

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2482

COUNCIL SPONSOR: BINDER/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF .58 ACRES OF LAND MORE OR LESS FROM PARISH C2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF COVINGTON C3 HIGHWAY COMMERCIAL DISTRICT WHICH PROPERTY IS LOCATED AIRPORT ROAD & HWY 25 INTERSECT, SECT 45, TOWNSHIP 6 SOUTH, RANGE 11 EAST, WARD 3, DISTRICT 2.

WHEREAS, the City of Covington is contemplating annexation of .58 acres of land more or less owned by Covington Commons, LLC, and located at Airport Road & Hwy 25 intersect, Sect 45, Township 6 South, Range 11 East, 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 C2 Highway Commercial District to City of Covington C3 highway Commercial District which is 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 Covington.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Covington annexation and rezoning of .58 acres of land more or less, located at Airport Road & Hwy 25 intersect, Sect 45, Township 6 South, Range 11 East from Parish C2 Highway Commercial District to City of Covington C3 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:

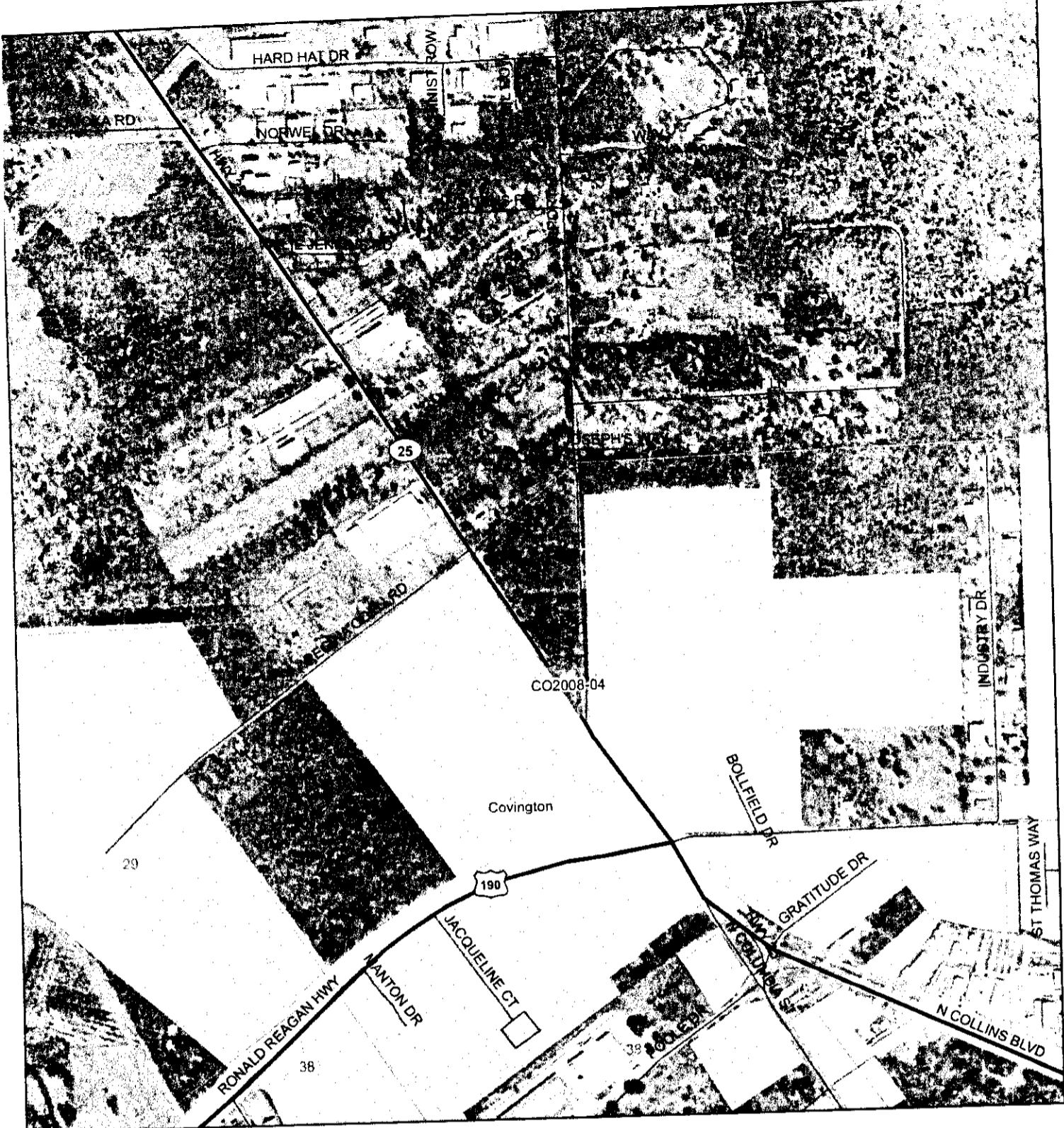
MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:



Covington Annexation Request CO2008-04

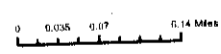


St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

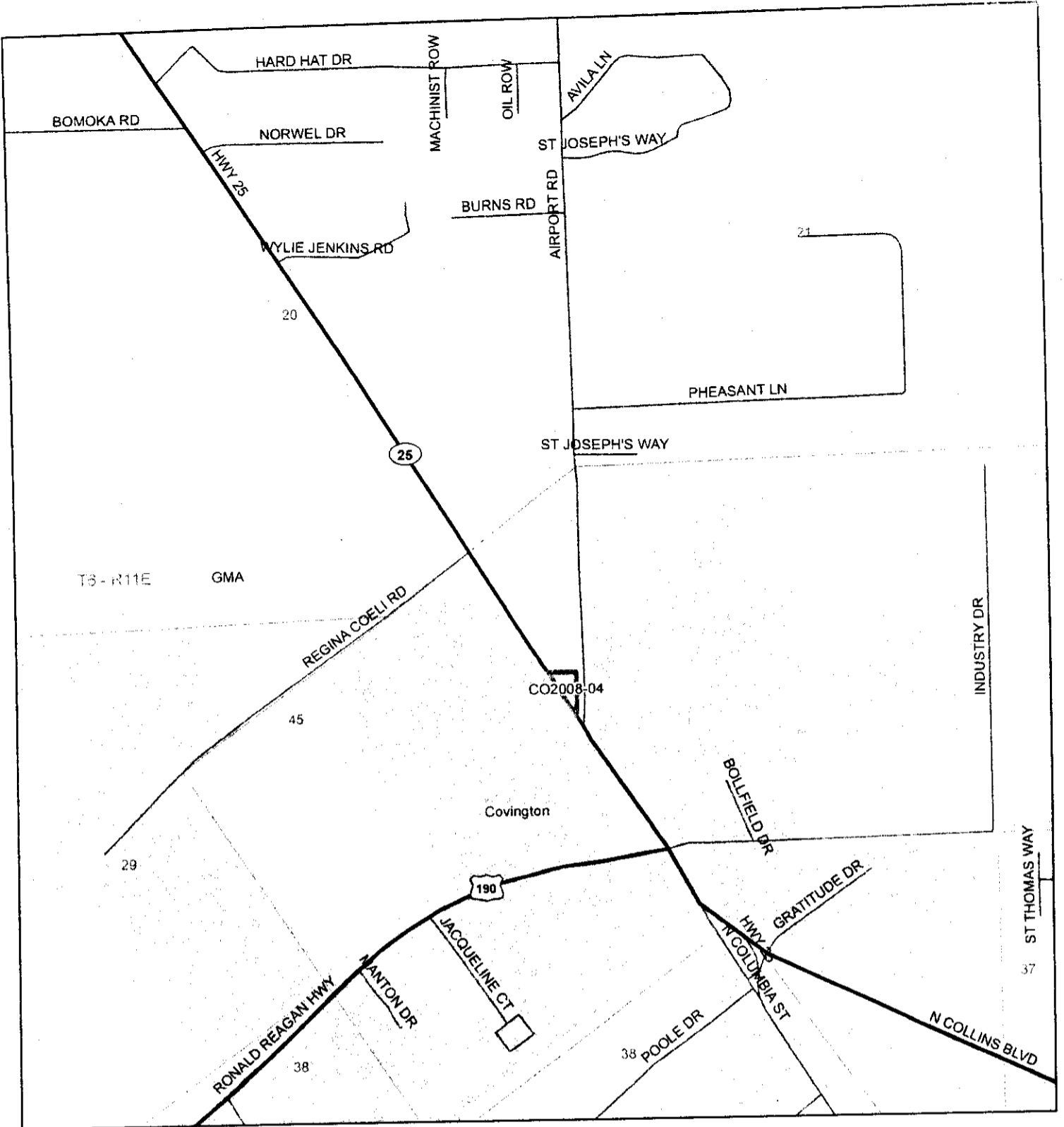
Kevin C. Davis,
President

Legend

- Streets
- CO2008-04
- ▨ Township/Range
- ▤ Sections
- ▧ Municipality



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Covington Annexation Request CO2008-04



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Legend

- Streets
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- ⋯ Township/Range
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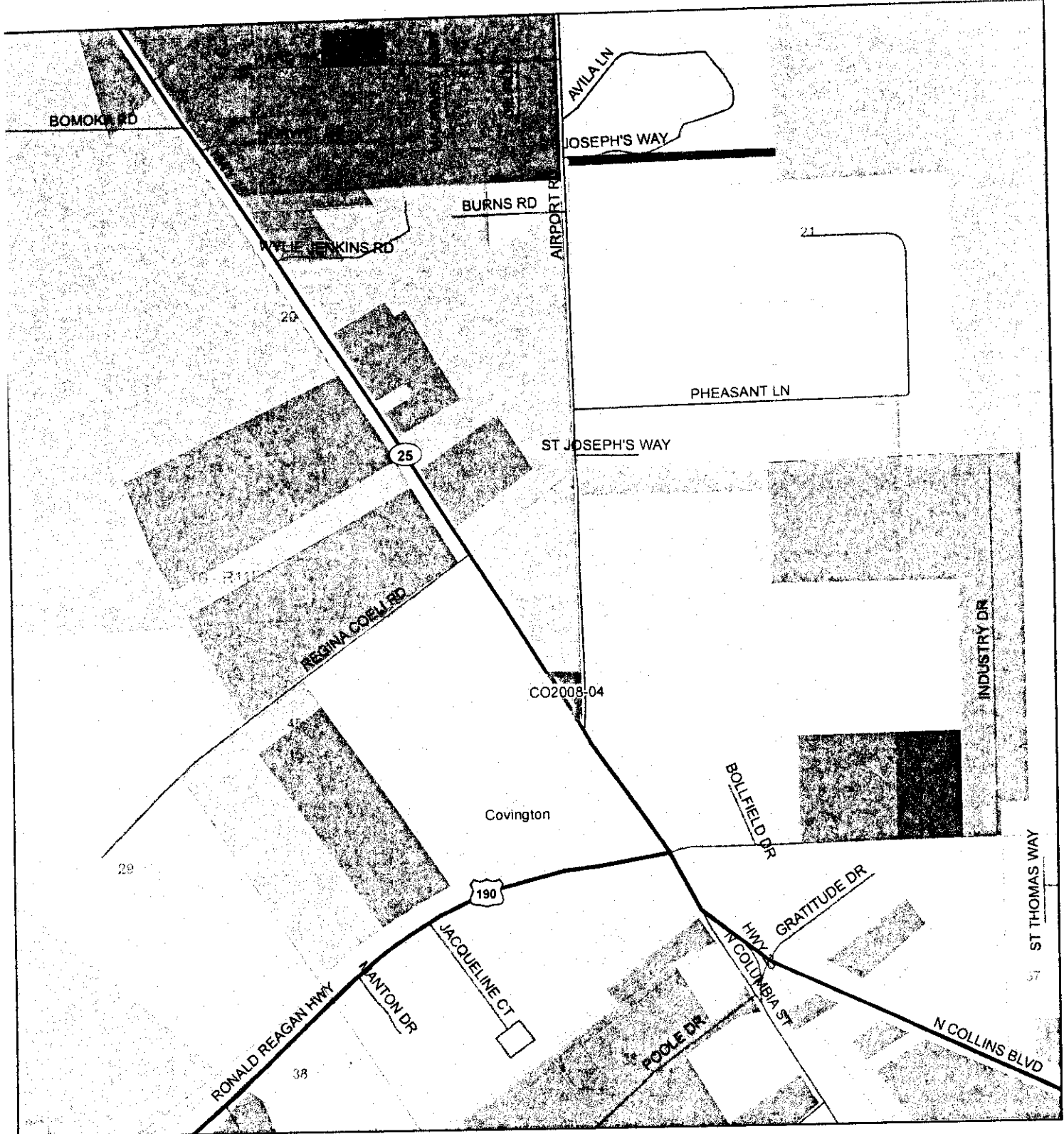
Growth Management Areas

- TYPE**
- GMA
 - ▨ Outside GMA

0 0.035 0.07 0.14 Miles



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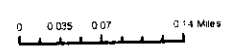
Covington Annexation Request CO2008-04



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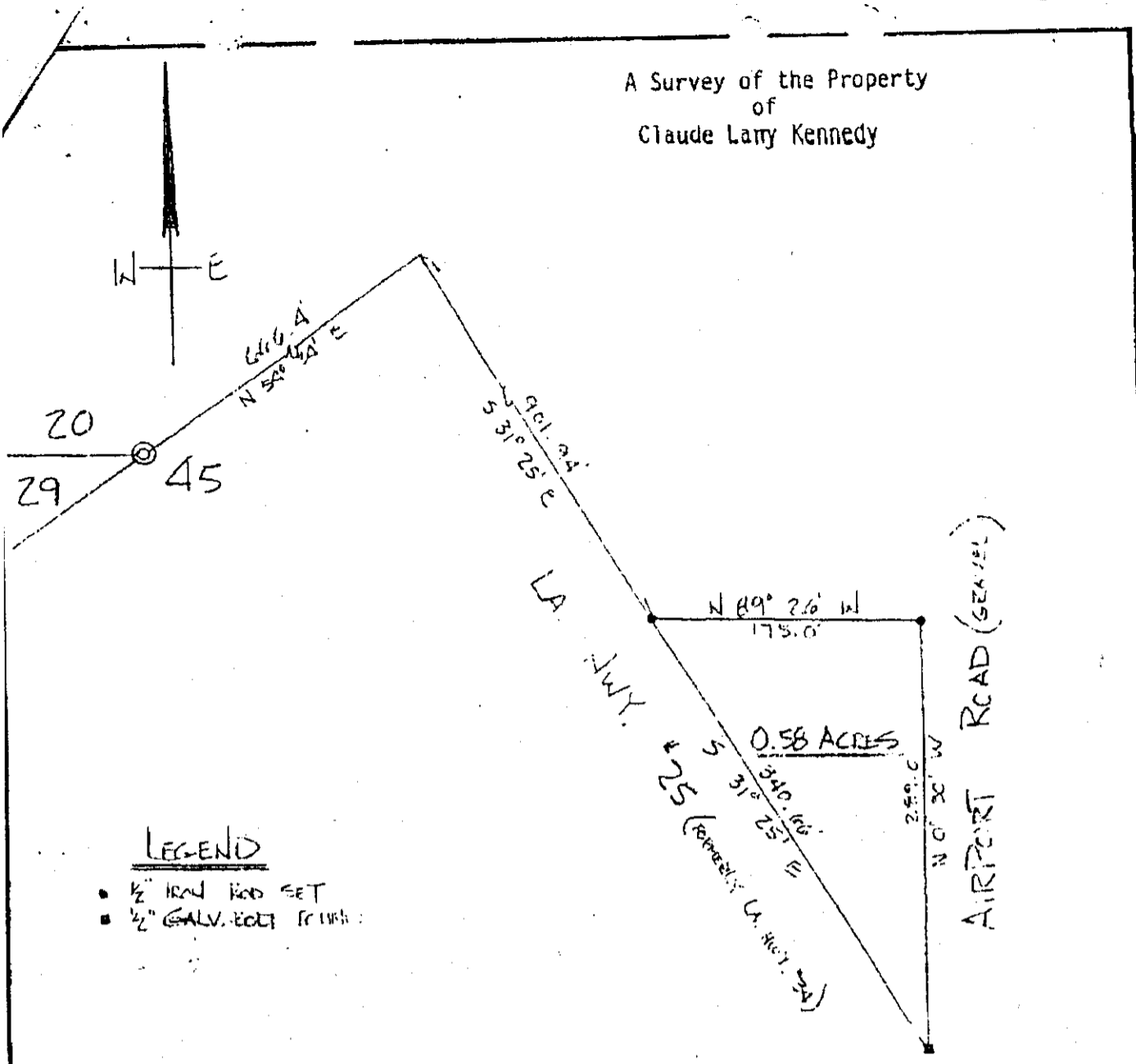
Legend

- | | | |
|-------------------------|-------------------------------|------------------------------|
| — Streets | A-2 Suburban | PUD Planned Unit Development |
| ▭ CO2008-04 | A-3 Suburban | LC Light Commercial |
| ▭ Township/Range | A-4 Single Family Residential | C-1 Neighborhood Commercial |
| ▭ Sections | MH Mobile Home | C-2 Highway Commercial |
| ▭ Municipality | A-5 Two Family Residential | C-3 Planned Commercial |
| Zoning Classifications | A-6 General Multiple Family | M-1 Light Industrial |
| Rural | SD Special District | M-2 Intermediate Industrial |
| SA Suburban Agriculture | RC Recreation/Conservation | M-3 Heavy Industrial |
| A-1 Suburban | ID Institutional | |



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A Survey of the Property
of
Claude Lamy Kennedy



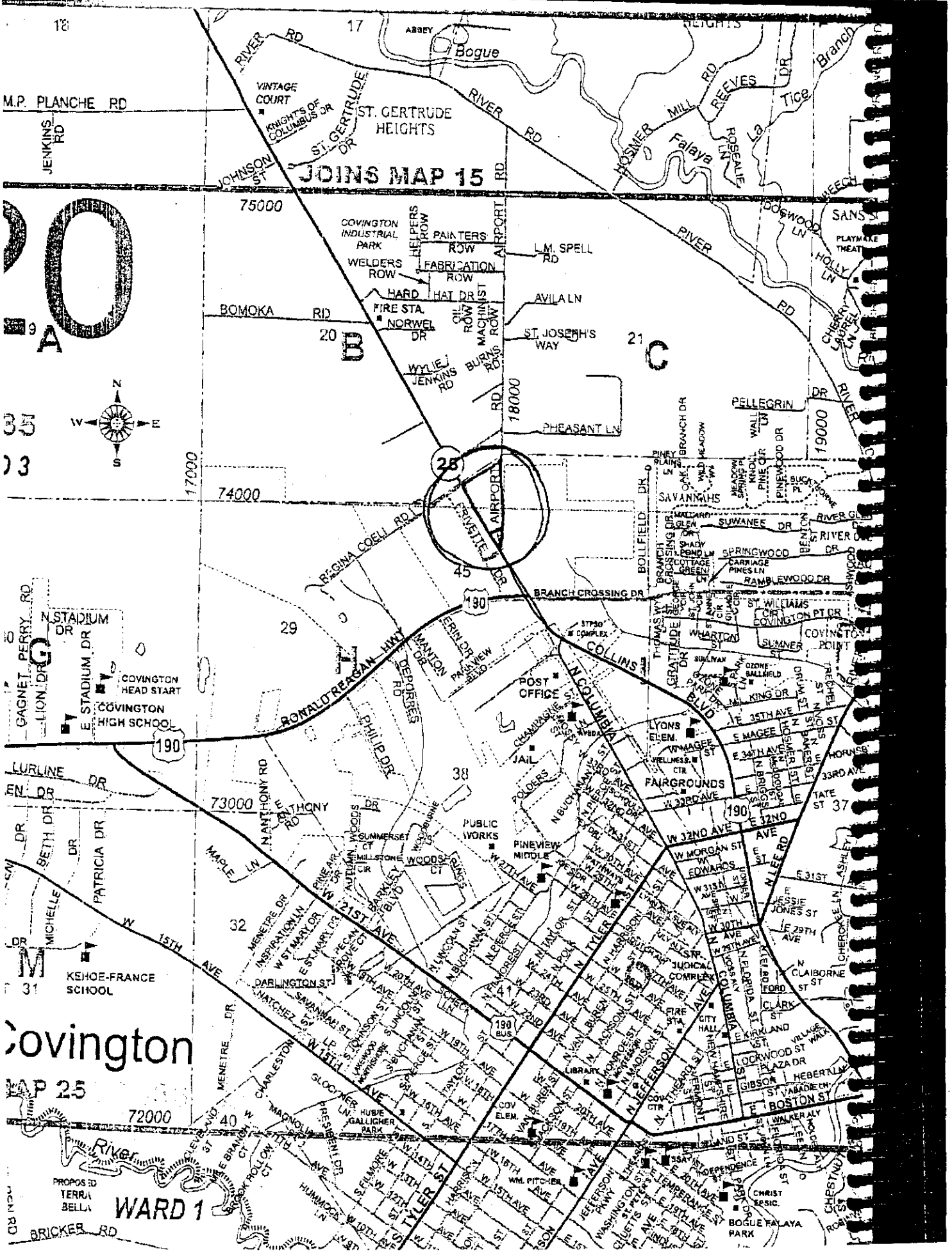
LEGEND

- 1/2" IRON ROD SET
- 1/2" GALV. BOLT FOUND

A CERTAIN PIECE OR PORTION OF GROUND situated in Section 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Section Corner common to Sections 20, 29, and 45, go North 54 degrees 34 minutes East 666.4 feet to a point located on the easterly right-of-way line of Louisiana Highway 25 (formerly Louisiana Highway 34); thence go along the easterly right-of-way line of said highway South 31 degrees 25 minutes East 901.94 feet to an 1/2-inch iron rod and the point of beginning. From the point of beginning, continue South 31 degrees 25 minutes East 340.66 feet along the easterly right-of-way line of Louisiana Highway 25 to an 1/2-inch galvanized bolt located on the western edge of Airport Road (gravel); thence go along the western edge of Airport Road North 00 degrees 30 minutes West 289.0 feet to an 1/2-inch iron rod; thence North 89 degrees 26 minutes West 175.0 feet to an 1/2-inch iron rod located on the easterly right-of-way line of Louisiana Highway 25 and the point of beginning.

Said property contains 0.58 acres.



Covington
MAP 25
WARD 1

1276



Case # 08-43-ANNEX

CS 11/6

City of Covington munis # 200402249

Petition for Annexation

07-11-08P01:42 R010

*Rodrigue dc
892-3171*

Name Covington Commons, LLC

Mailing Address 604 E Rutland St. Covington, La 70433

Address of Property Proposed for Annexation AIRPORT ROAD AND Highway 25

Current Zoning of Property Proposed for Annexation C-2

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:

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
- Multi-Family Residential
- Commercial
- Institutional
- Industrial
- Planned District

What is the zoning request?

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.