

ORDINANCE # 2014-08
INTRODUCED BY Alexius
DATE INTRODUCED 5/6/14
ITEM NUMBER 2014-05-01
PUBLIC HEARING 6/17/14
ADOPTED/TABLED 6/17/14
EFFECTIVE 2-1-2014
BOOK # 3 PAGE # _____
RECORDATION # _____
AMENDED BY ORDINANCE # _____
DATE AMENDED _____

ADOPTION

INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2014-08

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**AN ORDINANCE OF THE CITY OF COVINGTON
ENLARGING THE BOUNDARIES OF THE CITY OF
COVINGTON, LOUISIANA, DESCRIBING THE
PROPERTY TO BE ANNEXED AND ADDED THERETO AS
A 0.45 ACRE PARCEL OF LAND LOCATED NEAR THE
SOUTHWEST CORNER OF RIVERSIDE DRIVE AND U.S.
HIGHWAY 190, WHICH PROPERTY IS BOUNDED ON
THE NORTH BY RIVERSIDE DRIVE (FORMERLY
KNOWN AS FIRST STREET), ON THE SOUTH BY THIRD
STREET, ON THE EAST BY U.S. HIGHWAY 190
(FORMERLY KNOWN AS MANDEVILLE HIGHWAY)
AND ON THE WEST BY THE UNCONSTRUCTED
THELMA STREET AND ALSO CLASSIFYING THIS
PROPERTY AS CR (REGIONAL COMMERCIAL) AS THE
ZONING DISTRICT UNDER THE ZONING LAWS OF THE
CITY OF COVINGTON
(Zoning Case No. 14-04-02ANNEX)**

27 **WHEREAS**, the City of Covington has received on file a petition by
28 Marcus Pittman III and Michael N. Pittman requesting the annexation of the
29 following described property into the corporate limits of the City of
30 Covington:

31 **LEGAL DESCRIPTION:**

32
33 ALL THAT CERTAIN PIECE OR PARCEL OF LAND together with all
34 the buildings and improvements thereon and all the rights, way, privileges,
35 servitudes, appurtenances and advantages thereunto belonging or in anywise
36 appertaining, situated in the subdivision of Mailleville, St. Tammany Parish,
37 Louisiana, which is a subdivision of a part of Section 43, Township 7 South,
38 Rang 11 East, Greensburg District, said Parish and State; more fully
39 described as follows, to-wit:

40
41 Being Fractional Square Twenty (20) of the Subdivision of Mailleville,
42 situated in Section Forty Two (42), in Township Seven (7) South, Range
43 Eleven (11) East, according to the official map of said Subdivision on file in
44 the Office of the Clerk of Court of St. Tammany Parish, Louisiana, and

St. Tammany Parish 114
Instrmnt #: 1945692
Registry #: 2314064 PGL
6/24/2014 8:30:00 AM
MB CB X MI UCC

1 according to which map said square twenty (20) is bounded by Mandeville,
2 First, Second and Thelma Streets.

3
4 Said Square Twenty (20) measures 222 ft on Mandeville Highway, 245.7
5 feet on First Street, 145 feet on Thelma Street and 238 feet on Third Street,
6 according to map and blueprint of survey of C.R. Schultz, Surveyor, dated
7 March 29, 1956.

8
9 **WHEREAS**, the Planning and Zoning Commission of the City of
10 Covington has recommended that the zoning classification for the above
11 described property be designated as CR (Regional Commercial); and

12 **WHEREAS**, the City of Covington has been submitted a certificate
13 by the duly appointed Registrar of Voters for the Parish of St. Tammany,
14 State of Louisiana, showing that there are no registered voters residing
15 within the property described above as of the date of the certificate; and

16 **WHEREAS**, the City of Covington has been submitted a certificate
17 of the duly elected and qualified Assessor for the Parish of St. Tammany,
18 State of Louisiana, showing the above described property owners to be the
19 current and sole owners of this property and further certifying to the
20 estimated assessed valuation of said property for the year 2013; and

21 **WHEREAS**, notice of the filing of this petition by the above
22 described property owners and opportunity for a public hearing was given by
23 publication in the St. Tammany Farmer, the official journal for the City of
24 Covington, St. Tammany Parish, Louisiana; and

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

27 **WHEREAS**, the City Council has found it is necessary for the
28 purpose of protecting the health, safety and general welfare of the City of
29 Covington, as well as to maintain the character of the use of this property
30 that will be annexed into the corporate limits of the City of Covington, the

1 above described property shall be designated in accordance with the zoning
2 classifications recommended by the Planning and Zoning Commission as
3 described hereinabove; and

4 **WHEREAS**, the Home Rule Charter of the City of Covington
5 requires that any property annexed into the corporate limits shall be
6 designated in a specific voting district and it has been determined that the
7 hereinabove described property shall be included in Council District E; and

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

10 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of
11 the City of Covington, at its regular session convened, that the following
12 described property, to-wit:

13 **LEGAL DESCRIPTION:**

14
15 **ALL THAT CERTAIN PIECE OR PARCEL OF LAND** together with all
16 the buildings and improvements thereon and all the rights, way, privileges,
17 servitudes, appurtenances and advantages thereunto belonging or in anywise
18 appertaining, situated in the subdivision of Mailleville, St. Tammany Parish,
19 Louisiana, which is a subdivision of a part of Section 43, Township 7 South,
20 Rang 11 East, Greensburg District, said Parish and State; more fully
21 described as follows, to-wit:

22
23 Being Fractional Square Twenty (20) of the Subdivision of Mailleville,
24 situated in Section Forty Two (42), in Township Seven (7) South, Range
25 Eleven (11) East, according to the official map of said Subdivision on file in
26 the Office of the Clerk of Court of St. Tammany Parish, Louisiana, and
27 according to which map said square twenty (20) is bounded by Mandeville,
28 First, Second and Thelma Streets.

29
30 Said Square Twenty (20) measures 222 ft on Mandeville Highway, 245.7
31 feet on First Street, 145 feet on Thelma Street and 238 feet on Third Street,
32 according to map and blueprint of survey of C.R. Schultz, Surveyor, dated
33 March 29, 1956.

34
35
36 shall be and is hereby incorporated into the municipal and corporate limits
37 and boundaries of the City of Covington, Louisiana.

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

3 **SECTION 1:** The zoning classification of the hereinabove described
4 property shall be designated as CR (Regional Commercial).

5
6 **SECTION 2:** The official zoning map of the City of Covington shall
7 incorporate the zoning classification specified in Section 1 hereof.

8
9 **SECTION 3:** The voting district of the hereinabove described property
10 shall be a part of District E of the City of Covington.

11
12 **SECTION 4:** All state and parish roads and/or right-of-ways within the
13 above described property shall be a part of, and included within, the
14 municipal and corporate limits and boundaries of the City of Covington.

15
16 **SECTION 5:** If any provision of this ordinance shall be held to be
17 invalid, such invalidity shall not affect other provisions herein which can be
18 given effect without the invalid provision and to this end the provisions of
19 this ordinance are hereby declared to be severable.

20
21 This ordinance shall become effective thirty (30) days after publication of
22 same in the St. Tammany Farmer, the official journal of the municipality.

23
24 **WHEREUPON**, this ordinance having been submitted in writing,
25 having been read by title and adopted at a public meeting of the City Council
26 of the City of Covington, State of Louisiana, was then submitted to an
27 official vote as a whole, the vote thereon being as follows:

28 **MOVED FOR ADOPTION** by O'Keefe, seconded by Smith.

29 **YEAS:** 6 **ABSENT:** 1 (Wright)
30 **NAYS:** 0 **ABSTAIN:** 0

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32 **PASSED AND ADOPTED** this 17th day of June, 2014.

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37 LEE S. ALEXIUS
38 COUNCIL PRESIDENT

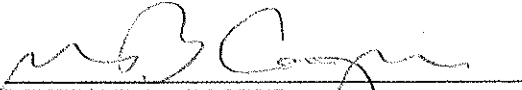
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42 BONNIE D. CHAMPAGNE
43 CLERK TO THE COUNCIL
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Presented to the Mayor this 19th day of June, 2014, at 10:20 o'clock
A.M.

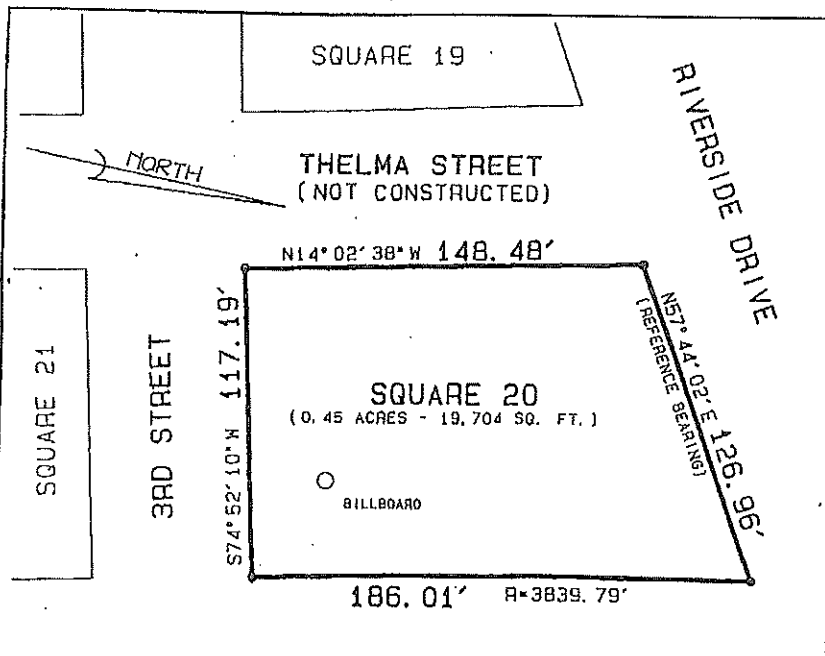

BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL

Approved or Vetoed by the Mayor on this 19th day of June,
2014.


MICHAEL B. COOPER
MAYOR

Received from the Mayor on the 19th day of June, 2014, at 11:30
o'clock A.M.


BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL



U. S. HIGHWAY 190

LEGEND
 ● SET 1/2" IRON PIPE

Note: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: Servitudes shown herein are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" "G" "B" with a Base Flood Elevation of "N/A" in accordance with Community Panel No. 225205 0230 C ; Revised: OCTOBER 17, 1989

This is to certify that I have done an actual ground survey and found that no encroachments exist all the way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

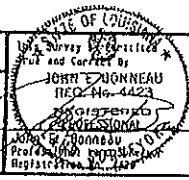
**SURVEY MAP OF
 A PORTION OF SQUARE 20, MAILLEVILLE**

in
 St. Tammany Parish, Louisiana
 for

MARCUS L. PITTMAN III, M. D. AND
 MICHAEL N. PITTMAN, M. D.

Survey No. 2003 734 Draft of: JEB Scale: 1" = 40'
 Date: DECEMBER 9, 2003 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD. - SUITE 34 • NAOEVILLE, LA. 70471 (985) 626-0000
 SLIOELL (985) 643-2508 • NAOEVILLE (985) 626-3546 • N.O. (504) 456-2042
 HARMOND (985) 345-7641 • FAX NO. (985) 626-0057 • E-MAIL jeb@jebonellssouth.net



(Handwritten initials)