

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2448

COUNCIL SPONSOR: BINDER/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 1.67 ACRES OF LAND MORE OR LESS FROM PARISH SA SUBURBAN AGRICULTURAL DISTRICT TO CITY OF COVINGTON C-2 COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AT SECTION 32, TOWNSHIP 6 SOUTH, RANGE 11 EAST ( COMMERCIAL PARCEL ON US HWY 190) AND 17.776 ACRES OF LAND MORE OR LESS FROM PARISH PUD PLANNED UNIT DEVELOPMENT TO CITY OF COVINGTON PRD PLANNED DISTRICT WHICH PROPERTY IS LOCATED AT SECTION 32, TOWNSHIP 6 SOUTH, RANGE 11 EAST (RESIDENTIAL PARCEL: BRAKLEY PARC, PHASE II-A), WARD 3, DISTRICT 3, ST TAMMANY PARISH, LOUISIANA

WHEREAS, the CITY OF COVINGTON is contemplating annexation of 19.446 ACRES of land more or less owned by Barkley Development, LLC, and located SECTION 32, TOWNSHIP 6 SOUTH, RANGE 11 EAST,, Ward 3, District 3, ST TAMMANY PARISH, LOUISIANA (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 SA Suburban Agricultural District to City of Covington C-2 Commercial District (1.67 acres) which is an intensification of zoning; and Parish PUD Planned Unit Development to City of Covington PRD Planned District **Which is not an intensification of zoning**(17.776 acres) 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 19.446 acres of land more or less, located SECTION 32, TOWNSHIP 6 SOUTH, RANGE 11 EAST from Parish SA Suburban Agricultural District to City of Covington C-2 Commercial District (1.67 acres) and Parish PUD Planned Unit Development to City of Covington PRD Planned District (17.776 acres) and 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 \_\_\_\_\_, 2008, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA FORD, CLERK OF COUNCIL (CO2008-02)

**Exhibit "B"**

**Residential Parcel: Barkley Parc, Phase II-A (17.776 Acres)**

**A PORTION OF GROUND LOCATED IN  
SECTION 38, TOWNSHIP 6 SOUTH – RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA**

All that certain parcel of ground situated in Section 38, Township 6 South – Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commence from the Northwest corner of Section 41, Township 6 South – Range 11 East and go North 52 degrees East, a distance of 3485.46 feet; thence go North 08 degrees 30 minutes West, a distance of 942.48 feet; thence go North 61 degrees 35 minutes East, a distance of 287.10 feet; thence go North 35 degrees 50 minutes West, a distance of 387.90 feet to a point on the Easterly right of way line of Barkley Boulevard; thence go along said right of way South 29 degrees 30 minutes 53 seconds West, a distance of 435.77 feet to the **Point of Beginning**.

From the **Point of Beginning** go North 23 degrees 41 minutes 03 seconds West, a distance of 74.70 feet to a point on the Westerly right of way line of Barkley Boulevard; thence go along said right of way North 29 degrees 28 minutes 38 seconds East, a distance 314.27 feet; thence leave said right of way and go along a curve to the right a radius of 385.00 feet, an arc length of 204.60 feet, having a chord of North 32 degrees 15 minutes 40 seconds West, a distance of 202.12 feet; thence go North 17 degrees 03 minutes 14 seconds West, a distance of 10.88 feet; thence go along a curve to the right a radius of 625.00 feet, an arc length of 422.77 feet, having a chord of North 02 degrees 19 minutes 27 seconds East, a distance of 414.76 feet; thence go North 21 degrees 42 minutes 10 seconds East, a distance of 337.65 feet; thence go along a curve to the right a radius of 205.00 feet, an arc length of 270.40 feet, having a chord of North 59 degrees 29 minutes 16 seconds East, a distance of 251.22 feet; thence go North 19 degrees 57 minutes 55 seconds East, a distance of 40.34 feet; thence go South 68 degrees 03 minutes 40 seconds East, a distance of 169.47 feet; thence go South 64 degrees 17 minutes 40 seconds East, a distance of 198.00 feet; thence go South 60 degrees 29 minutes 40 seconds East, a distance of 132.00 feet; thence go South 57 degrees 50 minutes East, a distance of 69.38 feet; thence go South 44 degrees 52 minutes West, a distance of 258.78 feet; thence go South 11 degrees 37 minutes East, a distance of 170.26 feet; thence go South 56 degrees 11 minutes 50 seconds East, a distance of 117.85 feet; thence go South 60 degrees 06 minutes East, a distance of 39.73 feet; thence go South 29 degrees 54 minutes 00 seconds West, a distance of 40.29 feet; thence go South 06 degrees 04 minutes 41 seconds East, a distance of 125.00 feet; thence go South 15 degrees 09 minutes 44 seconds East, a distance of 60.76 feet; thence go South 06 degrees 04 minutes 41 seconds East, a distance of 117.46 feet; thence go South 84 degrees 08 minutes 41 seconds West, a distance of 652.01 feet; thence go North 35 degrees 50 minutes West, a distance of 62.80 feet to a point on the Easterly right of way line of Barkley Boulevard; thence go along said right of way South 29 degrees 30 minutes 53 seconds West, a distance of 435.77 feet back to the **Point of Beginning**.

Said parcel contains 17.776 acres of land more or less.

Survey Number: 08080

Dated: Feb. 8, 2008



Candace Watkins  
Mayor

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

June 10, 2008

RECEIVED  
JUN 12 2008

W.T. "Trey" Blackall III  
Councilman-at-Large  
Matthew "Matt" T. Faust  
Councilman-at-Large  
Frances R. Dunn  
Councilwoman, District "A"  
Clarence Romage  
Councilman, District "B"  
Mark K. Sacco  
Councilman, District "C"  
Martin J. "Marty" Benoit  
Councilman, District "D"  
Lee S. Alexius  
Councilman, District "E"  
Office: 985-898-4722  
Fax: 985-898-4718  
Email: council@covla.com

**CERTIFIED MAIL**  
**7007 3020 0001 1973 6644**  
**RETURN RECEIPT REQUESTED**

James A. "Red" Thompson  
District 3  
St. Tammany Parish Council  
78111 J & B Drive  
Folsom, LA 70437

Re: Notice of Receipt of Annexation Petition  
Property Owner -- Barkley Development, L.L.C.  
Zoning Case No. 08-32-ANNEX

Dear Mr. Thompson:

Attached please find copies of the application, survey, legal description, tax bill, Parish zoning verification letter and draft annexation ordinance to annex the referenced property into the City of Covington.

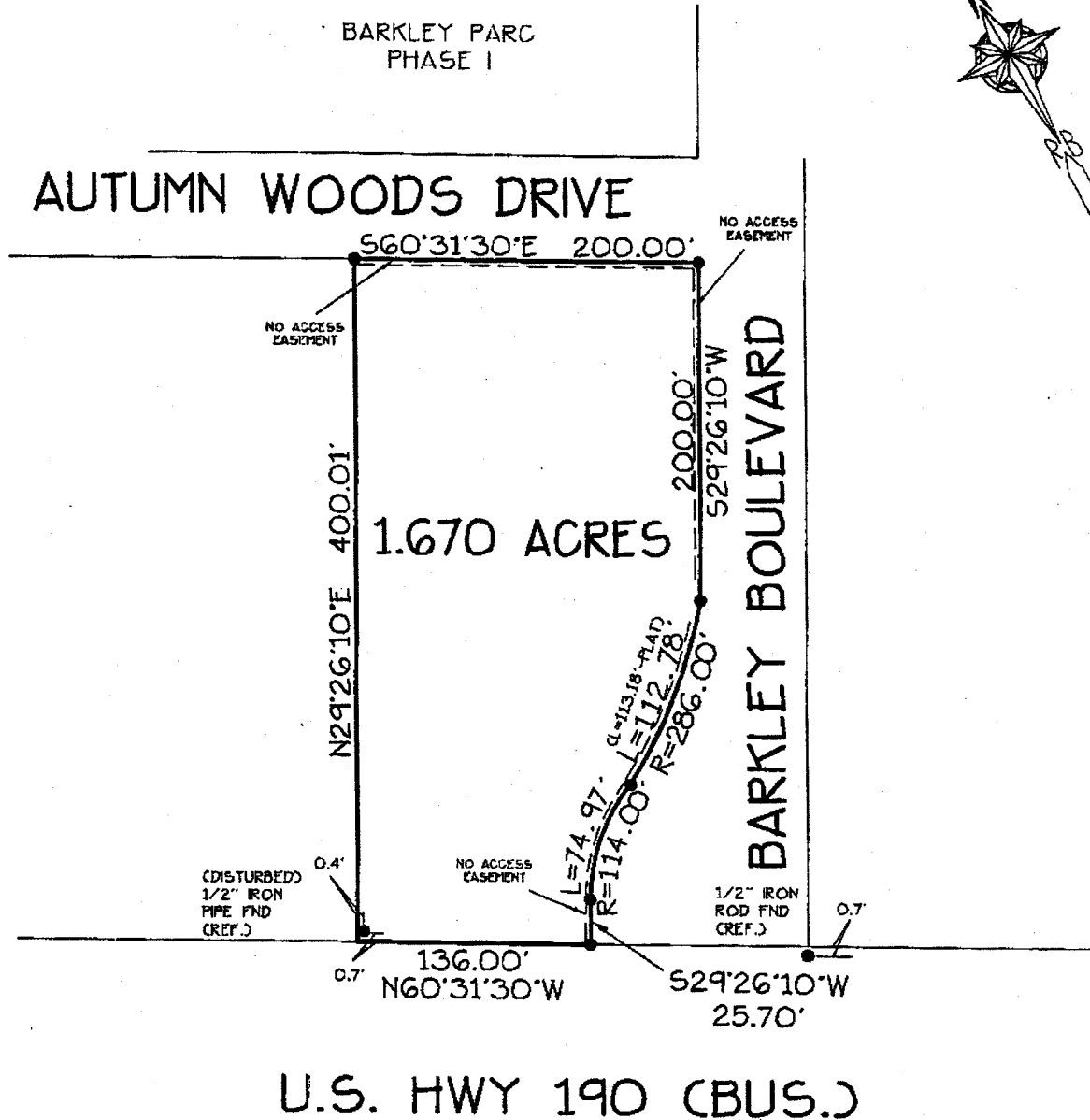
The annexation request is scheduled to be on the Planning and Zoning Commission's agenda for July 21, 2008.

If you have any questions, please feel free to contact our office at (985) 898-4725.

Sincerely,

*Bonnie D. Champagne*  
Bonnie D. Champagne  
Planning and Zoning

cc: Robert Thompson, Special Revenue Manager  
Mike Sezante, Council Administrator  
Sidney Fontenot, Planning Director  
Darrell Guillot, Chief, Protection District #12  
Diana W. MacKinnon, Council Clerk



REF: Map File No.: 4071  
Date Filed: 11-2-2005

Note: I have consulted the Federal Insurance Administration  
Flood Hazard Boundary Maps and found the property  
described IS NOT located in a special flood hazard area.  
It is located in Flood Zone C.

FIRM Panel# 225205 0230C Rev. 10-17-89

NOTE:  
OWNER OR BUILDER RESPONSIBLE  
FOR OBTAINING SETBACKS BEFORE  
CONSTRUCTION BEGINS.

● DENOTES 1/2" IRON PIPE TO BE SET  
UNLESS OTHERWISE NOTED

Survey of  
A PARCEL OF GROUND SITUATED IN  
SECTION 32, TOWNSHIP 6 SOUTH — RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
BARKLEY DEVELOPMENT, LLC  
CITY OF COVINGTON

## EXHIBIT "A"

### Commercial Parcel (1.670 Acres on U.S. Hwy 190)

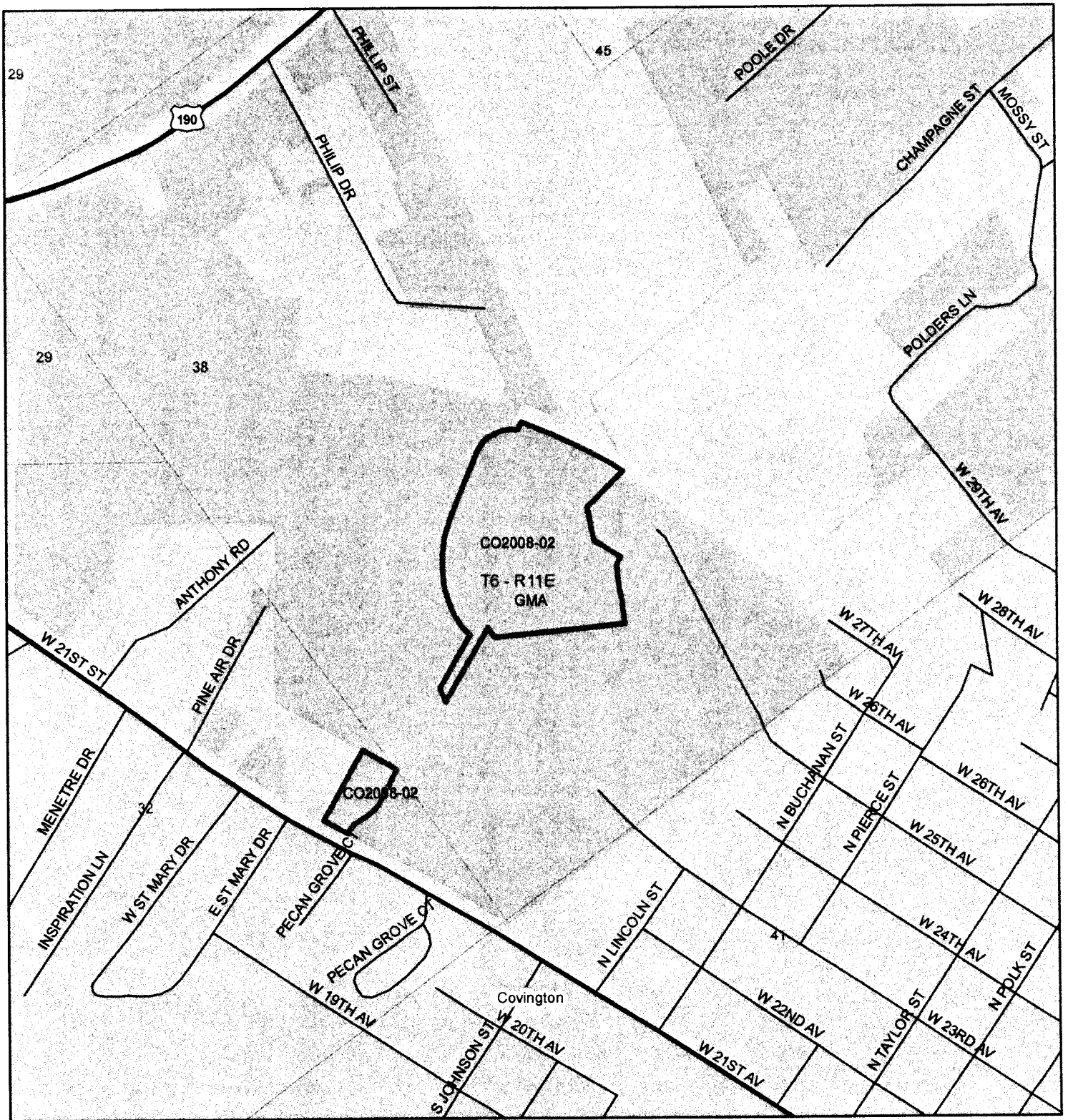
All that certain parcel of ground situated in Section 32, Township 6 South – Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commence from the Northwest corner of Section 41, Township 6 South – Range 11 East and go North 52 degrees East, a distance of 3485.46 feet; thence go North 08 degrees 30 minutes West, a distance of 942.48 feet; thence go North 61 degrees 35 minutes East, a distance of 287.10 feet; thence go North 35 degrees 50 minutes West, a distance of 387.90 feet to a point on the Easterly right of way line of Barkley Boulevard; thence go along said right of way South 29 degrees 30 minutes 53 seconds West, a distance of 757.86 feet; thence go South 29 degrees 26 minutes 10 seconds West, a distance of 460.00 feet to a point on the Northerly right of way line of U.S. Highway 190 (Bus.); thence go along said right of way North 60 degrees 31 minutes 30 seconds West, a distance of 124.00 feet to the **Point of Beginning**.

From the **Point of Beginning** continue along said right of way line of U.S. Highway 190 (Bus.) North 60 degrees 31 minutes 30 seconds West, a distance of 136.00 feet; thence leave said right of way and go North 29 degrees 26 minutes 10 seconds East, a distance of 400.01 feet to a point on the Southerly right of way line of Autumn Woods Drive; thence go along said right of way South 60 degrees 31 minutes 30 seconds East, a distance of 200.00 feet to a point on the Westerly right of way line of Barkley Boulevard; thence go along said right of way line of Barkley Boulevard South 29 degrees 26 minutes 10 seconds West, a distance of 200.00 feet; thence go along a curve to the right a radius of 286.00 feet, an arc length of 112.78 feet (113.18 feet – plat), having a chord of South 50 degrees 28 minutes 24 seconds West, a distance of 112.05 feet; thence go along a curve to the left a radius of 114.00 feet, an arc length of 74.97 feet, having a chord of South 48 degrees 16 minutes 33 seconds West, a distance of 73.63 feet; thence go South 29 degrees 26 minutes 10 seconds West, a distance of 25.70 feet back to the **Point of Beginning**.

(hereinafter referred to as "**Commercial Property**") and being more fully shown on the survey of Randall W. Brown & Associates, Inc., Survey No. 08146, dated March 7, 2008)





## Covington Annexation Request CO2008-02



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

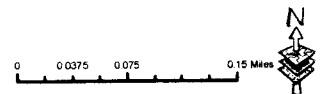
Kevin C. Davis,  
President

### Legend

- CO2008-02
- Streets
- Township/Range
- Sections
- Municipality

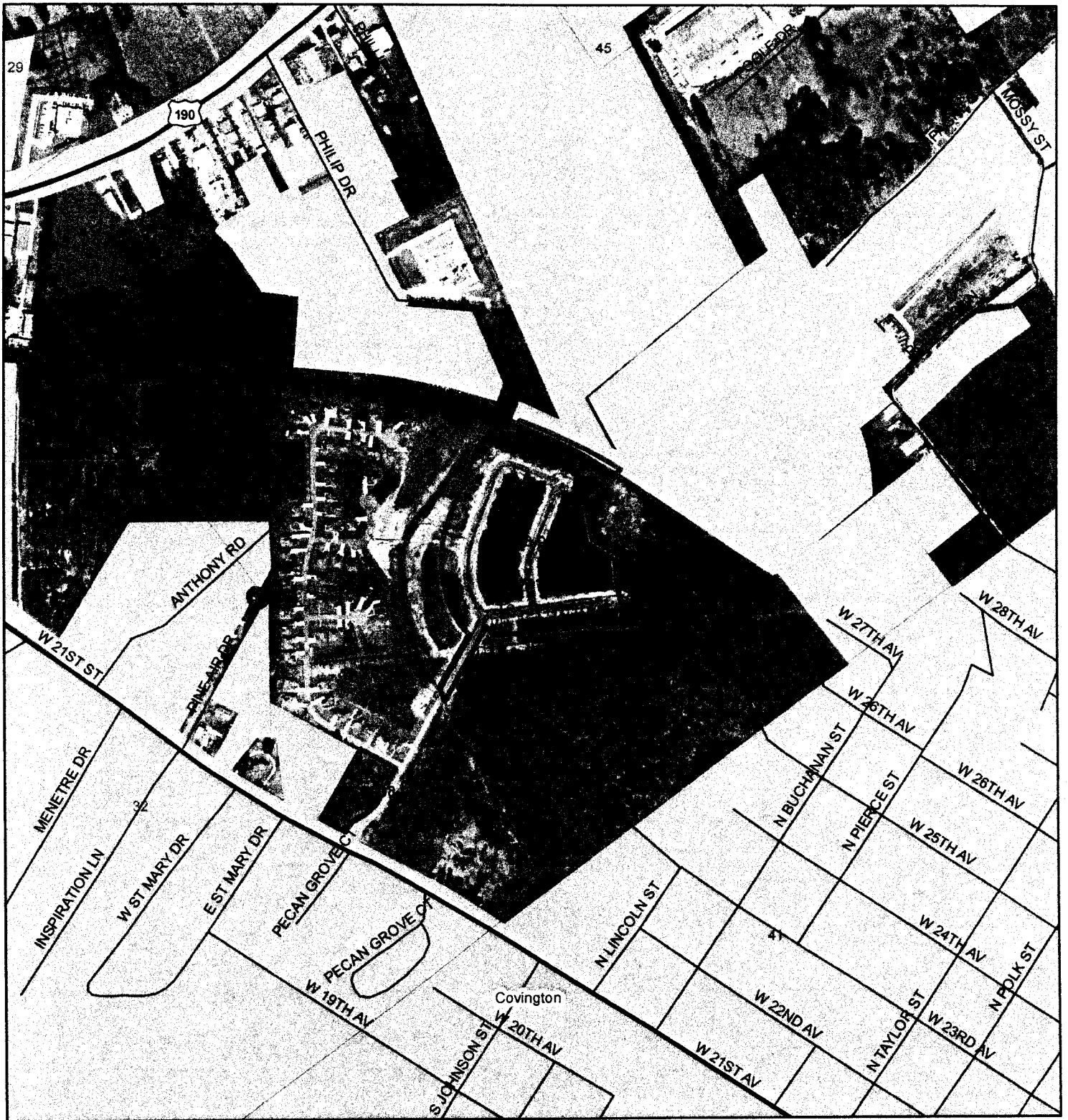
### Growth Management Areas

- TYPE**
- GMA
  - Outside GMA



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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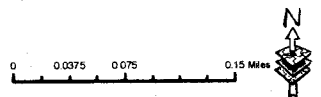




## Covington Annexation Request CO2008-02

### Legend

- Streets
- CO2008-02
- Sections
- Township/Range
- Municipality



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

Kevin C. Davis,  
President

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05-28-08P03:07 RCVD

City of Covington

Petition for Annexation

08-38-ANNEX  
MUNIS #200402197

Name BARKLEY DEVELOPMENT, L.L.C.

Mailing Address 651 Perrilloux Road, Madisonville, LA 70447 (985-845-1477)

Address of Property Proposed for Annexation Barkley Parc Subdivision  
(U.S. Highway 190/Barkley Blvd.)

Current Zoning of Property Proposed for Annexation \_\_\_\_\_  
1.670 Acres (Suburban Agricultural) and  
17.776 Acres (Planned Unit Development)

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:

None

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

N/A

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-2 Commercial (1.670 Acres) ☒ PRD Planned District (17.776 Acres)

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.

\_\_\_\_\_

\_\_\_\_\_

(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.)

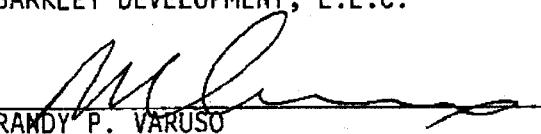
Annexation petitions cannot be processed without the following documentation:

- ☐ 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) 646-1990
- ☐ 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.

BARKLEY DEVELOPMENT, L.L.C.

May 21, 2008

BY:

  
RANDY P. VARUSO



*Patricia Schwarz Core*

*Certified Louisiana Assessor*

*St. Tammany Parish Justice Center*

*701 North Columbia Street*

*Covington, Louisiana 70433*

05-28-08P03:07 RCVD

**CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, PATRICIA SCHWARZ CORE, the undersigned Assessor of St. Tammany Parish, Louisiana, hereby certifies that the following property is assessed for the tax year 2007 in the name Barkley Development LLC as owner and whose mailing address is 651 Perriloux Rd., Madisonville, Louisiana 70447 and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Covington:

**2007 Tax Roll - Assessment Number 107112292**

39.35 acs m/l Sec 32 38 6 11 CB 1345 455 CB 1495 634 CB 1522 491 Inst No 929197 Inst No 1432337 Inst No 1432846 Inst No 1438678 Inst No 1438679

**TO BE ANNEXED: 1.670 Acs. Sec 32 6 11 and 17.776 Acs. Sec 38 6 11**

- I. The total assessed value of all property within the above described area is \$ 1,150.
- II. The total assessed value of the resident property owners within the above described area is \$ 1,150 and the total assessed value of the property of non-resident property owners is \$ 1,150.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

**2007 ASSESSED VALUATION - \$ 1,150**

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

Covington, Louisiana this the 21 st day of May, 2008.

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

*Debra M. Fendlason*

Debra M. Fendlason, Certified Deputy Assessor

Covington (985) 809-8180

E-mail: [pcore@stassessor.org](mailto:pcore@stassessor.org)

Madell (985) 646-1990

Fax (985) 809-8190

Website: [stassessor.org](http://stassessor.org)

Fax (985) 646-1920

Member International Association of Assessing Officers



Rodney J. Strain, Jr.  
Sheriff & Ex-Officio Tax Collector  
Parish of St. Tammany  
State of Louisiana

# 2007 Tax Statement

## Real Estate

Retain this portion for your records.

Due Date: 12/14/2007

05-28-08P03:07 RCVD

Bill Number	Bill Date	Account Number	Parcel Number	Property Location
00023031	12/14/2007	000370339	1071122924	

BARKLEY DEVELOPMENT LLC  
651 PERRILOUX RD  
MADISONVILLE LA 70447

This is your *Tax Notice*. If a mortgage company is responsible or if you have sold the property, please forward to the responsible party.

39.35 ACS M/L SEC 32 38 6 11 CB 1345 455 CB 1495 6 34 CB 1522 491 494 INST NO 929 Book / Page Jurisdiction Code: 07 Description: 3 RURAL Classification Code: RE Description: REAL ESTATE			Deed Date:	City Rate: 0.00 School Rate: 0.00 County Rate: 0.00 Utility Rate: 0.00	Homestead Assessment: 0.00 Land Assessment: 1,150.00 Bldg Assessment: 0.00 Net Assessment: 1,150.00 Total Assessment: 1,150.00
Description	Rate	Base Tax	Description	Rate	Base Tax
LAW ENFORC	12.100000	13.91	TIMBERLAND	.0800	3.14
ANIMAL SHE	1.000000	1.15	SCHOOL BLD	4.0500	4.66
COUNCIL ON	1.000000	1.15	OPERATION	41.7300	47.99
STARC	1.000000	1.15	FLORIDA PA	3.0000	3.45
CORONER'S	4.000000	4.60	DRAINAGE M	2.1700	2.50
PARISH SPE	3.210000	3.69	LIBRARY	6.3300	7.28
PUBLIC HEA	2.170000	2.50			
ALIMONY 1	3.590000	4.13			
SCHOOL DIS	21.900000	25.18			
FIRE DIST	25.000000	28.75			
MOSQUITO D	5.550000	6.38			
SCHOOL CON	4.470000	5.14			
SCHOOL MAI	5.690000	6.54			
			Sub Total		173.29
Penalty	Interest 01/16/2008	Payments	Current Charge	Total	
		173.29	\$ 173.29	\$ 0.00	

1 % interest per month when delinquent.

✂ DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE. ✂

Change of Address Notification: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433

Name:	Bill Number: 00023031
Address:	Parcel Number: 1071122924
City:	Changes require signature of all owners
State:	Signature: _____ Date: _____
Zip:	Signature: _____ Date: _____
Phone:	

✂ Detach and mail this portion with your payment ✂

Bill Number	Bill Date	Due Date
00023031	12/14/2007	12/14/2007
Parcel Number	Property Location	
1071122924		

## 2007 Tax Statement

## Real Estate

000370339  
BARKLEY DEVELOPMENT LLC  
651 PERRILOUX RD  
MADISONVILLE LA 70447

Make Check or Money order  
payable to:

St. Tammany Parish Tax Collector  
P.O. Box 608  
Covington, LA 70434-0608

39.35 ACS M/L SEC 32 38 6 11 CB 1345 455 CB 1495 6  
34 CB 1522 491 494 INST NO 929

Penalty	
Interest	
Payments	173.29
Current Charge	\$ 173.29
Total	\$ 0.00
Amount Remitted	

00002082007300023031800000000000