

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1959

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: CAO

RESOLUTION TO **CONCUR/NOTCONCUR** WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF .23 ACRES ACRES OF LAND MORE OR LESS FROM PARISH C-2 HIGHWAY COMMERCIAL DISTRICT DISTRICT TO CITY OF COVINGTON C-3 HIGHWAY BUSINESS DISTRICT WHICH PROPERTY IS LOCATED AT 1655 COLIINS BLVD - LOT 10, SQ 94, OZONE PLACE ANNEX, S 37, T-6-S, R-11-E, WARD 3, DISTRICT 2.

WHEREAS, the CITY OF COVINGTON is contemplating annexation of .23 ACRES acres of land more or less owned by Susan Ferran, and located 1655 COLIINS BLVD - LOT 10, SQ 94, OZONE PLACE ANNEX, S 37, T-6-S, R-11-E, Ward 3, District 2 (see attachments for complete description); 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 C-2 Highway Commercial District District to CITY OF COVINGTON C-3 HIGHWAY BUSINESS District which is **not** an intensification of zoning; and

WHEREAS, the property is **not** 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 .23 ACRES acres of land more or less, located 1655 COLIINS BLVD - LOT 10, SQ 94, OZONE PLACE ANNEX, S 37, T-6-S, R-11-E from Parish C-2 Highway Commercial District District to CITY OF COVINGTON C-3 HIGHWAY BUSINESS 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 (CO2006-04)

Ework notes:

Annexation CO2006-04

Submitted by whom	Submitted when	Comment
B Thompson – D3	10/20/2006	No vendors located on property – Structure is non-commercial.
J Lobrano – PW	11/3/2006	There is a drainage canal on the side that is maintained by City of Covington. Public Works has no issues
J Gustafson – Engr	11/8/2006	Engineering recommends that future development comply with STP drainage ordinances. STP "no net fill" ordinances should also be followed where applicable.
T Brown –DES	11/9/2006	No DES Issues
S Fontenot – plng	11/9/2006	The proposal complies with Louisiana Revised Statutes relative to annexations. The proposal complies with the Covington Growth management Agreements.



City of Covington

Petition for Annexation

C02006-04

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OCT 03 2008

PROPERTY ZONING

Name

SUSAN FERRAN

Mailing Address

1717 N. HULLEN ST. METAIRIE, LA 70001

Address of Property Proposed for Annexation

1655 COLLINS BLVD.
was 1690, new address

Current Zoning of Property Proposed for Annexation _____

Current Status of Property: Check all that apply.

- Resident Property Owner
- Non-Resident Property Owner
- Renter
- Registered Voter

Names of all registered voters in your household:

SUSAN FERRAN

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

Ella Dolhonde School, 219 Severn Ave., METAIRIE, LA 70001

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

- Single-Family Residential
- Multi-Family Residential
- Commercial C-3
- Institutional
- Industrial *C.P. 10-5-06*
- Planned District

If the property is to be is 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

- City Council Approval
- Mayor's signature and/or veto

It should be emphasized that neither the City Administration, or any of its Departments or the City Council can agree to assign any specific zoning classification to the property pending annexation other than A-2 Single Family Residential or other than the current zoning of the Parish of St. Tammany, as public hearings and the Planning and Zoning Commission affect this determination.

I hereby petition to have the property owned and/or occupied by me to be annexed into the City of Covington and subsequently zoned.

Everyone under eighteen (18) years old or older in your household in favor of annexation should sign this petition and print his/her name next to his/her signature.

SUSAN FERRAN

Susan Ferran

(If a corporation owns the property sought to be annexed, attach a corporate resolution authorizing the person signing the petition for annexation and provide the name and address of the registered agent for service of process of the corporation.)

Annexation petitions cannot be processed without the following documentation:

- Completed Annexation Petition
- St. Tammany Parish Assessor's Certificate of Ownership
 - o Patricia Schwarz Core, Parish Assessor, St. Tammany Parish Courthouse, 701 N. Columbia, Suite 404, Phone: (985) 648-1990
- St. Tammany Parish Registrar of Voter's Certificate of Registrar of Voters
 - o M. Dwayne Wall, Parish Registrar of Voters, St. Tammany Parish Courthouse, 701 North Columbia Street, First Floor, Phone: (985) 809-5500
- Corporate resolution authorizing the corporate officer to petition for annexation, if applicable.
- A written statement from St. Tammany Parish Planning Department indicating the current zoning classification of the petitioned property.
- Copies of tax bills with the names, mailing addresses and phone numbers of all owners as they appear on the tax rolls.
- Copy of the Act of Sale.
- Signed and sealed surveys
- Vicinity Map
- Property Ownership Certification Form, Notarized and Sealed.
- Applicable fees.

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State of Louisiana

Parish of Jefferson

CERTIFICATION OF OWNERSHIP

Before me, the undersigned notary public, appeared Susan Ferran, a person of the full age
Of majority and resident of the above mentioned State and Parish, after duly sworn
stated:

1. That she is the owner of the that certain piece of property known as Lot 10,
Square 94, Ozone Place Annex CB 1093 14.
2. That this information contained in this affidavit is true and correct.

Susan Ferran
SUSAN FERRAN

Sept. 14, 2006

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

14TH day of September, 2006.

Keith Andrew Conley
Keith A. Conley #28328 KEITH ANDREW CONLEY

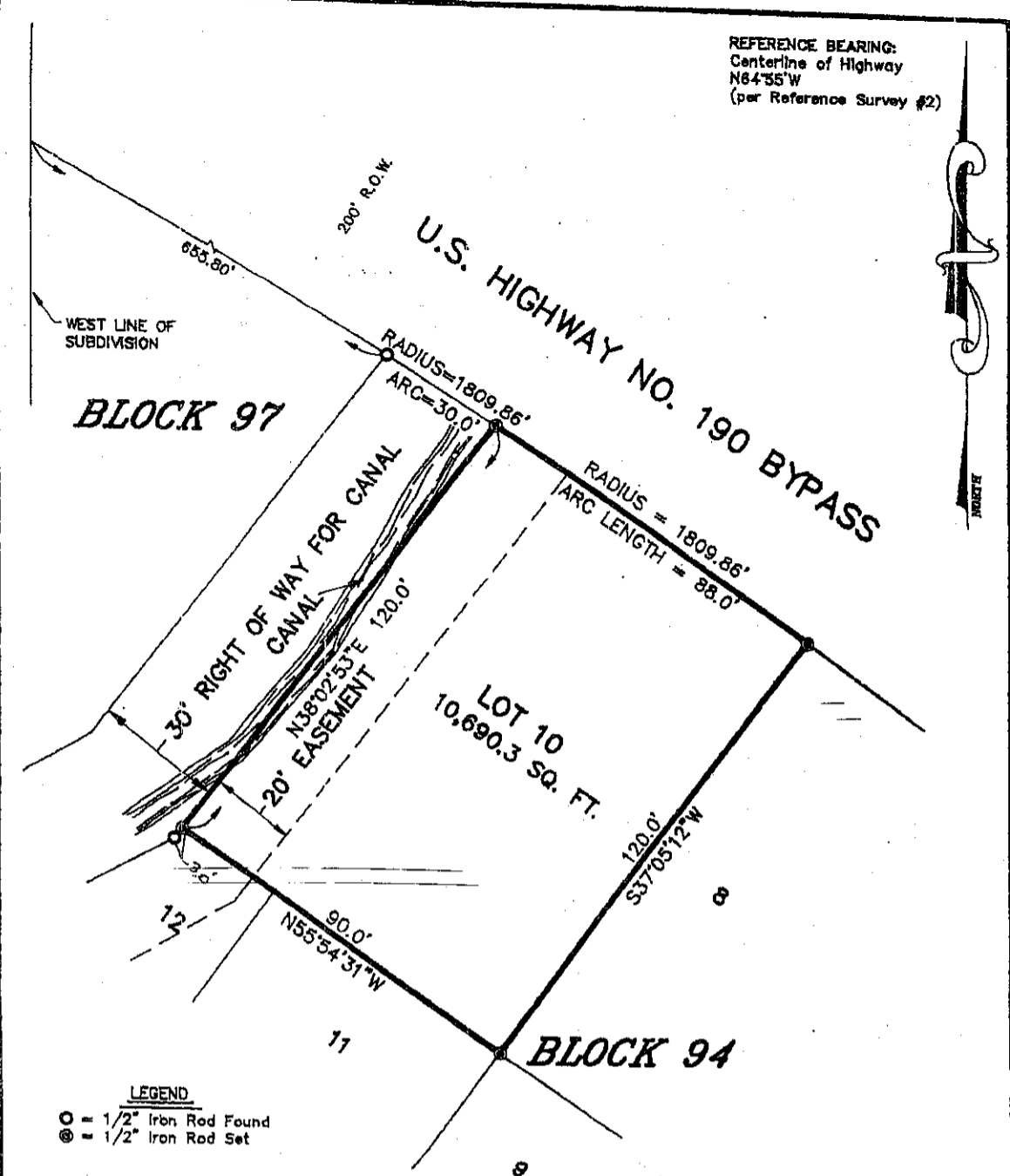
My Commission Expires at Death.

Mary L. Boneno
Mary L. Boneno-Witness

Deanna Uli
Deanna Uli-Witness

NOTARY PUBLIC
SEP 14 2006
PLAQUEMINES, LOUISIANA

REFERENCE BEARING:
Centerline of Highway
N64°55'W
(per Reference Survey #2)



LEGEND
 ○ = 1/2" Iron Rod Found
 ⊙ = 1/2" Iron Rod Set

NOTE: This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.

- REFERENCE SURVEYS:
1. Plat of Ozone Place Annex by C. R. Schultz, Surveyor, dated November 26, 1956.
 2. Survey by Louisiana Department of Highways, Project No. 714-02-23, Sheet No. 8.

John G. Cummings and Associates (865) 898-1540
 508 N. JEFFERSON AVE. Professional Land Surveyors COVINGTON, LA. 70488

PLAT PREPARED FOR: *Charles Schech*
 SHOWING A SURVEY OF: LOT 10, BLOCK 94, OZONE PLACE ANNEX, LOCATED IN SECTION 37, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.
John G. Cummings
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 30'	JOB NO. 06282	DATE: 9/12/06	REVISED:
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09/22/06

Assessor Certificate

FERRAN, SUSAN H

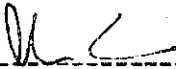
1717 N HULLEN
METAIRIE LA 70001-

is listed on the
2005 tax roll with the following described
property:

LOT 10 SQ 94 OZONE PLACE ANNEX CB 1093 14 UNDIV INT TO EA
SUSAN H FERRAN, ALAN FERRAN, SHANE FERRAN INST NO 1267212

TOTAL ASSESSED VALUATION - 1,000

PATRICIA SCHWARZ CORE
Certified Louisiana Assessor

by: -----
Deputy Assessor

FSC:pcs
106-007-3687
00000

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

NOTE: This HISTORICAL Data is For TAX YEAR: 2005

Parcel #	106-007-3687	City Mills	20.81
Name	FERRAN, SUSAN H	Parish Mills	116.57
C/O		Ward	03C
Addr	1717 N HULLEN	Subdivision	042
City	METAIRIE, LA 70001	OZONE PLACE (1 & 2 ANNEX)	
		Total Assessed Value	1,000

Prior Owner	FERRAN, ROBERT L ETUX	Land	1,000
		Improvements	0
		Est. City	\$20.81
		Est. Parish	\$116.57
		Estimated Tax	\$137.38

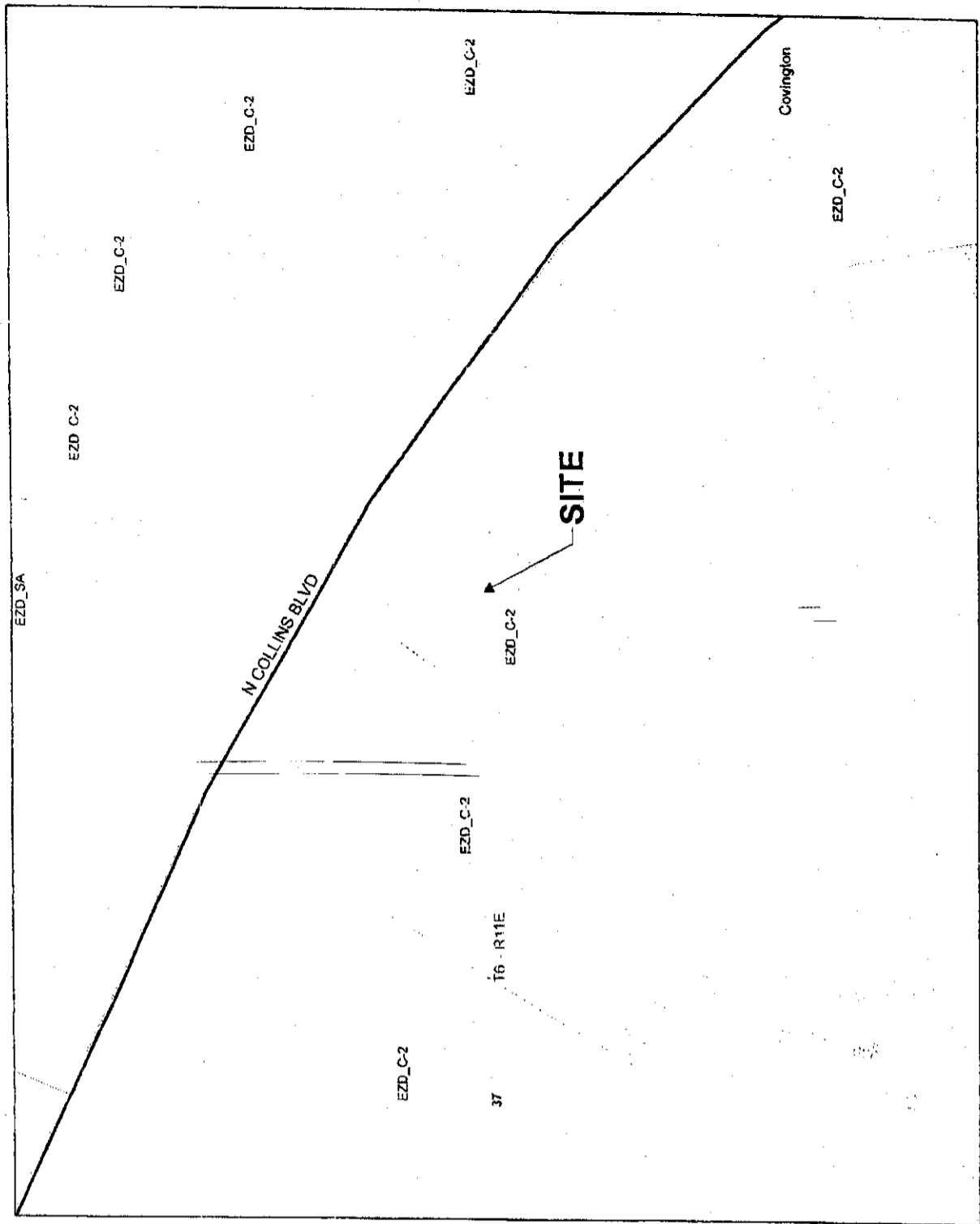
Code	Qty	Value	Description
Assmnt 1	12	1.0	1,000 CITY LOTS (NO IMP)

	Value	Description
Spcl 52	20.81	City Of Covington

----- p r o p e r t y d e s c r i p t i o n -----

LOT 10 SQ 94 OZONE PLACE ANNEX CB 1093 14 UNDIV INT TO
EA SUSAN H FERRAN, ALAN FERRAN, SHANE FERRAN INST NO
1267212

PREPARED BY
03/03/2006
PLANNING & ZONING





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

Kevin Davis
Parish President

September 13, 2006

Charles Schech
P.O. Box 2625
Covington, LA 70434

Dear Charles Schech,

The intent of this letter is to confirm the property described as lot 10, Block 94, of Ozone Place Annex, located in Section 37, Township 6 South, Range 11 East and the south side of US Highway 190 Bypass, as per the survey submitted, is located within the unincorporated areas of St. Tammany Parish and is zoned C-2 (Highway Commercial) District.

Sincerely,

Kari Campbell
Kari Campbell
Planning Tech.

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No. H021575
DUPEL & DUPEL
Attorneys at Law
3919 Veterans Boulevard
Metairie, LA. 70002

506588

SALE OF PROPERTY

TO
SUSAN HERNDON, wife of and
ROBERT L. FERRAN
BY
LOLA SMITH, wife of and
ROY L. GREGORY

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF JEFFERSON

BE IT KNOWN, That on this 21st Day of MARCH in the year of our Lord, one thousand nine hundred eighty-three (1983), Before me, HELEN C. MANALE, a Notary Public, duly commissioned and qualified in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned, PERSONALLY CAME AND APPEARED:

LOLA SMITH, wife of and
ROY L. GREGORY

both persons of the full age of majority and residents of the Parish of St. Tammany, State of Louisiana,

hereinafter sometimes referred to as VENDOR, and declared unto me, Notary, that he does by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon, and deliver with all legal warranties and with full subrogation and substitution in and to all the rights and actions of warranty which he has or may have against all preceding owners, vendors, and possessors UNTO

SUSAN HERNDON, wife of and
ROBERT L. FERRAN

both persons of the full age of majority and residents of the Parish of Jefferson, State of Louisiana, whose mailing address is:

1717 N. Hullen
Metairie, Louisiana 70001

here present accepting, and purchasing for himself, his heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

14
1983
MAY 15 1983
NOTARY PUBLIC
BY CLERK OF COURT
PLATTING & DRAWING

THAT CERTAIN PIECE OR PORTION OF GROUND, situated in the Parish of St. Tammany, State of Louisiana, in Section 37, Township 6 South, Range 11 East, Greensburg District, the exact dimensions and descriptions thereof being in accordance with survey of Ozone Place Subdivision and Ozone Place Annex, filed for record in the office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana, and described more fully as follows, to-wit:

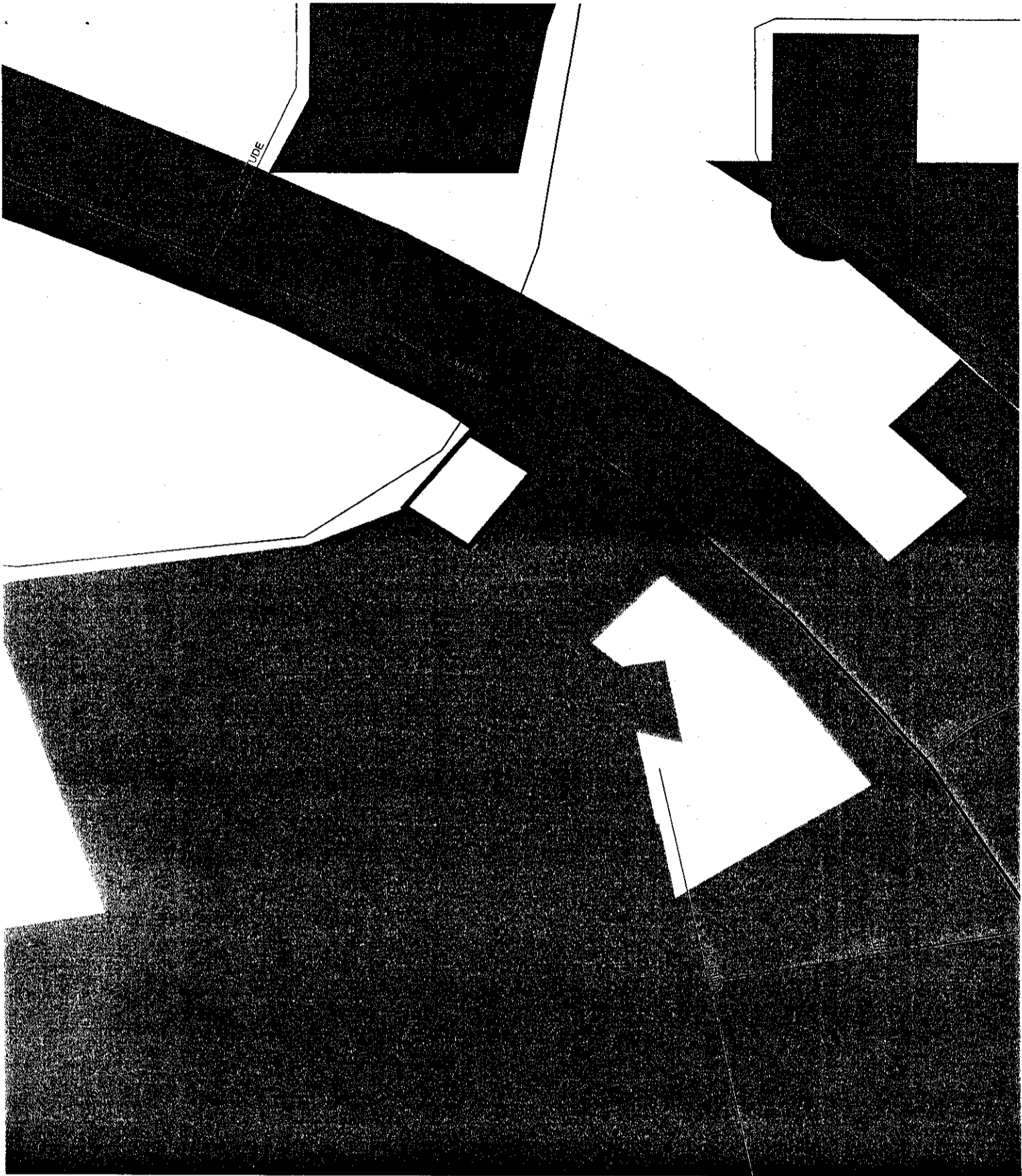
LOT NO. 10 of block or SQUARE NO. 94 in OZONE PLACE ANNEX.

Being the same property acquired by Roy L. Gregory from Stanley R. Snider, Sr., Donald G. Snider, and Nelle Graves Snider, by an act passed before John W. Greene, Notary Public, dated August 3, 1979, registered in C.O.B. 711, folio 841.

LOLA SMITH, wife of and ROY L. GREGORY, are represented herein by Thomas M. Burns, as their duly authorized and constituted Agent and Attorney-in-Fact, duly authorized by virtue of a power of attorney executed before William Decker, Notary Public, in and for the Parish of St. Tammany, State of Louisiana, on March 10, 1983, a copy of which is annexed hereto and made a part hereof; and here the said Agent declared unto me, Notary, that his said Principals, the vendors herein have been married but once and then to each other and that they are presently living and residing together; said Appraiser further declaring that to the best of his knowledge, information and belief, his Principals are alive and said Procuration has not been revoked.

ROBERT L. FERRAN, declared unto me, Notary, that he has been married but twice, first to Caroline Ann Mismeci, from whom he was divorced and second to Susan Herndon with whom he is presently living and residing.

SUSAN HERNDON, wife of ROBERT L. FERRAN, declared unto me, Notary, that she has been married but once and then to the said Robert L. Ferran with whom she is presently living and residing.



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

Kevin C. Davis,
 President

- Legend**
- sp-002006-04
 - Streets
 - Major Roads
 - Streams
 - Township/Rango
 - Sections
 - Covington
 - Covington_UG_Areas**
 - Enhancement Areas**
 - Annexation Area 1
 - Annexation Area 3
 - Growth Management Area 2

Proposed Annexation

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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Miles
 00030575.010.02250.03



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

Kevin C. Davis,
 President

Legend		

Proposed Annexation

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Miles
 0003057 0.01 0.02250.03

Legend

ap-co2006-04

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50 25 0 50 Feet

