INANCE # 2013-14
ODUCED BY Alexius
E INTRODUCED 7/16/13
N NUMBER 2013-07-01
LIC HEARING 8/20/13
PTED/TABLED 8/20/13
ECTIVE 9/30/13
IK # 3 PAGE #
ORDATION #
ENDED BY ORDINANCE #
E AMENDED

ADOPTION

INTRODUCTION

CITY OF COVINGTON

ORDINANCE NUMBER 2013-14

AN ORDINANCE OF THE CITY OF COVINGTON ENLARGING THE BOUNDARIES OF THE CITY OF COVINGTON, LOUISIANA, DESCRIBING THE AREA TO BE ANNEXED AND ADDED THERETO AND ALSO CLASSIFYING THIS PROPERTY AS RM-2 (MULTIFAMILY RESIDENTIAL) AND CR (REGIONAL COMMERCIAL) AS THE BASE ZONING DISTRICTS WITH A PCUD (PLANNED COMBINED USE DISTRICT) OVERLAY DISTRICT UNDER THE ZONING LAWS OF THE CITY OF COVINGTON

Zoning Case 13-06-01ANNEX

St. Tammany Parish 114
Instrmnt #: 1917606
Registry #: 2261853 mb2
09/25/2013 12:10:00 PM
MB CB X MI UCC

WHEREAS, the City of Covington has received on file a petition by Reagan Crossing, LLC requesting the annexation of the following described property into the corporate limits of the City of Covington:

LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

From the Northwest corner of Section 45, Township 6 South, Range 11 East, go North 54 degrees 41 minutes East 477.40 feet to the Point of Beginning.

From the Point of Beginning, continue North 54 degrees 41 minutes East 500.94 feet to a point; THENCE GO South 35 degrees 06 minutes East 1600.87 feet to the north right-of-way of U.S. Highway 190 By-Pass; thence run along said right-of-way with a curve to the left having a radius of 2,964.79 feet and an arc of 503.74 feet to a point; thence North 35 degrees 08 minutes West 1545.78 feet to the Point of Beginning, all in accordance with survey by Randall W. Brown & Associates, Inc. dated September 17, 2007.

WHEREAS, the Planning and Zoning Commission of the City of Covington has recommended that the zoning classification for the above described property be designated as RM-2 (Multifamily) and CR (Regional Commercial) as the base zoning districts with a PCUD (Planned Combined Use District) as the overlay zoning district. The mixed use development will have 288 multifamily units with commercial uses along Ronald Reagan/Hwy. 190 Bypass; and

WHEREAS, Tract 1 (15.24 acres) is designated for multifamily (288 apartment units) with density of 18.8 dwelling units per acre. Tract 2 (1.51 acres) and Tract 3 (1.24 acres) both are designated for commercial uses. The land uses and landscaping for the

PCUD are depicted by the conceptual site plan developed by Kyle Associates dated June 13, 2013, a copy of which is attached hereto as Exhibit "A"; and

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

WHEREAS, the City of Covington has been submitted a certificate of the duly elected and qualified assessor for the Parish of St. Tammany, State of Louisiana, showing the above described property owner to be the current and sole owner of this property and further certifying to the estimated assessed valuation of said property for the year 2012; and

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

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

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

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

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

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

LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 45, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and being more particularly described as follows, to-wit:

From the Northwest corner of Section 45, Township 6 South, Range 11 East, go North 54 degrees 41 minutes East 477.40 feet to the Point of Beginning.

From the Point of Beginning, continue North 54 degrees 41 minutes East 500.94 feet to a point; THENCE GO South 35 degrees 06 minutes East 1600.87 feet to the north right-of-way of U.S. Highway 190 By-Pass; thence run along said right-of-way with a curve to the left having a radius of 2,964.79 feet and an arc of 503.74 feet to a point; thence North 35 degrees 08 minutes West 1545.78 feet to the Point of Beginning, all in accordance with survey by Randall W. Brown & Associates, Inc. dated September 17, 2007.

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

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

SECTION 1: The zoning classification of the hereinabove described property designated as RM-2 (Multifamily) and CR (Regional Commercial) as the base zoning districts with a PCUD (Planned Combined Use District) as the overlay zoning district. The mixed use development will have 288 multifamily units with commercial uses along Ronald Reagan/Hwy. 190 Bypass.

Tract 1 (15.24 acres) is designated for multifamily (288 apartment units) with density of 18.8 dwelling units per acre. Tract 2 (1.51 acres) and Tract 3 (1.24 acres) both are designated for commercial uses. The land uses and landscaping for the PCUD are depicted by the conceptual site plan developed by Kyle Associates dated June 13, 2013, a copy of which is attached hereto as Exhibit "A".

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

SECTION 3: The voting district of the hereinabove described property shall be a part of District C of the City of Covington.

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

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

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

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

MOVED FOR ADOPTION by Wright, seconded by Smith, and this ordinance was submitted to a vote and resulted in the following:

YEAS: 7 **NAYS:** 0

ABSTAIN: 0 **ABSENT:** 0

PASSED AND ADOPTED this 20th day of August, 2013.

Lee S. Alexius
LEE S. ALEXIUS
COUNCIL PRESIDENT

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

Presented to the Mayor this 22nd day of August, 2013, at 10:55 o'clock A.M.

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

Approved ✓ or Vetoed ___ by the Mayor on this 22nd day of August, 2013.

MICHAEL B. COOPER
MAYOR

Received from the Mayor on the 22nd day of August, 2013, at 11:00 o'clock A.M.

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

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

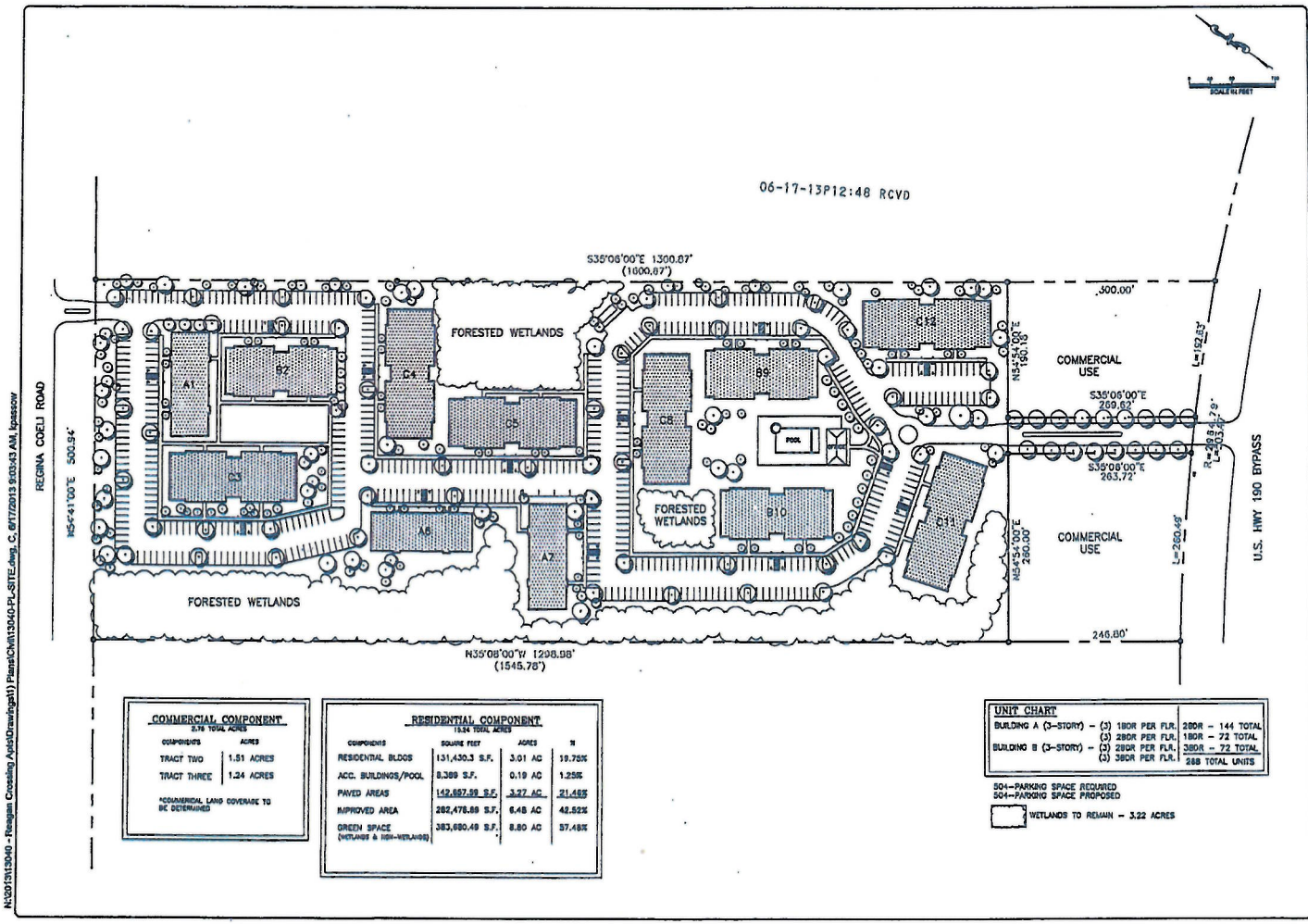
Bonnie D. Champagne
Bonnie D. Champagne
Clerk to the City Council 9/24/13

REAGAN CROSSING APARTMENTS

COVINGTON, LOUISIANA

Kyle Associates, LLC

EXHIBIT "A"



COMMERCIAL COMPONENT
5.76 TOTAL ACRES

COMPONENTS	ACRES
TRACT TWO	1.51 ACRES
TRACT THREE	1.24 ACRES

*COMMERCIAL LAND COVERAGE TO BE DETERMINED

RESIDENTIAL COMPONENT
13.34 TOTAL ACRES

COMPONENTS	SQUARE FEET	ACRES	%
RESIDENTIAL BLDGS	131,430.3 S.F.	3.01 AC	19.75%
ACC. BUILDINGS/POOL	8,389 S.F.	0.19 AC	1.25%
PAVED AREAS	142,667.59 S.F.	3.27 AC	21.46%
IMPROVED AREA	282,476.89 S.F.	6.48 AC	42.52%
GREEN SPACE (WETLANDS & NON-WETLANDS)	383,680.49 S.F.	8.80 AC	57.48%

UNIT CHART

BUILDING A (3-STORY) –	(3) 1BDR PER FLR.	2BDR – 144 TOTAL
	(3) 2BDR PER FLR.	1BDR – 72 TOTAL
BUILDING B (3-STORY) –	(3) 2BDR PER FLR.	3BDR – 72 TOTAL
	(3) 3BDR PER FLR.	288 TOTAL UNITS

504–PARKING SPACE REQUIRED
504–PARKING SPACE PROPOSED
WETLANDS TO REMAIN – 3.22 ACRES

CADD FILE NAME: 13040-PL-SITE.dwg
DESIGNED BY: PMK
DRAWN BY: MJS
CHECKED BY: PMK
JOB NO. 13040
SCALE (HORZ.): 1" = 80'-0"
SCALE (VERT.): 1" = 100'-0"
DATE: 05.28.13

REAGAN CROSSING P.U.D.
U.S. HIGHWAY 190
COVINGTON, LA
A PLANNED COMBINED USE DISTRICT

SITE PLAN

PRELIMINARY DOCUMENTS
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION, PERMITTING, BIDDING, RECORDING, OR SALE AND ARE RELEASED UNDER THE AUTHORITY OF KYLE ASSOCIATES, L.L.C., JAMES L. PATTERSON, P.E. LA NO. 31,

Kyle Associates, LLC

SHEET NO. -

N:\2013\13040 - Reagan Crossing Apts\Drawings\01) Plans\Civil\13040-PL-SITE.dwg, C, 6/17/2013 9:03:43 AM, kpassow