

ORDINANCE # 2011-27
INTRODUCED BY Alexius
DATE INTRODUCED 9/20/11
ITEM NUMBER 2011-09-04
PUBLIC HEARING 11/11
ADOPTED/TABLED 11/11
EFFECTIVE 3-2-12
BOOK # _____ PAGE # _____
RECORDATION # _____
AMENDED BY ORDINANCE # _____
DATE AMENDED 6

ADOPTION

INTRODUCTION

CITY OF COVINGTON

ORDINANCE NUMBER 2011-27

6 **AN ORDINANCE ENLARGING THE BOUNDARIES OF THE CITY**
7 **OF COVINGTON, LOUISIANA, DESCRIBING THE AREA TO BE**
8 **ANNEXED AND ADDED THERETO, AND DESCRIBING THE NEW**
9 **BOUNDARIES OF SAID MUNICIPALITY AND ALSO**
10 **CLASSIFYING THIS PROPERTY AS PLANNED RESIDENTIAL**
11 **DISTRICT (PRD) UNDER THE ZONING LAWS OF THE CITY OF**
12 **COVINGTON**
13 **Zoning Case 11-10-02ANNEX**

14
15 **WHEREAS**, the City of Covington has received on file a petition by Barkley
16 Development, L.L.C. requesting the annexation of the following described properties into
17 the corporate limits of the City of Covington:

18 **I. Barkley Parc (Phase III): 20.859 Acres on U.S. Hwy 190**
19
20 A certain portion of ground situated in Section 38, Township 6 South, Range 11
21 East, St. Tammany Parish, Louisiana and more fully described as follows:

22
23 Commence from the Northwest corner of Section 41, Township 6 South - Range
24 11 East and go North 52 degrees East, a distance of 3485.46 feet; thence go North
25 08 degrees 30 minutes West, a distance of 942.48 feet; thence go North 61
26 degrees 35 minutes East, a distance of 287.10 feet to the **Point of Beginning**.

27
28 From the **Point of Beginning** go North 35 degrees 50 minutes West, a distance of
29 325.47 feet; thence go North 84 degrees 08 minutes 41 seconds East, a distance of
30 652.01 feet; thence go North 06 degrees 04 minutes 41 seconds West, a distance
31 of 117.46 feet; thence go North 15 degrees 09 minutes 44 seconds West, a
32 distance of 60.76 feet; thence go North 06 degrees 04 minutes 41 seconds West, a
33 distance of 125.00 feet; thence go North 29 degrees 54 minutes 00 seconds East, a
34 distance of 40.29 feet; thence go South 60 degrees 06 minutes 00 seconds East, a
35 distance of 156.12 feet; thence go North 49 degrees 13 minutes 30 seconds East, a
36 distance of 180.00 feet; thence go South 27 degrees 38 minutes East, a distance of
37 462.16 feet; thence go South 08 degrees 00 minutes 30 seconds West, a distance
38 of 29.04 feet; thence go South 28 degrees 44 minutes 30 seconds East, a distance
39 of 518.15 feet; thence go South 54 degrees 01 minutes 30 seconds West, a
40 distance of 834.77 feet; thence go North 35 degrees 58 minutes 10 seconds West,
41 a distance of 837.86 feet to the **Point of Beginning**.

42 Said parcel contains 20.859 acres of land more or less.
43
44 (hereinafter referred to as "**Phase III**") and being more fully shown on the survey of
45 Randall W. Brown & Associates, Inc., Survey No. 10479 dated October 20, 2010)

46
47 **WHEREAS**, the Planning and Zoning Commission of the City of Covington has
48
49 recommended that the zoning classification for Phase III be designated as Planned
50 Residential District (PRD); and

51 **WHEREAS**, the City of Covington has been submitted a certificate by the duly
52 appointed Registrar of Voters for the Parish of St. Tammany, State of Louisiana, showing

St. Tammany Parish 114.
Instrmnt #: 1837916
Registry #: 2110780 dev
12/13/2011 8:30:00 AM
MB CB X MI UCC

1 that there are no registered voters residing within the property described above as of the
2 date of the certificate; and

3 **WHEREAS**, the City of Covington has been submitted a certificate of the duly
4 elected and qualified assessor for the Parish of St. Tammany, State of Louisiana, showing
5 the above described property owner to be the current and sole owner of this property and
6 further certifying to the estimated assessed valuation of said property for the year 2011;
7 and

8 **WHEREAS**, notice of the filing of this petition by the above described property
9 owner and opportunity for a public hearing was given by publication in the St. Tammany
10 Farmer, the official journal for the City of Covington, St. Tammany Parish, Louisiana;
11 and

12 **WHEREAS**, no written objection and/or opposition to the proposed annexation
13 has been received; and

14 **WHEREAS**, the City Council has found that it is necessary for the purpose of
15 protecting the health, safety and general welfare of the City of Covington, as well as to
16 maintain the character of the use of this property that will be annexed into the corporate
17 limits of the City of Covington, that the property above described be designated in
18 accordance with the zoning classifications recommended by the Planning and Zoning
19 Commission as described hereinabove; and

20 **WHEREAS**, the Charter of the City of Covington requires that any property
21 annexed into the corporate limits be designated in a specific voting district and it has
22 been determined that the hereinabove described property shall be included in Council
23 District C; and

24 **WHEREAS**, this annexation is further made in conformity and compliance with
25 that certain Development Agreement between the City of Covington and Barkley
26 Development, L.L.C. dated March 24, 2005 and April 6, 2005, recorded as Instrument
27 No. 1507588 of the records of St. Tammany Parish, Louisiana; and

28 **WHEREAS**, although there are no registered voters in the district, it is deemed
29 appropriate to comply with said requirement,

1 **NOW, THEREFORE**, be it ordained by the City Council of the City of
2 Covington, at its regular session convened, that the following described property, to-wit:

3 **I. Barkley Parc (Phase III): 20.859 Acres on U.S. Hwy 190**

4
5 A certain portion of ground situated in Section 38, Township 6 South, Range 11
6 East, St. Tammany Parish, Louisiana and more fully described as follows:

7
8 Commence from the Northwest corner of Section 41, Township 6 South – Range
9 11 East and go North 52 degrees East, a distance of 3485.46 feet; thence go North
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16 of 117.46 feet; thence go North 15 degrees 09 minutes 44 seconds West, a
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20 distance of 156.12 feet; thence go North 49 degrees 13 minutes 30 seconds East, a
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22 462.16 feet; thence go South 08 degrees 00 minutes 30 seconds West, a distance
23 of 29.04 feet; thence go South 28 degrees 44 minutes 30 seconds East, a distance
24 of 518.15 feet; thence go South 54 degrees 01 minutes 30 seconds West, a
25 distance of 834.77 feet; thence go North 35 degrees 58 minutes 10 seconds West,
26 a distance of 837.86 feet to the **Point of Beginning**.

27
28 Said parcel contains 20.859 acres of land more or less.

29
30 (hereinafter referred to as "**Phase III**" and being more fully shown on the survey of
31 Randall W. Brown & Associates, Inc., Survey No. 10479 dated October 20, 2010)

32
33 be and is hereby incorporated into the municipal and corporate limits and boundaries of
34 the City of Covington, Louisiana.

35 **BE IT FURTHER ORDAINED** by the Mayor and City Council of the City of
36 Covington, Louisiana, that:

37 **SECTION 1:** The zoning classification of the property annexed herein is designated as
38 Phase III consisting of 20.859 acres (Barkley Parc, Phase III) as per Clerk of Court Map
39 File No. 5003 is hereby designated as Planned Residential District (PRD).

40
41 **SECTION 2:** The approved zoning as a Planned Residential District (PRD) specifically
42 consents to, approves and provides waivers as follows: (i) twenty foot (20') riding surface
43 asphalt streets; (ii) no alley ways at the rear of lots; (iii) no sidewalks in front of lots; (iv)
44 minimum lot depths of less than one hundred forty feet (140') as per the Plat; (v)
45 subdivision, recreation areas, lots, street design and set back lines in accordance with the
46 Plat and (vi) waiver of any variances between the ordinances of the City of Covington
47 and the plans and specifications approved by St. Tammany Parish for Barkley Parc
48 Subdivision. The Plat as used in this section shall mean the official map and plat of
49 Phase III, Barkley Parc Subdivision approved by St. Tammany Parish and filed as Clerk
50 of Court Map File No. 5003 of the official records for St. Tammany Parish, Louisiana.

51
52 **SECTION 3:** The provisions of the City of Covington Code of Ordinances, Part II,
53 Chapter 18, Article IV, Section 18-151, et seq. referred to as the "Fill Regulations" are
54 waived with respect to the Property.

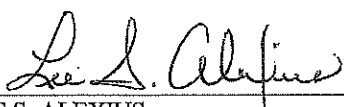
1
2 SECTION 4: The official zoning map of the City of Covington shall incorporate the
3 zoning classification specified in Section 1 hereof.
4
5 SECTION 5: The voting district of the hereinabove described property shall be a part of
6 District C of the City of Covington.
7
8 SECTION 6: All state and parish roads and/or right-of-ways within the above described
9 property shall be a part of, and included within, the municipal and corporate limits and
10 boundaries of the City of Covington.
11
12 SECTION 7: If any provision of this ordinance shall be held to be invalid, such
13 invalidity shall not affect other provisions herein which can be given effect without the
14 invalid provision and to this end the provisions of this ordinance are hereby declared to
15 be severable.

16
17 This ordinance shall become effective thirty (30) days after publication of same in
18 the St. Tammany Farmer, the official journal of the municipality.

19 This ordinance having been submitted in writing, having been read by title and
20 adopted at a public meeting of the City Council of the City of Covington, State of
21 Louisiana, was then submitted to an official vote as a whole, the vote thereon being as
22 follows:

23 **MOVED FOR ADOPTION** by O'Keefe, seconded by Smith.
24 **YEAS:** 6 **NAYS:** 1 (Rolling)
25 **ABSTAIN:** 0 **ABSENT:** 0

26
27 **PASSED AND ADOPTED** this 1st day of November 2011.


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31 
32 LEE S. ALEXIUS
33 COUNCIL PRESIDENT

34
35
36 
37 BONNIE D. CHAMPAGNE
38 CLERK TO THE COUNCIL

39
40
41 Presented to the Mayor this 4th day of November, 2011 at 11:30 o'clock A.M.

42
43
44 
45 BONNIE D. CHAMPAGNE
46 CLERK TO THE COUNCIL

47
48
49 Approved or Vetoed by the Mayor on this 4th day of November, 2011.

50
51
52 
53 MICHAEL B. COOPER
54 MAYOR
55

1 Received from the Mayor on the 4th day of November, 2011, at 1:45 o'clock
2 P.M.
3
4

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL

**Verified to be a true copy of the original
records as found at Covington City Hall.**

Bonnie D. Champagne
Bonnie D. Champagne
Clerk to the City Council

12/12/11