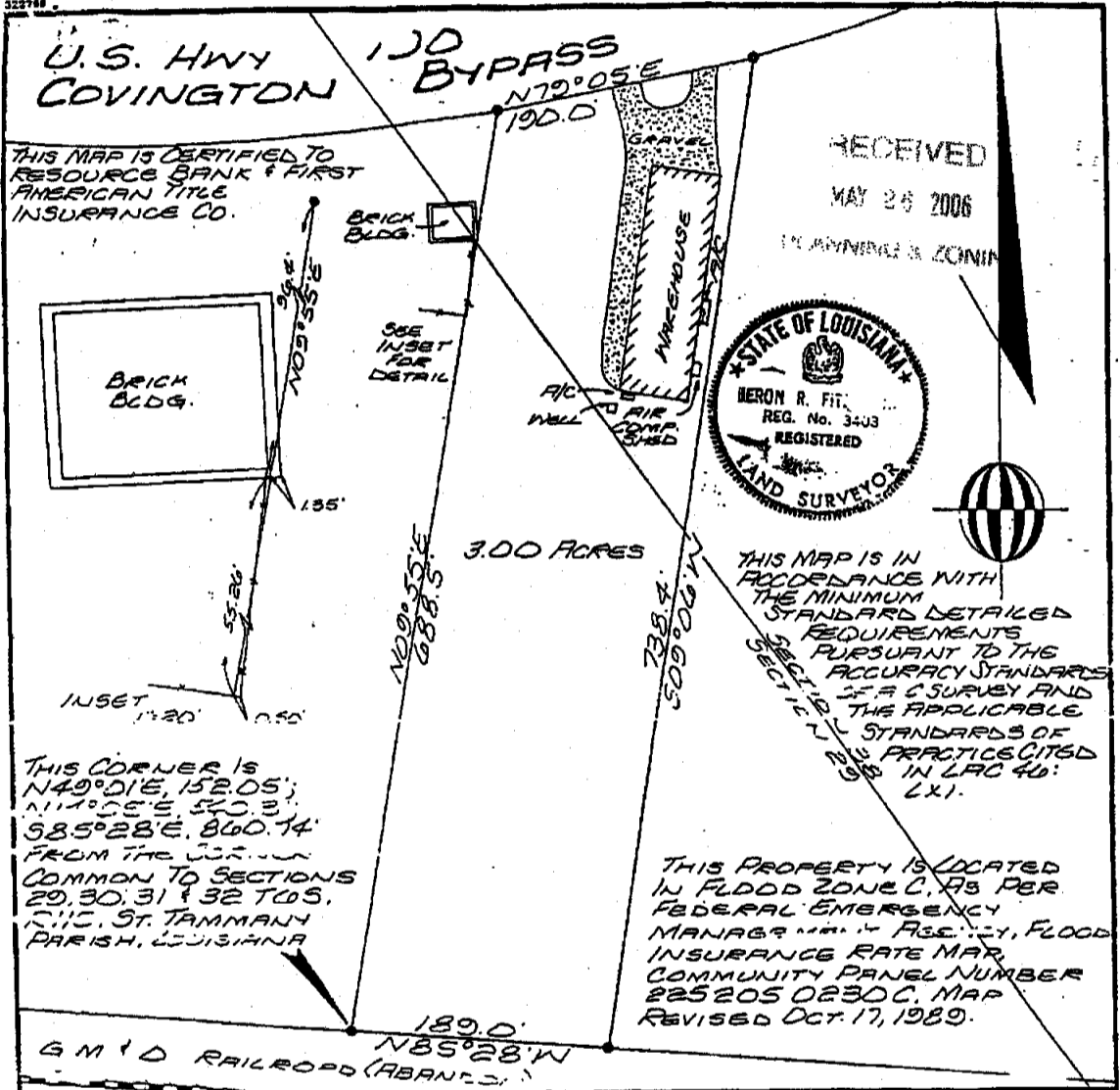
Est. City \$0.00
Est. Parish \$5,582.85
Estimated Tax
\$5,582.85

Code	Qty	Value	Description
Assmnt 1	03	3.0	6,000 SUBURBAN

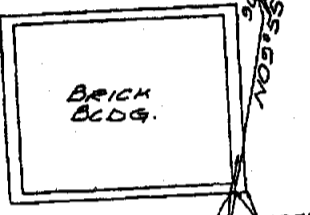
----- property description -----

3 ACS M/L SECS 29 38 6 11 CB 1104 606 CB 1167 16 CB
1481 319 CB 1535 250 INST 908717 INST 929944 INST NO
1264897 INST NO 1263373 INST NO 1260612

C-1812



THIS MAP IS CERTIFIED TO RESOURCE BANK & FIRST AMERICAN TITLE INSURANCE CO.



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 BEST PRACTICES CITED IN LAC 40:09 (LX).

THIS CORNER IS N49°D1'E, 152.05'; N117°05'E, 520.3'; S85°28'E, 860.14' FROM THE CORNER COMMON TO SECTIONS 29, 30, 31 & 32 TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 225205 0230 C, MAP REVISED OCT. 17, 1989.

MAP PREPARED FOR **MR. AND MRS. J. RICHARD COOK**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN *Section 29 and 38 Township 6 South, Range 11 East, 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.

CERTIFIED CORRECT

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

Jean R. Fitz
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 100' DATE: *MAY 30, 2000* NUMBER: 8879



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. BOX 628
COVINGTON, LA 70434
PHONE: (985) 898-2529 FAX: (985) 898-3003
e-mail: planning@stpgov.org

Kevin Davis
Parish President

C-1812

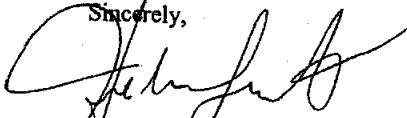
May 24, 2006

To Whom It May Concern,

The object of this letter is to confirm that the 3 acre parcel of property located on the south side of Highway 190 ByPass is zoned M-2 (Intermediate Industrial) District, as per the survey submitted and the St. Tammany Parish Zoning Map.

Should you have any questions, please call me at (985) 898-2529.

Sincerely,


Helen Lambert
Senior Planner

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ST. TAMMANY PARISH
REGISTRAR OF VOTERS

M. DWAYNE WALL, CERA
REGISTRAR



C-1812

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

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MAY 26 2006
PLANNING & ZONING

CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached legal description, which is further identified in the survey by Land Surveying, Inc., Survey # 8879, dated May 30, 2000, and further identified as a parcel of land containing 3.00 acres, situated in Sections 29 & 38, T-6-S, R-11-E, with the Zeiss Certified Building occupying a portion of the land, and being located at 2015 Ronald Reagan Highway (U.S. Highway 190 Bypass), Covington, LA 70433, and by the records in the Registrar of Voters office, has no registered voters residing within the said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 25th day of May, 2006.

A handwritten signature in cursive script, appearing to read "M. Dwayne Wall", is written over a horizontal line.

M. DWAYNE WALL
Registrar of Voters
St. Tammany Parish, Louisiana

Attachments:

Legal description, Survey, and Map



Patricia Schwarz Core

Certified Louisiana Assessor

St. Tammany Parish Justice Center

701 North Columbia Street

Covington, Louisiana 70433

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MAY 26 2006

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ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name KCAD LLC as owner for the tax year 2005 and whose address is 9 Green Briar : Covington, Louisiana 70433 and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Covington:

2005 Tax Roll

Assessment Number 1070118559

3 acs m/l Secs 29 38 6 11 CB 1104 606 CB 1167 16 CB 1481 319 CB 1535 250
Inst No 908717 Inst No 929944 Inst No 1264897 Inst No 1263373 Inst No 1260612

- I. The total assessed value of all property within the above described area is \$ 39,030.
- II. The total assessed value of the resident property owners within the above described area is \$ and the total assessed value of the property of non-resident property owners is \$ 39,030.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2005 ASSESSED VALUATION - \$ 39,030

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 23rd day of May, 2006.

**PATRICIA SCHWARZ CORE, Assessor
ST. TAMMANY PARISH ASSESSOR**

Debra M. Fendlason, Certified Deputy Assessor

Covington (985) 809-8180

Fax (985) 809-8190

E-mail: pcore@stassessor.org
Website: stassessor.org

Member International Association of Assessing Officers

Atidell (985) 646-1990

Fax (985) 646-1920



Patricia Schwarz Core

Certified Louisiana Assessor

St. Tammany Parish Justice Center

701 North Columbia Street

Covington, Louisiana 70433

C-1812

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MAY 26 2006

PLANNING & ZONING

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2005 Tax Roll - Assessment Number 1070118559

OWNERS: KCAD LLC
9 Green Briar
Covington, Louisiana 70433

PROPERTY DESCRIPTION: 2005 TAX ROLL

3 acs m/l Secs 29 38 6 11 CB 1104 606 CB 1167 16 CB 1481 319 CB 1535 250
Inst No 908717 Inst No 929944 Inst No 1264897 Inst No 1263373 Inst No 1260612

I do further certify that the assessed valuation of the above bulk described tract is as follows:

2005 VALUATION:	Land	- \$ 39,030
	Improvements	- 0
TOTAL ASSESSED VALUATION		\$39,030

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 23rd day of May, 2006.

PATRICIA SCHWARZ CORE, CLA,CRB,CRS,GRI
Certified Louisiana Assessor

Debra M. Fendlason, Certified Deputy Assessor

Covington (985) 809-8180

Fax (985) 809-8190

E-mail: pcore@stassessor.org
Website: stassessor.org

Member International Association of Assessing Officers

Slidell (985) 646-1990

Fax (985) 646-1920

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Page 1
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Assessor Patricia Schwarz Core, CLA
St. Tammany Parish
Property Owner's Parcel Report

RECEIVED

MAY 26 2006

PLANNING & ZONING

NOTE: This HISTORICAL Data is For TAX YEAR: 2004

Parcel # 107-011-8559
Name KCAD LLC

C/O
Addr 200 EVANGELINE DR
City MANDEVILLE, LA 70471

City Mills 0.00
Parish Mills 133.96
Ward 03R
Subdivision R00
NON SUBDIV
--COMMERCIAL--1
Total Assessed Value 39,030

Prior Owner COOK, J RICHARD ETUX

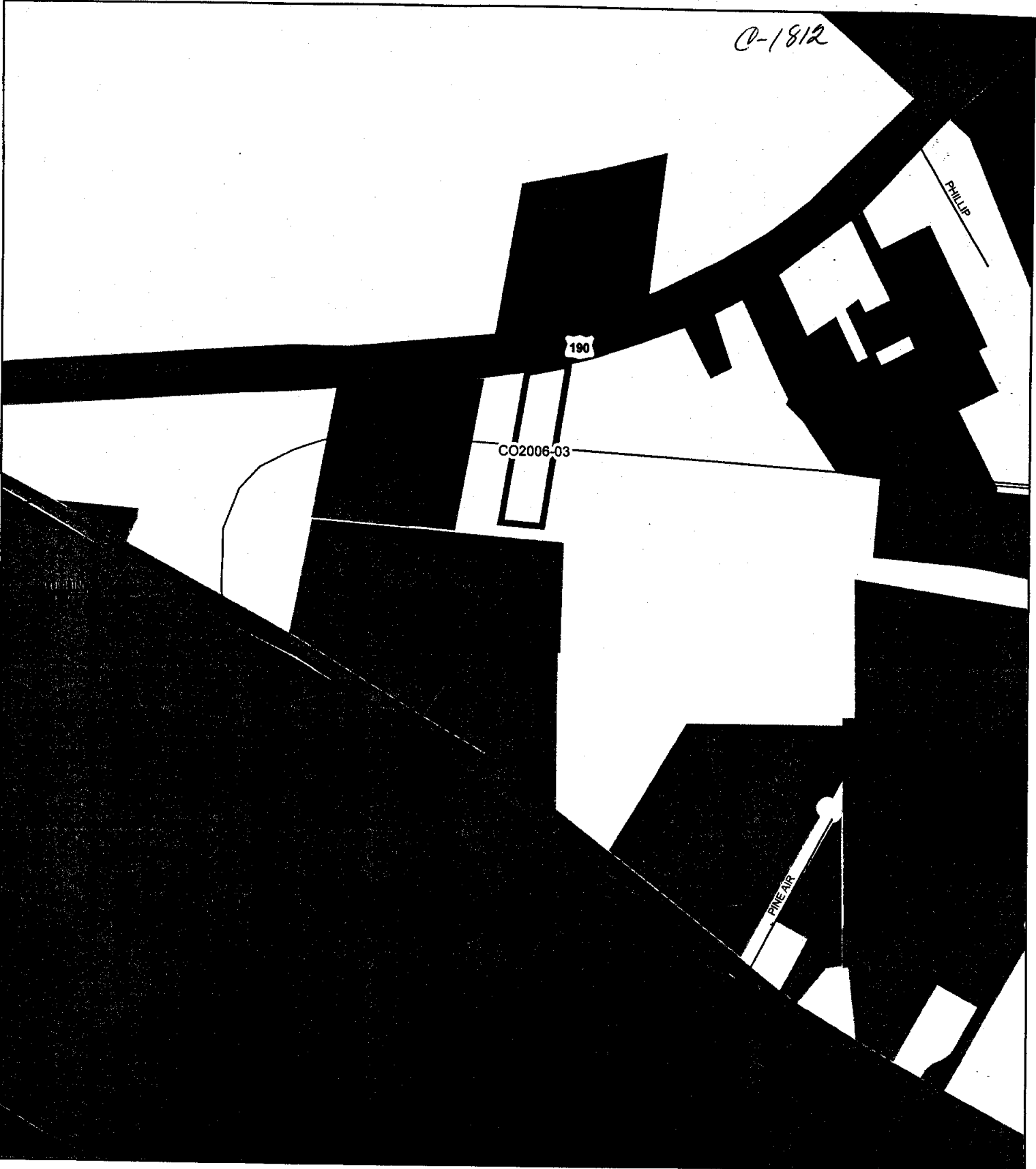
Land 6,000
Improvements 33,030
Est. City 90.00
Est. Parish 55,228.46
Estimated Tax 55,228.46

Phys Address 2018 HWY 190 BYPASS

Code	Qty	Value	Description
Assmnt 1	03	3.0	6,000 SUBURBAN

PROPERTY DESCRIPTION










3 ACS M/L SECS 29 34 & 11 CB 1134 800 CB 1137 11 12
1481 319 CB 1536 250 INST 908717 INST 929944 INST 1481 11



Annexation Request

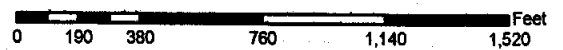
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

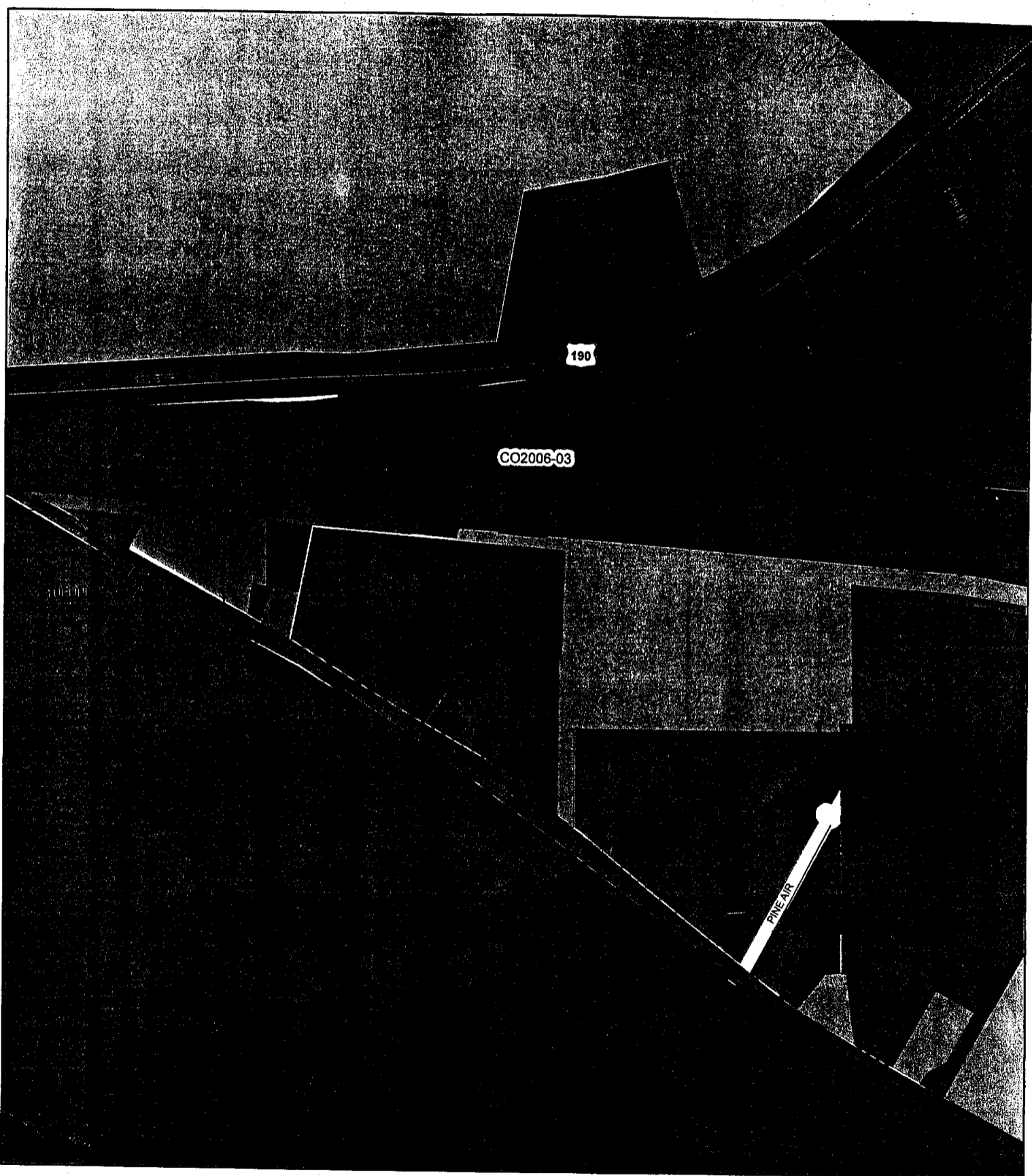
Kevin C. Davis,
President

- Legend**
-  ap-co2006-03
 -  ap-co2006-01
 -  Streams
 -  Streets
 - Covington_UG_Areas**
 - Enhancement Areas**
 -  Annexation Area 1
 -  Annexation Area 3
 -  Growth Management Area 2
 -  Covington
 -  covington-enhancement_area_roads



This map was produced by St. Tammany Parish Information Services.
Note: This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
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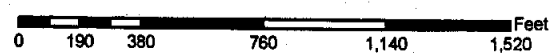




Annexation Request

ap-co2006-03	Rural	RC Recreation/Conservation	GMA
Streams	SA Suburban Agriculture	ID Institutional	MIO
	A-1 Suburban	PUD Planned Unit Development	PCO
	A-2 Suburban	LC Light Commercial	SRO
	A-3 Suburban	C-1 Neighborhood Commercial	SSO
	A-4 Single Family Residential	C-2 Highway Commercial	Streets
	MH Mobile Home	C-3 Planned Commercial	Covington
	A-5 Two Family Residential	M-1 Light Industrial	
	A-6 General Multiple Family	M-2 Intermediate Industrial	
	SD Special District	M-3 Heavy Industrial	

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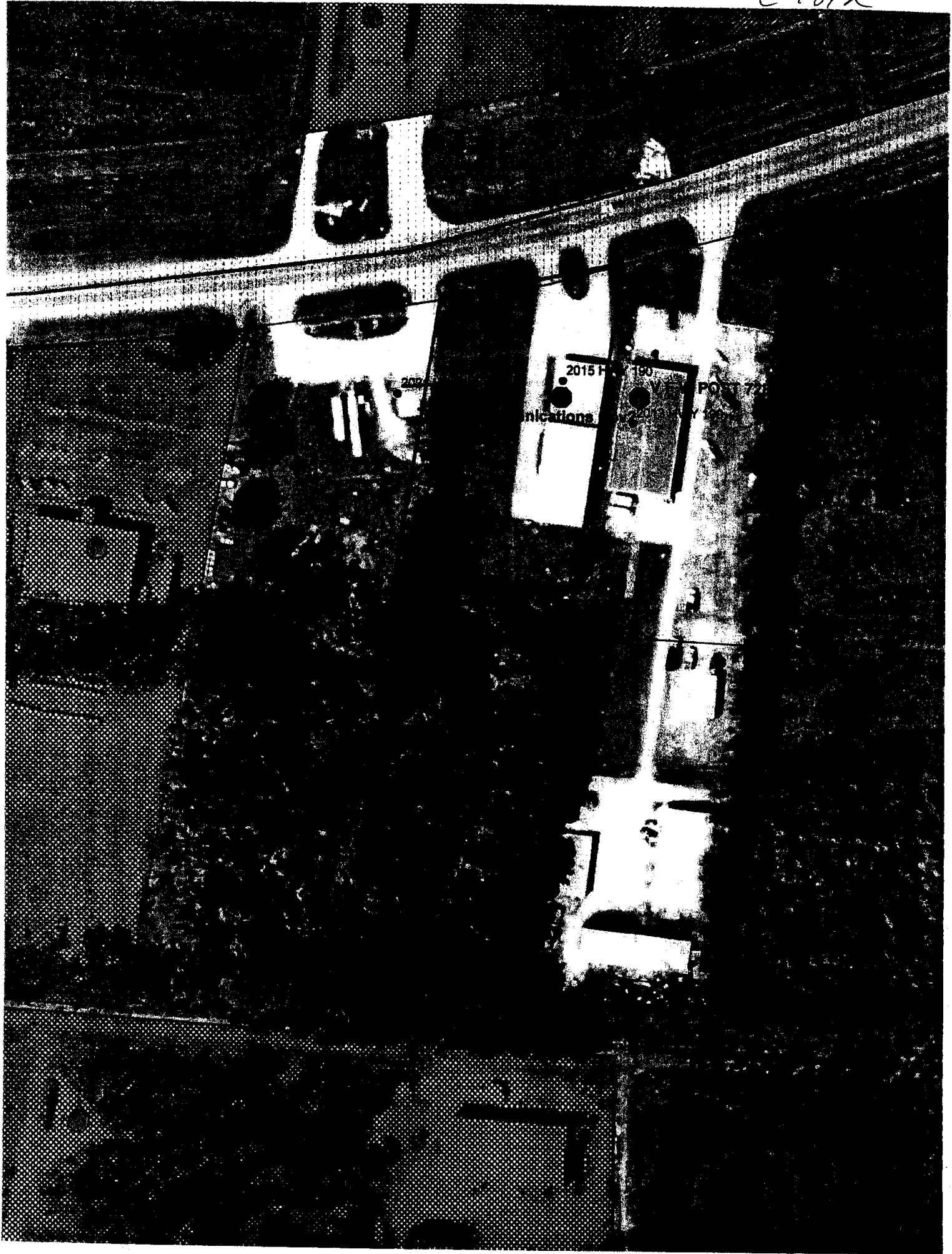


St. Tammany Parish Government
 P.O. Box 628
 Covington, LA 70434

Kevin C. Davis,
 President



C-1812



C-1812

INTER OFFICE

MEMORANDUM



*Kevin Davis
Parish President*

ST. TAMMANY PARISH GOVERNMENT

Date: July 14, 2006
To: Bill Oiler
From: Robert Thompson
Re: Ework departmental impact notes

CO2006-03

Date	User	Comment
6/26/2006	Bob Thompson	Currently 1 vendor located on property- Trynet communications
7/7/2006	Tim Brown	No DES issues
7/13/2006	Sidney Fontenot	Proposal complies with Louisiana Revised Statutes relative to annexations. The proposal is not an intensification of zoning classification. The proposal is in conformance with the applicable annexation and enhancement agreements.
7/13/2006	Joe Gustafson	No Department of Engineering Issues
7/14/2006	Bobbie Westerfield	This area is in the Covington Annexation-Area1-under the sales tax agreement; roads will be turned over to City of Covington. We're in the process now to organize road list for elimination from the Parish Maintained inventory.