

ORDINANCE # 2011-29
 INTRODUCED BY Alexius
 DATE INTRODUCED 7/5/11
 ITEM NUMBER 2011-07-01
 PUBLIC HEARING 8/10/11
 ADOPTED (ABCE) 8/10/11 until 10/4/11, tabled until 11/15/11
 EFFECTIVE 12/27/11
 BOOK # 3 PAGE # _____
 RECORDATION # _____
 AMENDED BY ORDINANCE # _____
 DATE AMENDED _____

ADOPTION

INTRODUCTION

AMENDED
 CITY OF COVINGTON

ORDINANCE NUMBER 2011-29

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

Zoning Case No. 11-5-01 ANNEX

13
 14
 15 WHEREAS, the City of Covington has received a petition from the
 16 Renaissance Neighborhood Development Corporation (Victor Smeltz) requesting
 17 the annexation of the following described property into the corporate limits of the
 18 City of Covington:

19
 20 A CERTAIN PORTION OF GROUND, together with all the buildings and
 21 improvements thereon and all the rights, ways, privileges, servitudes,
 22 advantages, and appurtenances thereunto belonging or in anywise
 23 appertaining, situated in the State of Louisiana, Parish of St. Tammany, Near
 24 the City of Covington, being a 14.3± ACRE PARCEL located in Section 38,
 25 Township 6 South - Range 11 East, bounded by Mile Branch Creek, North
 26 Filmore Street (side), West 29th Avenue, Polders Lane, Site No. 2 and a 1±
 27 Acre Parcel of ground and is more fully described as follows:

28
 29 COMMENCE at the northeast corner of Section 41, T6S-R11E, St.
 30 Tammany Parish;
 31 THENCE, proceed in a southerly direction along common section line of
 32 Sections 38 and 41, Township 6 South - Range 11 East, N 53°00'W (Title),
 33 a distance of 1056 feet (Title) to a point on the northerly line of a 23 foot
 34 road, Polders Lane and the POINT OF BEGINNING of the 14.0± Acre
 35 Parcel, herein after described

36
 37 THENCE, proceed along the aforesaid northerly line of Polders Lane,
 38 N38°00'52"W a distance of 550.26 feet to a point;

39
 40 THENCE, proceed N44°09'02"E a distance of 206.26 feet to a point;

41
 42 THENCE, proceed N36°47'58"W a distance of 245.00 feet to a point;

43
 44 THENCE, proceed N44°09'02"E a distance of 705.30 feet to a point;

45
 46 THENCE, proceed S29°20'58"E a distance of 502.57 feet to a point, which
 47 lies in the approximate centerline of Mile Branch Creek;

48
 49 THENCE, proceed along the approximate centerline of Mile Branch Creek
 50 in a southerly direction S04°48'24"E a distance of 198.86 feet to a point;

St. Tammany Parish 114
 Instrmnt #: 1840190
 Registry #: 2114678 mb2
 01/03/2012 8:30:00 AM
 MB CB X MI UCC

1 THENCE, continuing along the said approximate centerline S07°55'22"W a
2 distance of 354.88 feet to a point;

3
4 THENCE, continuing along the said approximate center line, S07°16'04"W
5 a distance 29.08 feet to a point, said point being the point of intersection of
6 the approximate centerline of Mile Branch Creek and the common line
7 between Sections 38 and 41, T6S-R11E;

8
9 THENCE, proceed along the aforesaid common property line, S53°23'34"W
10 a distance 448.09 feet to the POINT OF BEGINNING.

11
12 The above described portion of ground contains 608632.50 square feet or
13 14.0± acres.

14
15 All in accordance with a plan of survey by C. Randall Dixon, Registered
16 Professional Land Surveyor, dated March 27, 2010, revised May 18, 2010,
17 Drawing No. 10-00067.

18
19
20 **WHEREAS**, the Zoning Commission of the City of Covington has
21 recommended that the zoning classification of the hereinabove described property
22 be designated as PRD (Planned Residential District); and

23
24 **WHEREAS**, the City of Covington has been submitted a certificate by the
25 duly appointed Registrar of Voters for the Parish of St. Tammany, State of
26 Louisiana, showing that there are no registered voters residing within the
27 properties described above as of the date of the certificate; and

28
29 **WHEREAS**, the City of Covington has submitted a certificate of the duly
30 elected and qualified assessor for the Parish of St. Tammany, State of Louisiana,
31 showing the owner of the above described property identified as Renaissance
32 Neighborhood Development Corporation; and

33
34 **WHEREAS**, notice of the filing of this petition by the above described
35 property owner and opportunity for a public hearing was given by publication in
36 the St. Tammany Farmer, the official journal for the City of Covington, St.
37 Tammany Parish, Louisiana; and

38
39 **WHEREAS**, no written objection and/or opposition to the proposed
40 annexation has been received; and

41
42 **WHEREAS**, the City Council has found that it is necessary for the purpose
43 of protecting the health, safety and general welfare of the City of Covington, as
44 well as to maintain the character of the use of this property that will be annexed
45 into the corporate limits of the City of Covington, that the property above
46 described be designated in accordance with the zoning classifications
47 recommended by the Zoning Commission as described hereinabove; and

48
49 **WHEREAS**, Renaissance Neighborhood Development Corporation agrees
50 to post a two year warranty bond equal to 25% of the cost of the infrastructure.

51
52

1 **WHEREAS**, the Charter of the City of Covington requires that any property
2 annexed into the corporate limits be designated in a specific voting district and it
3 has been determined that the hereinabove described property shall be included in
4 Council District A; and

5
6 **WHEREAS**, although there are no registered voters in the district, it is
7 deemed appropriate to comply with said requirement,

8
9 **NOW, THEREFORE**, be it ordained by the City Council of the City of
10 Covington, at its regular session convened, that the following described property
11 be annexed into the corporate limits of the City of Covington:

12
13 A CERTAIN PORTION OF GROUND, together with all the buildings and
14 improvements thereon and all the rights, ways, privileges, servitudes,
15 advantages, and appurtenances thereunto belonging or in anywise
16 appertaining, situated in the State of Louisiana, Parish of St. Tammany, Near
17 the City of Covington, being a 14.3± ACRE PARCEL located in Section 38,
18 Township 6 South - Range 11 East, bounded by Mile Branch Creek, North
19 Filmore Street (side), West 29th Avenue, Polders Lane, Site No. 2 and a 1±
20 Acre Parcel of ground and is more fully described as follows:

21
22 COMMENCE at the northeast corner of Section 41, T6S-R11E, St.
23 Tammany Parish;

24 THENCE, proceed in a southerly direction along common section line of
25 Sections 38 and 41, Township 6 South - Range 11 East, N 53°00'W (Title),
26 a distance of 1056 feet (Title) to a point on the northerly line of a 23 foot
27 road, Polders Lane and the POINT OF BEGINNING of the 14.0± Acre
28 Parcel, herein after described

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31 N38°00'52"W a distance of 550.26 feet to a point;

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42 THENCE, proceed along the approximate centerline of Mile Branch Creek
43 in a southerly direction S04°48'24"E a distance of 198.86 feet to a point;

44
45 THENCE, continuing along the said approximate centerline S07°55'22"W a
46 distance of 354.88 feet to a point;

47
48 THENCE, continuing along the said approximate center line, S07°16'04"W
49 a distance 29.08 feet to a point, said point being the point of intersection of
50 the approximate centerline of Mile Branch Creek and the common line
51 between Sections 38 and 41, T6S-R11E;

52

1 THENCE, proceed along the aforesaid common property line, S53°23'34"W
2 a distance 448.09 feet to the POINT OF BEGINNING.

3
4 The above described portion of ground contains 608632.50 square feet or
5 14.0± acres.

6
7 All in accordance with a plan of survey by C. Randall Dixon, Registered
8 Professional Land Surveyor, dated March 27, 2010, revised May 18, 2010,
9 Drawing No. 10-00067.

10
11 **BE IT FURTHER ORDAINED** by the Mayor and City Council of the City
12 of Covington, Louisiana, that:

13
14 SECTION 1: The zoning classification of the hereinabove described property is
15 hereby designated as PRD (Planned Residential District).

16
17 SECTION 2: The official zoning map of the City of Covington shall incorporate
18 the zoning classification specified in Section 1 hereof.

19
20 SECTION 3: The voting district of the hereinabove described property shall be a
21 part of Council District A of the City of Covington.

22
23 SECTION 4: All state and parish roads and/or right-of-ways within the above-
24 described property shall be a part of, and included within, the municipal and
25 corporate limits and boundaries of the City of Covington.

26
27 This ordinance shall become effective thirty (30) days after publication of same in
28 the St. Tammany Farmer, the official journal of the municipality.


29
30 This ordinance having been submitted in writing, having been read by title
31 and adopted at a public meeting of the City Council of the City of Covington, State
32 of Louisiana, was then submitted to an official vote as a whole, the vote thereon
33 being as follows:

34
35 Moved for adoption by O'KEEFE, seconded by SMITH.

36
37 **YEAS: 6 NAYS: 0**
38 **ABSENT: 0 ABSTAIN: 1 (CALLAHAN)**

39
40 **PASSED AND ADOPTED** this 15th day of November, 2011.

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43 
44 LEE S. ALEXIUS
45 Council President

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48 
49 BONNIE D. CHAMPAGNE
50 Clerk To The Council
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Presented to the Mayor this 17th day of November, 2011, at 3:30 o'clock P. M.


BONNIE D. CHAMPAGNE
Clerk To The Council

Approved or Vetoed by the Mayor on this 17th day of November, 2011.


MICHAEL B. COOPER Mayor

Received from the Mayor this 17th day of November 2011, at 3:55 o'clock
P. M.


BONNIE D. CHAMPAGNE
Clerk To The Council

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


Bonnie D. Champagne
Clerk to the City Council

12/28/11