

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4623

COUNCIL SPONSOR: MARTY DEAN/ PAT BRISTER

PROVIDED BY: COUNCIL SPONSOR: MARTY DEAN/ PAT BRISTER

PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 1.16 ACRES OF LAND, MORE OR LESS FROM PARISH A-4 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE CITY OF COVINGTON PRD - PLANNED RESIDENTIAL DISTRICT WHICH PROPERTY IS SITUATED IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 11 EAST, GREENSBERG LAND DISTRICT, ST TAMMANY PARISH, LOUISIANA, WARD 3, DISTRICT 3.

WHEREAS, The City of Covington is contemplating annexation of 1.16 acres, more or less owned by Renaissance Neighborhood Development Corporation, situated in Section 38, Township 6 South, Range 11 East, Greensberg Land District, St Tammany Parish, Louisiana, Ward 3, District 3 (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 November 27, 2006; and

WHEREAS, the property requires rezoning from Parish a-4 Single Family Residential District to Covington PRD - Planned Residential District which is an intensification of zoning.

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.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Covington annexation and rezoning of 1.16 acres of land more or less, situated in Section 38, Township 6 South, Range 11 East, Greensberg Land District, St Tammany Parish, Louisiana from Parish A-4 Single Family Residential District to Covington PRD - Planned Residential District in accordance with the November 27, 2006 Annexation Agreement between the Parish and 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 comply with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the City of Covington requires 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 7 DAY OF JULY , 2016, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK



Pat Brister
Parish President

St. Tammany Parish Government

Assistant Chief Administrative Office

Data Management

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

Email:

rthompson@stpgov.org

Re: Administrative Comment

Date: May 23, 2016

Annexation staff #:CO2016-02

The City of Covington is contemplating annexing 1.16 acres owned by Renaissance Development Corporation, located in Sections 38 Township 6 South, Range 11 East, St Tammany Parish, State of Louisiana

Robert K. Thompson
Special Revenue Manager
Phone: (985) 898-2865



St. Tammany Parish Government

Government that Works

Annexation

City:	Covington	City Case No:	16-05-01Annex	Staff Reference:	CO2016-02
Notification Date:	4/29/2016	Dead Line:	6/8/2016	Priority:	1
Owner:	Renaissance Neighborhood Development Corporation	Ward:	3	Council District:	3 <input type="checkbox"/> Map
Location:	A certain Parcel of ground situated in Section 38, Township 6 South, Range 11 East, Greensberg Land District, St Tammany Parish, Louisiana	Parish Zoning:	A-4 Single Family Residential	City Zoning:	PRD - Planned Residential District
Existing Use:	Undeveloped	Subdivision:	Greensland District	<input type="checkbox"/> Developed <input type="checkbox"/> Intensification <input type="checkbox"/> Concur w/ City	
Size:	1.16 acres	Population:		Annex Status:	
STR:	Sect 38, T-6-S, R-11-E	Sales Tax:			

City Actions

Ordinance: _____ City Date: _____

Council Actions

Resolution: _____ Council Date: _____

CO2016-02 Notes Summary

Planning: Sidney Fontenot

- The proposal is in conformance with the Louisiana Revised Statutes relative to annexation.
- The proposal is in conformance with the Growth Management Agreement between Covington and the Parish of St. Tammany
- The question of intensification of land use cannot be answered without more information on the specifics of the proposed PRD. However, as the residential nature of the property will have no effect on the sales tax split and the property is located within the Growth Management Area 1 any intensification would have no effect upon either agreement.

Legal: Mike Sevante

- According to property owner application to city for annexation, intended use is single-family and multi-family development:
 - This appears consistent with development on three sides, also owned by applicant:
 - Current parish zoning allows essentially exclusive single-family development.
 - Therefore, proposed re-zoning should be considered an **intensification** for council consideration/resolution purposes.

Public Works: Joey Lobrano

- This Property abuts a parish maintain road; City will share in the cost of maintenance:
- The City of Covington may need to take this whole section of road in their maintenance system.

Engineering: Donna Odell

- Drainage: Parish drainage and fill requirements will apply to any future developments.

Engineering/ Environmental Services: Jay Watson

- Parish drainage and fill requirements will apply to any future developments.
- STP traffic requirements will apply for future developments.
- No DES issues.

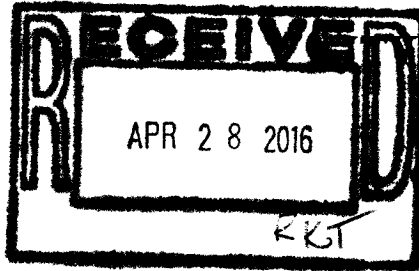
CO-2016-02: STP Department notes:

Date	Department	Originator	Note
5/6/2016	Public Works	J Lobrano	This Property abuts a parish maintain road not only will the city share in the cost of maintenance they may need to take this whole section of road in their maintenance system.
5/9/2016	Engineering	D Odell	Parish drainage and fill requirements will apply for future developments. Lot 2 is in a Critical Drainage Area with a no net fill requirement. DSO 12/7/15.
5/6/2016	Planning	S Fontenot	The proposal is consistent with the Louisiana Revised Statutes relative to Annexation. The proposal is consistent with the Covington Growth Management Agreements. The question of intensification of land use cannot be answered without more information on the specifics of the proposed PRD. However, as the residential nature of the property will have no effect on the sales tax split and the property is located within the Growth Management Area 1 any intensification would have no effect upon either agreement.
5/20/2016	Environmental	J Watson	No DES Issues.
5/20/2016	Engineering	J Watson	Parish traffic requirements must be met.

CO2016-023
D3



MIKE COOPER
Mayor



OF COVINGTON
317 North Jefferson Avenue
Post Office Box 778
Covington, Louisiana 70434
phone 985.892.1811
fax 985.898.4723
www.covla.com

April 25, 2016

CERTIFIED MAIL
7013 1090 0002 4348 0297
RETURN RECEIPT REQUESTED

Donald C. Henderson, Jr.
St. Tammany Parish
Council Administrator
21490 Koop Drive
Mandeville, LA 70471

Re: Notice of Receipt of Annexation Petition
Property Owner- Renaissance Neighborhood Development Corporation
Zoning Case No. 16-05-01ANNEX

Dear Mr. Henderson, Jr.:

Attached please find copies of the application, survey, legal description, tax bill, and the Certificate of Registrar of Voters.

The annexation request is scheduled to be on the Zoning Commission's agenda for May 16, 2016.

If you have any questions, please feel free to contact our office at (985) 867-1214.

Sincerely,

Ashley Russell
Planning and Zoning Department

Attachments

- cc: Robert Thompson, Special Revenue Manager
- James A. "Red" Thompson, District 3
- Darrell Guillot, Chief, St. Tammany Fire District #12
- Bonnie D. Champagne, Council Clerk
- Sidney Fontenot, Planning Director

LEE S. ALEXIUS
Councilman-at-Large

R. S. "SAM" O'KEEFE
Councilman-at-Large

JOHN CALLAHAN
Councilman, District "A"

JERRY L. CONER
Councilman, District "B"

MARK WRIGHT
Councilman, District "C"

LARRY ROLLING
Councilman, District "D"

ROCK SMITH
Councilman, District "E"



**FORMAL REQUEST FOR ANNEXATION APPLICATION
FOR
Annexation by Petition and Ordinance--33:172(A), (B); 33:173**

City of Covington

Petition for Annexation

**City of Covington
Louisiana
317 North Jefferson Street
P. O. Box 778
Covington, Louisiana 70434
(985) 867-1214
Fax (985) 888-4723**

Name Renaissance Neighborhood Development Corporation, Represented by
Victor Smeltz (Executive Director) and Stephen Craver (Development Director)

Mailing Address 4162 Canal Street, New Orleans, LA 70119

Address of Property Proposed for Annexation Property is a 1.16+- acre tract of
undeveloped land adjacent to The Groves at Mile Branch, 424 Purslane Covington, LA 70433.

Current Zoning of Property Proposed for Annexation Parish, A-4 Single Family

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:

There are no registered voters within the property petitioned for annexation.

Voting Location (School Name, fire station number, etc.)
St. Tammany Justice Center Parking Garage, 601 N. Jefferson Avenue, Covington, LA 70433

**General Zoning Preference: Please indicate the zoning classification(s) requested. For
example - CN- Neighborhood Commercial District. Planned Residential District**

01-8-2016

**FORMAL REQUEST FOR ANNEXATION APPLICATION
FOR
Annexation by Petition and Ordinance--33:172(A), (B); 33:173**

Proposed land use for annexation property (Check one or more):

<input checked="" type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Institutional
<input checked="" type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Industrial
<input type="checkbox"/> Commercial	<input type="checkbox"/> Planned District

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 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.
Renaissance Neighborhood Development Corporation

By: Victor Smeltz, Executive Director



(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.)

Corporate Resolution attached.

Registered Agent:

James M. LeBlanc
Volunteers of America Greater New Orleans
4152 Canal Street
New Orleans, LA 70119

01-8-2016



MIKE COOPER
Mayor

CITY OF COVINGTON

PLANNING AND ZONING OFFICE

317 North Jefferson Avenue

Post Office Box 778

Covington, Louisiana 70434

phone 985.867.1214

fax 985.273.3014

email P&Z@covla.com

website www.covla.com

OWNERSHIP CERTIFICATION

STATE OF LOUISIANA, PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 31 day of MARCH In the year of Our Lord two thousand and SIXTEEN (2016),

BEFORE ME, the undersigned notary public, duly commissioned and qualified in and for the Parish and State aforesaid, and in the presence of the witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

Victor Smeltz AND not applicable ("n/a")

Renaissance Neighborhood

Who declared to me, Notary, that Development Corporation is (are) the registered owner(s) of Lot, Square (see subdivision), the same having been acquired by act of sale dated 05 / 20 / 2010, and recorded in Instrument # 1768740, Registry # n/a of the records of St. Tammany Parish, Louisiana.

[Acquisition was via Act of Donation, not Act of Sale]

Affiant(s) further declared to me, Notary, that n/a is (are) the registered owner(s) of Lot, Square n/a, the same having been acquired by act of sale dated n/a / /, and recorded in Instrument # n/a, Registry # n/a of the records of St. Tammany Parish, Louisiana.

Affiant(s) further declared that they reside on their respective property and that all of the information contained in the City of Covington Application titled n/a filed by n/a is true and correct to the best of their knowledge.

THUS DONE AND SIGNED at New Orleans, Louisiana, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the parties, and me, Notary, the day, month and year first above written.

WITNESSES:

Jaqueline Nati
Jaqueline Nati
Keith Brodbeck
Keith Brodbeck

Renaissance Neighborhood Development Corporation

By: Victor Smeltz

Its: Executive Director

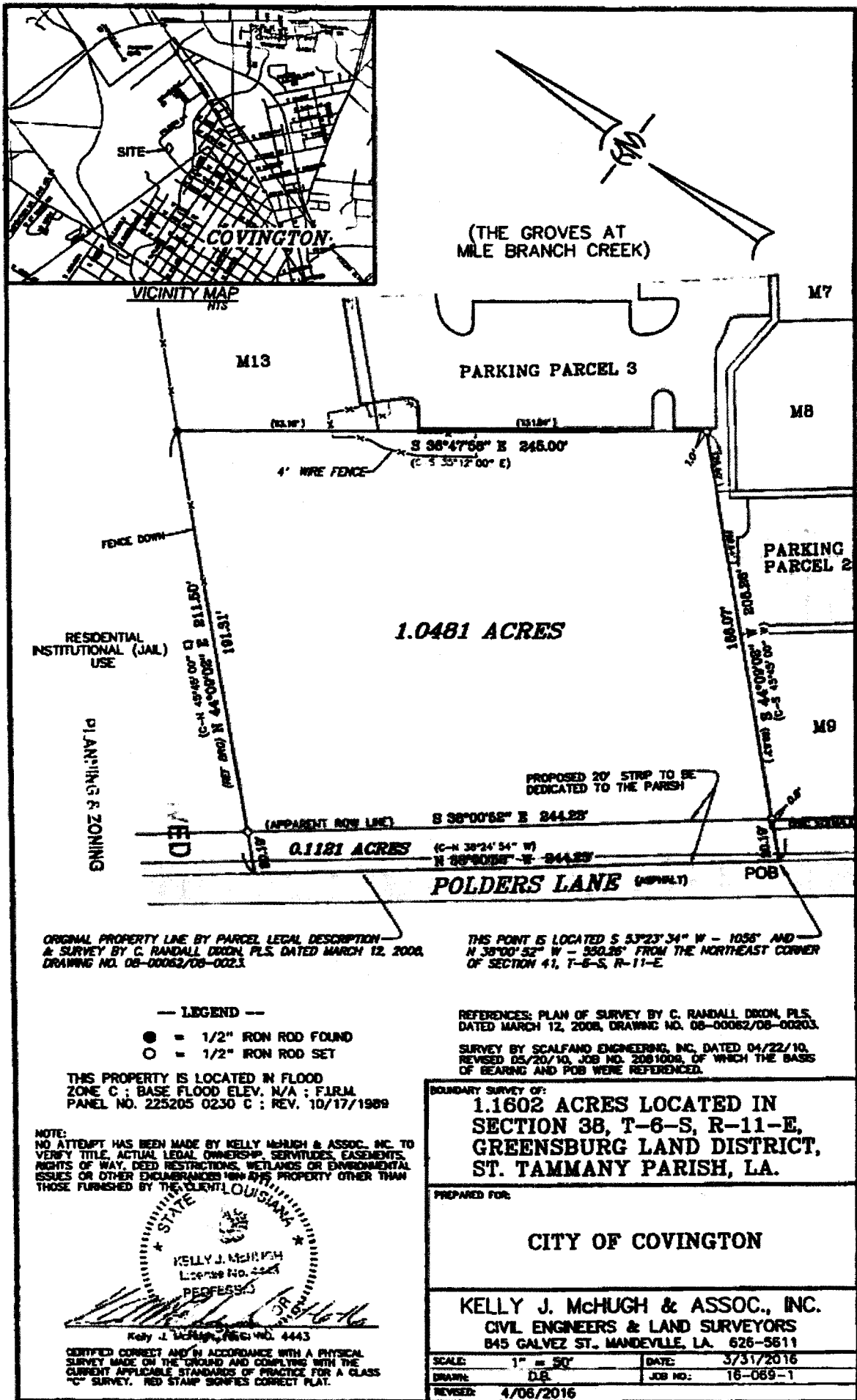
Property Owner

n/a

Property Owner

Notary Public
ATTORNEY / NOTARY PUBLIC

HOLLY GARRITY
NOTARY ID-86781



ORIGINAL PROPERTY LINE BY PARCEL LEGAL DESCRIPTION & SURVEY BY C. RANDALL DRON, PLS. DATED MARCH 12, 2008, DRAWING NO. 08-0062/08-0023

THIS POINT IS LOCATED S 53°23'34" W - 1056' AND N 38°00'52" W - 350.25' FROM THE NORTHEAST CORNER OF SECTION 41, T-6-S, R-11-E

— LEGEND —

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE C ; BASE FLOOD ELEV. N/A ; FIRM PANEL NO. 225205 0230 C ; REV. 10/17/1989

NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

KELLY J. McHUGH
 License No. 4443
 PROFESSIONAL SURVEYOR

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCES: PLAN OF SURVEY BY C. RANDALL DRON, PLS. DATED MARCH 12, 2008, DRAWING NO. 08-0062/08-00203.

SURVEY BY SCALFANO ENGINEERING, INC. DATED 04/22/10, REVISED 05/20/10, JOB NO. 2081008, OF WHICH THE BASIS OF BEARING AND POB WERE REFERENCED.

BOUNDARY SURVEY OF:
1.1602 ACRES LOCATED IN SECTION 38, T-6-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

PREPARED FOR:

CITY OF COVINGTON

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST. MANDEVILLE, LA. 626-5811

SCALE:	1" = 50'	DATE:	3/31/2016
DRAWN:	D.E.	JOB NO.:	16-069-1
REVISED:	4/06/2016		



Kelly McHugh
&
Associates, Inc.

Legal Description
of
1.1602 Acres

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

From the Northeast corner of Section 41, Township 6 South, Range 11 East run South 53 degrees 23 minutes 34 seconds West a distance of 1056.00 feet to a point; thence North 38 degrees 00 minutes 52 seconds West a distance of 550.26 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING, run North 38 degrees 00 minutes 52 seconds West a distance of 244.23 feet to a point; thence North 44 degrees 09 minutes 02 seconds East a distance of 211.50 feet to a ½" iron rod found; thence South 36 degrees 47 minutes 58 seconds East a distance of 245.00 feet to a ½" iron rod set; thence South 44 degrees 09 minutes 02 seconds West a distance of 206.26 feet to the POINT OF BEGINNING, and containing 1.1602 acre(s) of land, more or less as per survey by Kelly McHugh and Associates dated 3/31/2016, revised 4/06/2016, job number 16-069-1.

LESS AND EXCEPT a 20 foot strip of land along Polders Lane to be dedicated to St. Tammany Parish and more fully described as follows:

From the Northeast corner of Section 41, Township 6 South, Range 11 East run South 53 degrees 23 minutes 34 seconds West a distance of 1056.00 feet to a point; thence North 38 degrees 00 minutes 52 seconds West a distance of 550.26 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING, run North 38 degrees 00 minutes 52 seconds West a distance of 244.23 feet to a point; thence North 44 degrees 09 minutes 02 seconds East a distance of 20.19 feet to a ½" iron rod set; thence South 38 degrees 00 minutes 52 seconds East a distance of 244.23 feet to a ½" iron rod set; thence South 44 degrees 09 minutes 02 seconds West a distance of 20.19 feet to the POINT OF BEGINNING, and containing 0.1121 acre(s) of land, more or less as per survey by Kelly McHugh and Associates dated 3/31/2016, revised 4/06/2016, job number 16-069-1.

RECEIVED

PLANNING & ZONING

Kelly J. McHugh, PLS
La. Reg. Land Surveyor #4443

Dated: 4/06/2016

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors



**St. Tammany Parish
Assessor's Office**

St. Tammany Parish Justice Center
701 North Columbia Street - Covington, Louisiana 70433

Louis Fitzmorris
Assessor

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:

2015 Supplemental Tax Roll - Assessment Number 107-816-2238 (TAX FREE)

OWNERS: Renaissance Neighborhood Dev Corp
4152 Canal Street
New Orleans, Louisiana 70119

PROPERTY DESCRIPTION: 2015 SUPPLEMENTAL TAX ROLL

1.162 ACS SEC 38 6 11 Inst No 1768740

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

2015 VALUATION:	Land	-	0
	Improvements	-	0
TOTAL ASSESSED VALUATION			0

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

Covington, Louisiana this the 23rd day of March, 2016.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



**St. Tammany Parish
Assessor's Office**

**Louis Fitzmorris
Assessor**

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

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 Renaissance Neighborhood Dev Corp as owner for the tax year 2015 and whose address is 4152 Canal Street, New Orleans Louisiana 70119 and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Covington:

2015 Supplemental Tax Roll

Assessment Number: 107-016-2238

1.1602 ACS Sec 38 6 11 Inst No 1768740

- I. The total assessed value of all property within the above described area is \$0.
- II. The total assessed value of the resident property owners within the above described area is \$0 and the total assessed value of the property of non-resident property owners is \$0. *TAX FREE STATUS-NON-PROFIT
- III. I do further certify that the assessed valuation of the above described tract is as follows:

ESTIMATED 2015 ASSESSED VALUATION - \$0

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

Covington, Louisiana this the 23rd day of March, 2016.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

**ST. TAMMANY PARISH
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA
REGISTRAR



**STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

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 Survey by Krebs, LaSalle, LeMieux Consultants, Inc., Survey Job No. 08-0062 dated March 12, 2008 and further identified as a certain portion of ground, together with all the buildings and improvements thereon containing 1.1602 acres situated in Sections 38, Township 6 South, Range 11 East in St. Tammany Parish, Near the City of Covington, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 18th day of March, 2016.

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

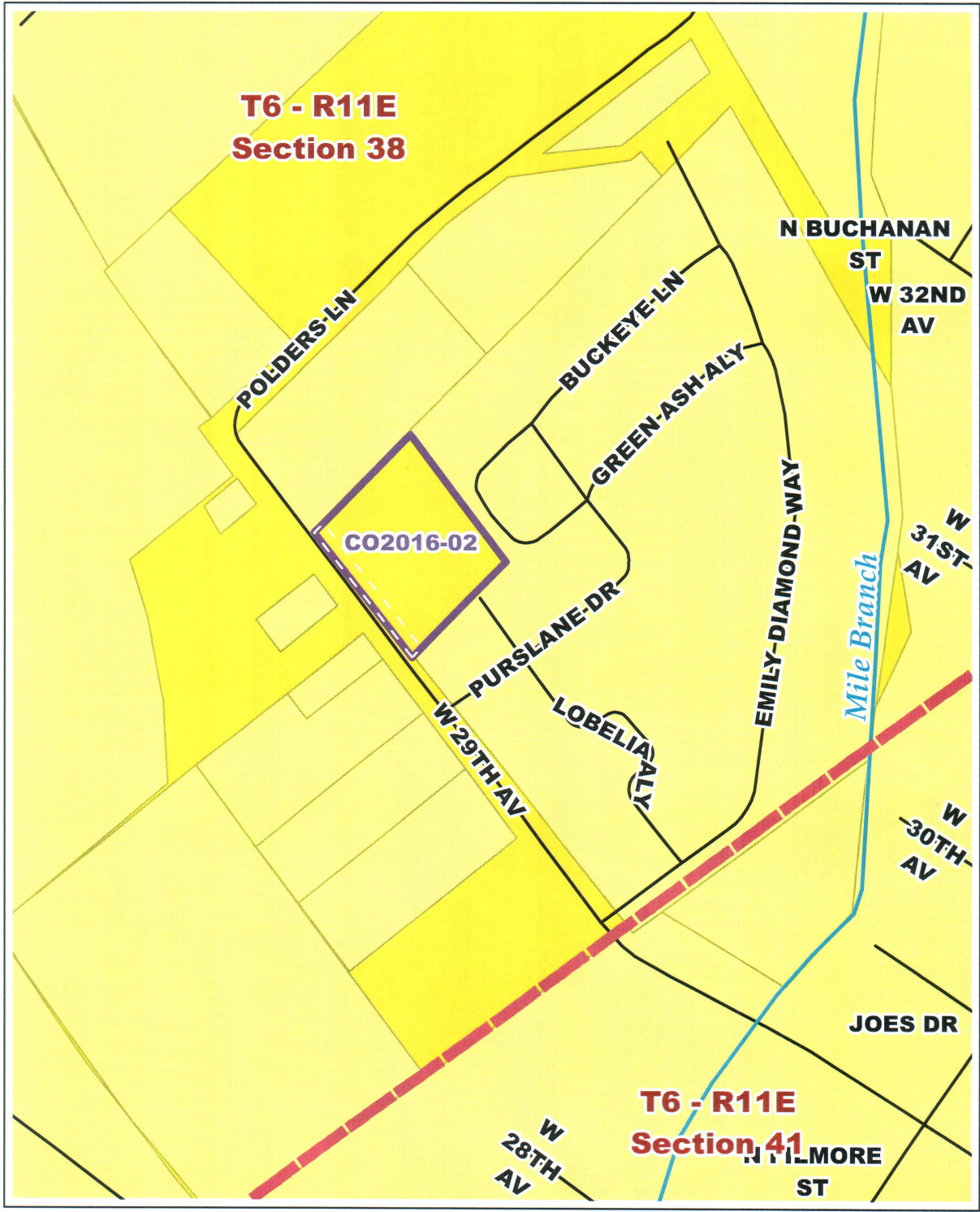
M. Dwayne Wall, CERA
Registrar of Voters
St. Tammany Parish, Louisiana

Attachments:

Legal description, Map and Survey

Cc: Joanne Reed

701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433 • 985-809-5500
520 OLD SPANISH TRAIL • SUITE 4C • SLIDELL, LOUISIANA 70461 • 985-646-4125
FAX NUMBER 985-809-5508



**Covington Annexation
CO2016-02**



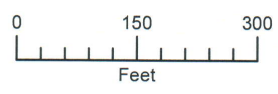
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

Legend

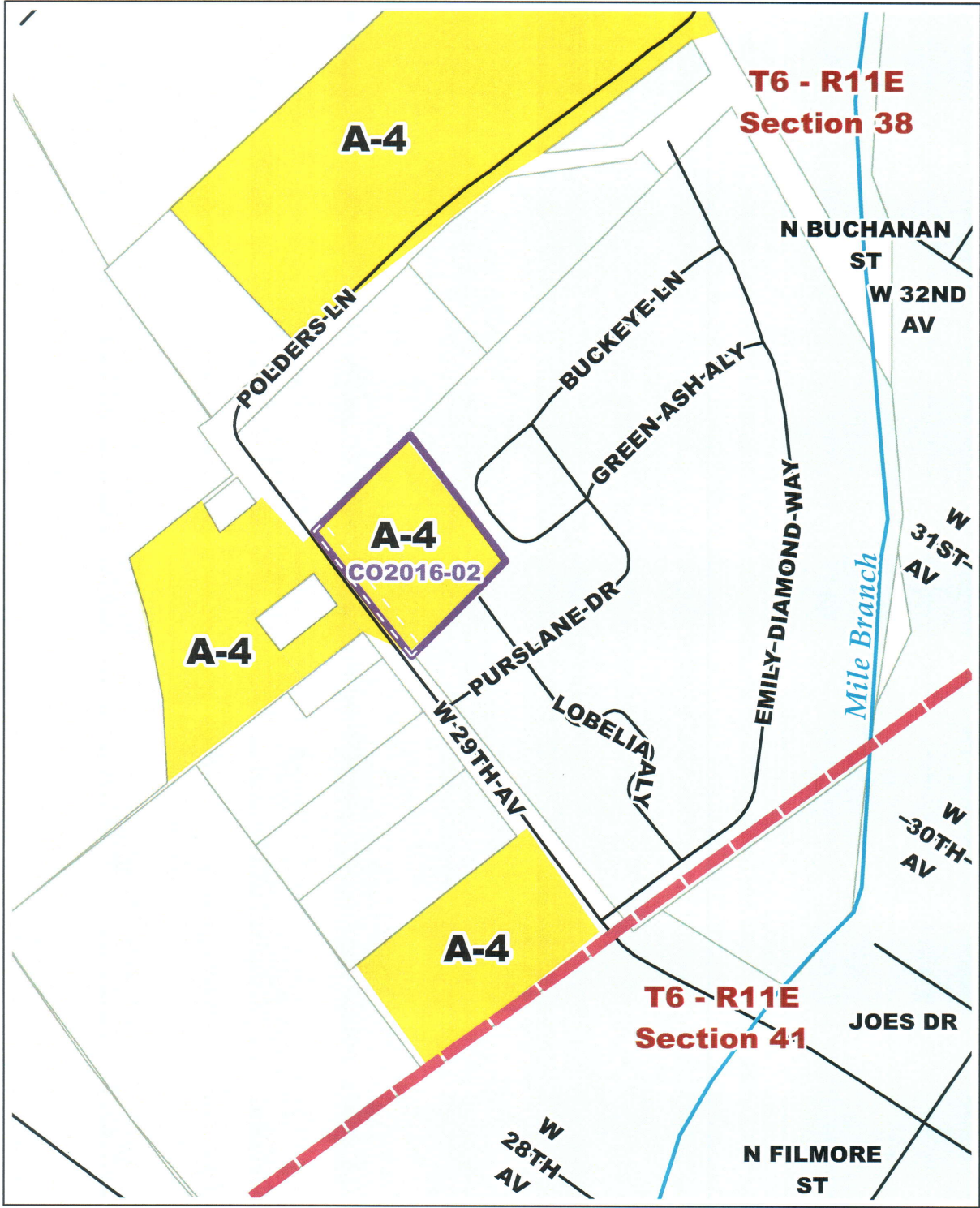
- Streams
- Streets
- T/R Sections
- CO2016-02
- CO2016-02 ROW
- Covington

Covington GMA Agreement Areas

- Area 1
- Area 2
- Area 3



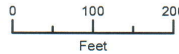
This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2016. St. Tammany Parish, Louisiana. All rights Reserved.
Map Number: 2016abg-052 Date: 05/03/2016.



**Covington Annexation
CO2016-02**



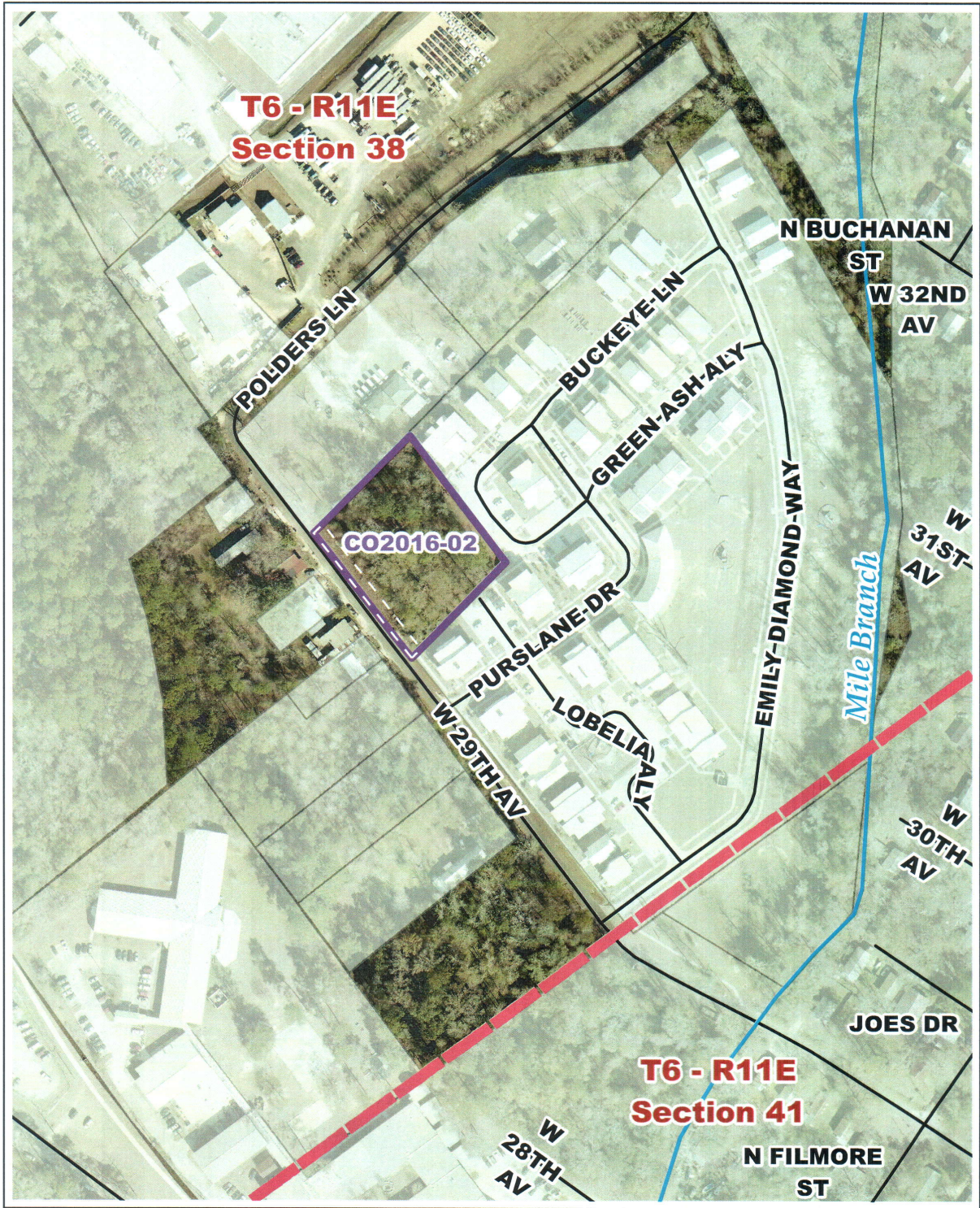
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434



- Streets
- Streams
- Major Roads
- T/R Sections
- CO2016-02
- CO2016-02 ROW
- Covington

Map Number: 2016abg-051 Date: 05/03/2016.
This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It 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.
Copyright (c) 2016. St. Tammany Parish, Louisiana.
All rights Reserved.








- | | | |
|---------------------------------|--|--|
| E-1 Estate | NC-5 Retail and Service | MD-2 Medical Clinical |
| E-2 Estate | NC-6 Public, Cultural and Recreational | MD-3 Medical Facility |
| E-3 Estate | PBC-1 Planned Business Campus | MD-4 Medical Facility |
| E-4 Estate | PBC-2 Planned Business Campus | PF-1 Public Facilities |
| A-1 Suburban | HC-1 Highway Commercial | PF-2 Public Facilities |
| A-1A Suburban | HC-2 Highway Commercial | CB-1 Community Based Facilities |
| A-2 Suburban | HC-2A Highway Commercial | ED-1 Primary Education |
| A-3 Suburban | HC-3 Highway Commercial | ED-2 Secondary Education |
| A-4 Single Family Residential | HC-4 Highway Commercial | AT-1 Animal Training Housing |
| A-4A Single Family Residential | HC-5 Highway Commercial | RBG Riverboat Gaming District |
| A-5 Two Family Residential | I-1 Industrial | PUD Planned Unit Development |
| A-6 Multiple Family Residential | I-2 Industrial | AAO Abita Airport Overlay |
| A-7 Multiple Family Residential | I-3 Heavy Industrial | MHO Manufactured Housing Overlay |
| A-8 Multiple Family Residential | I-4 Heavy Industrial | RO Rural Overlay |
| NC-1 Professional Office | Advanced Manufacturing & Logistics | TND-1 Traditional Neighborhood Development |
| NC-2 Indoor Retail Service | SWM-1 Solid Waste Management | TND-2 Traditional Neighborhood Development |
| NC-3 Lodging | SWM-2 Solid Waste Management | EO Entertainment Overlay |
| NC-4 Neighborhood Institutional | MD-1 Medical Residential | RBCO Regional Business Center Overlay |

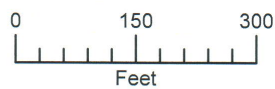


**Covington Annexation
CO2016-02**

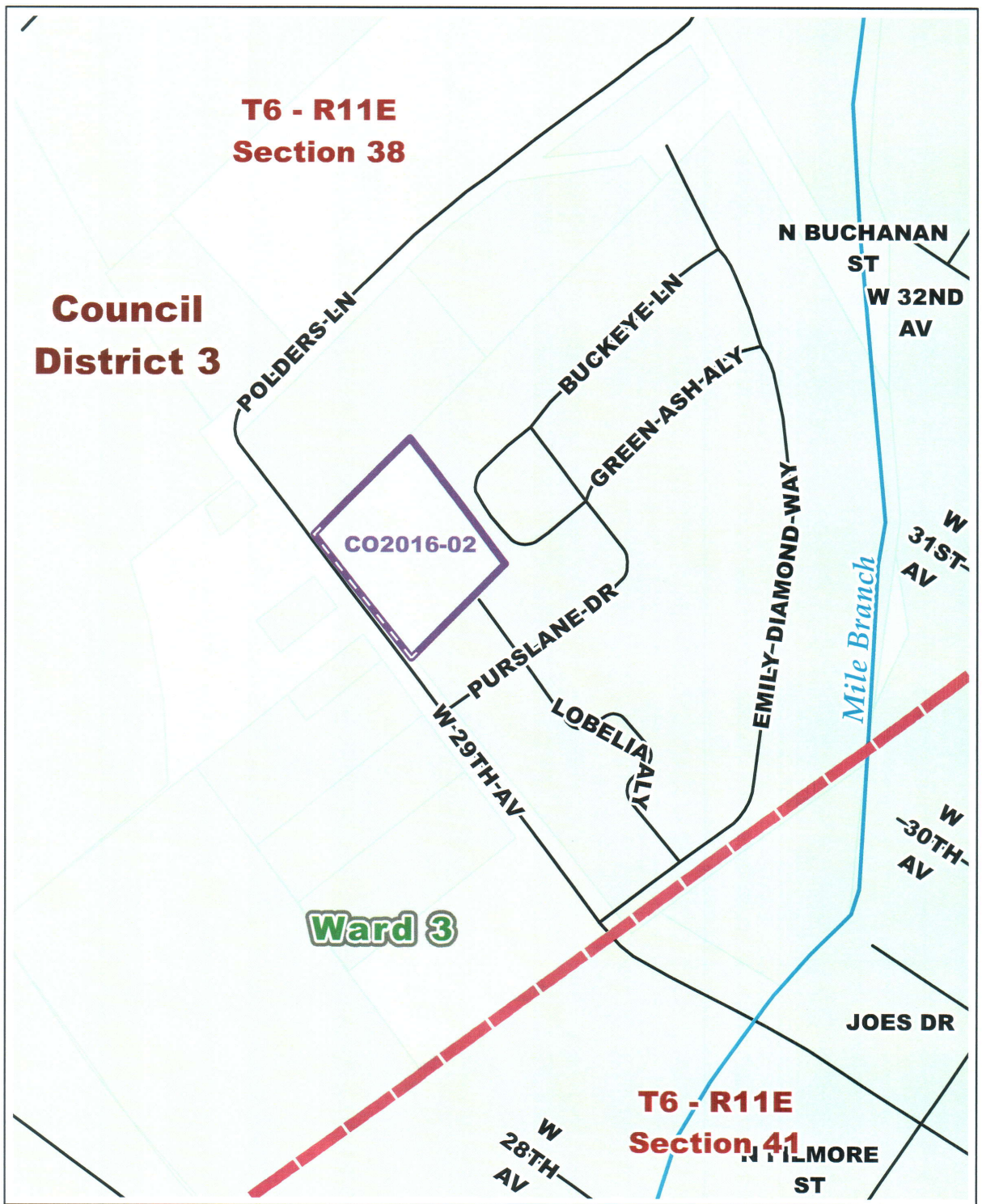


St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

-  Streams
-  Streets
-  Major Roads
-  T/R Sections
-  CO2016-02
-  CO2016-02 ROW
-  Covington



This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It 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. Copyright (c) 2016. St. Tammany Parish, Louisiana. All rights Reserved.
Map Number: 2016abg-054 Date: 05/03/2016.



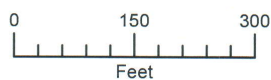
Covington Annexation
CO2016-02



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

Legend

- Streams
- Streets
- T/R Sections
- Council Districts
- Wards
- CO2016-02
- CO2016-02 ROW
- Covington



This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It 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. Copyright (c) 2016. St. Tammany Parish, Louisiana. All rights Reserved.
Map Number: 2016abg-053 Date: 05/03/2016.