

ORDINANCE # 2017-28
INTRODUCED BY Coner
DATE INTRODUCED 9/19/17
ITEM NUMBER 2017-09-03
PUBLIC HEARING 11/14/17
ADOPTED/TABLED 11/14/17
EFFECTIVE 11/30/17
BOOK # 3 PAGE # 4
RECORDATION # 4
AMENDED BY ORDINANCE # 5
DATE AMENDED 5

ADOPTION

INTRODUCTION

CITY OF COVINGTON STATE OF LOUISIANA

ORDINANCE NUMBER 2017-28

AN ORDINANCE OF THE CITY OF COVINGTON
AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF COVINGTON, LOUISIANA, TO RECLASSIFY FOUR (4)
LOTS LOCATED IN SQUARE 35, CONNELLY ADDITION,
WHICH PROPERTY IS LOCATED BETWEEN WEST 29TH
AVENUE, WEST 30TH AVENUE AND NORTH FLORIDA
STREET IN COVINGTON, ST. TAMMANY PARISH,
LOUISIANA, FROM CN (NEIGHBORHOOD COMMERCIAL)
TO A PLANNED COMMERCIAL USE OVERLAY DISTRICT
(PCD) WITH A BASE ZONING OF CR (REGIONAL
COMMERCIAL)
(ZONING CASE NO. 17-08-02Rezoning/PCD)

WHEREAS, the Zoning Commission of the City of Covington, after having held its public hearing in accordance with law, has recommended to the City Council of the City of Covington, Louisiana, the approval of the reclassification of four lots located in Square 35, Connely Addition, which property is located between West 29th Avenue, West 30th Avenue and North Florida Street in Covington, St. Tammany Parish, Louisiana, from CN (Neighborhood Commercial) to a Planned Commercial District (PCD) with a base zoning of CR (Regional Commercial). The property is more fully described as follows:

**Lot No. 1:
Legal Description for a Portion of Square 35, Connely Addition (0.792 Acres)**

All that certain piece or portion 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 being situated in Square 35 in the Connely Addition to the City of Covington, St. Tammany Parish, Louisiana and more fully described as follows, to-wit:

Beginning at the intersection of the South line of 30th Avenue and the East line of Florida Street, thence North 78 degrees 45 min. East along the South line of 30th Avenue 239.67 feet to a ½ inch iron rod; thence South 11 degrees 20 min. East 135.47 feet to a ½ inch iron rod; thence South 74 degrees 55 min. 56 seconds West

1 8.89 feet to a ½ inch iron rod; thence South 74 degrees 53 min. 04 seconds West
2 50.86 feet to a ¾ inch iron pipe; thence South 75 degrees 52 min. 29 seconds West
3 185.5 to an iron pipe found on the East right-of-way line of Florida Street; thence
4 North 09 degrees 19 min. 20 seconds West along the East line of Florida Street
5 148.87 feet to the **POINT OF BEGINNING**.

6
7 Containing 34,513 square feet or 0.792 acre of land, more or less, all as per survey
8 by John G. Cummings and Associates, dated 12-5-2016.

9

10 **Lot No. 2:**

11 **Legal Description for a Portion of Square 35; Connely Addition (0.183 Acres)**

12

13 A certain parcel of land, situated in and being a portion of Square 35, Connely
14 Addition (a/k/a Connolly and Connally) to the City of Covington, St. Tammany
15 Parish, Louisiana and more fully described as follows.

16

17 Commence at the intersection of the northern right of way of West 29th Avenue
18 and the eastern right of way of Florida Street, said point being the POINT OF
19 BEGINNING and run along the eastern right of way of Florida Street, North 10
20 degrees 00 minutes 00 seconds, West a distance of 134.00 feet; thence leaving said
21 right of way North 81 degrees 54 minutes 33 seconds East a distance of 60.03 feet;
22 thence South 10 degrees 00 minutes 00 seconds East a distance of 132.00 feet to
23 the northern right of way of West 29th Avenue; thence along said right of way
24 South 80 degrees 00 minutes 00 seconds West a distance of 60.00 feet to the
25 POINT OF BEGINNING, and containing 7,980.00 square feet or 0.183 acres of
26 land, more or less, all as per survey by Kelly J. McHugh and Assoc., Inc., dated
27 03-31-2010.

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29 **Lot No. 3:**

30 **Legal Description for a Portion of Square 35; Connely Addition (0.253 Acres)**

31

32 A certain parcel of land, situated in and being a portion of Square 35, Connely
33 Addition to the City of Covington, St Tammany Parish, Louisiana and more fully
34 described as follows.

35

36 Commence at the intersection of the northern right of way of West 29th Avenue
37 and the eastern right of way of Florida Street, and measure along the northern right
38 of way of West 29th Avenue North 80 degrees 00 minutes 00 seconds East a
39 distance of 60.00 feet to the **POINT OF BEGINNING**.

40

41 From the **POINT OF BEGINNING** and leaving said right of way run North 10
42 degrees 00 minutes 00 seconds West a distance of 132.00 feet; thence North 82
43 degrees 51 minutes 45 seconds East a distance of 85.11 feet; thence South 10
44 degrees 00 minutes 00 seconds East a distance of 127.75 feet to the northern right
45 of way of West 29th Avenue; thence along said right of way South 80 degrees 00
46 minutes 00 seconds West a distance of 85.00 feet to the **POINT OF**
47 **BEGINNING**, and containing 11,039.37 square feet or 0.253 acres of land, more
48 or less, all as per survey by Kelly J. McHugh and Assoc. Inc., dated 03-31-2010.

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Lot No. 4:
Legal Description for a Portion of Square 35, Connely Addition (0.102 Acres)

A certain parcel of land situated in and being a portion of Square 35, Connely Addition (also referred to as Connally Addition and Connolly Addition) to the City of Covington, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the intersection of the northern right of way of West 29th Avenue and the eastern right of way of Florida Street, and measure along the northern right of way of West 29th Avenue North 80 degrees 00 minutes 00 seconds East a distance of 145.0 feet to the **POINT OF BEGINNING**.

From the **POINT OF BEGINNING** and leaving said right of way run North 10 degrees 00 minutes 00 seconds West a distance of 127.75 feet; thence North 82 degrees 51 minutes 45 seconds East a distance of 35.04 feet; thence South 10 degrees 00 minutes 00 seconds East a distance of 126.00 feet to the northern right of way of West 29th Avenue; thence along said right of way South 80 degrees 00 minutes 00 seconds West a distance of 35.00 feet to the **POINT OF BEGINNING** and containing 4440.62 square feet or 0.102 acres of land, more or less, all as per survey by Kelly J. McHugh and Assoc. dated 03-31-2010.

WHEREAS, the City Council has held its public hearing in accordance with

law; and

WHEREAS, the City Council deems that it is necessary for the purpose of protecting the health, safety and general welfare of the City of Covington that the property described above be designated as a Planned Commercial District (PCD) with a base zoning of CR (Regional Commercial).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Covington, at its regular session convened:

SECTION 1: The zoning classification of the following described property is hereby changed from CN (Neighborhood Commercial) to a Planned Commercial Use Overlay District (PCD) with a base zoning of CR (Regional Commercial):

Lot No. 1:
Legal Description for a Portion of Square 35, Connely Addition (0.792 Acres)

All that certain piece or portion 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

1 appertaining being situated in Square 35 in the Connely Addition to the City of
2 Covington, St. Tammany Parish, Louisiana and more fully described as follows,
3 to-wit:

4
5 Beginning at the intersection of the South line of 30th Avenue and the East line of
6 Florida Street, thence North 78 degrees 45 min. East along the South line of 30th
7 Avenue 239.67 feet to a ½ inch iron rod; thence South 11 degrees 20 min. East
8 135.47 feet to a ½ inch iron rod; thence South 74 degrees 55 min. 56 seconds West
9 8.89 feet to a ½ inch iron rod; thence South 74 degrees 53 min. 04 seconds West
10 50.86 feet to a ¾ inch iron pipe; thence South 75 degrees 52 min. 29 seconds West
11 185.5 to an iron pipe found on the East right-of-way line of Florida Street; thence
12 North 09 degrees 19 min. 20 seconds West along the East line of Florida Street
13 148.87 feet to the **POINT OF BEGINNING**.

14
15 Containing 34,513 square feet or 0.792 acre of land, more or less, all as per survey
16 by John G. Cummings and Associates, dated 12-5-2016.

17
18 **Lot No. 2:**

19 **Legal Description for a Portion of Square 35; Connely Addition (0.183 Acres)**

20
21 A certain parcel of land, situated in and being a portion of Square 35, Connely
22 Addition (a/k/a Connolly and Connally) to the City of Covington, St. Tammany
23 Parish, Louisiana and more fully described as follows.

24
25 Commence at the intersection of the northern right of way of West 29th Avenue
26 and the eastern right of way of Florida Street, said point being the POINT OF
27 BEGINNING and run along the eastern right of way of Florida Street, North 10
28 degrees 00 minutes 00 seconds, West a distance of 134.00 feet; thence leaving said
29 right of way North 81 degrees 54 minutes 33 seconds East a distance of 60.03 feet;
30 thence South 10 degrees 00 minutes 00 seconds East a distance of 132.00 feet to
31 the northern right of way of West 29th Avenue; thence along said right of way
32 South 80 degrees 00 minutes 00 seconds West a distance of 60.00 feet to the
33 POINT OF BEGINNING, and containing 7,980.00 square feet or 0.183 acres of
34 land, more or less, all as per survey by Kelly J. McHugh and Assoc., Inc., dated
35 03-31-2010.

36
37 **Lot No. 3:**

38 **Legal Description for a Portion of Square 35; Connely Addition (0.253 Acres)**

39
40 A certain parcel of land, situated in and being a portion of Square 35, Connely
41 Addition to the City of Covington, St Tammany Parish, Louisiana and more fully
42 described as follows.

43
44 Commence at the intersection of the northern right of way of West 29th Avenue
45 and the eastern right of way of Florida Street, and measure along the northern right
46 of way of West 29th Avenue North 80 degrees 00 minutes 00 seconds East a
47 distance of 60.00 feet to the **POINT OF BEGINNING**.

48
49 From the **POINT OF BEGINNING** and leaving said right of way run North 10
50 degrees 00 minutes 00 seconds West a distance of 132.00 feet; thence North 82
51 degrees 51 minutes 45 seconds East a distance of 85.11 feet; thence South 10

1 degrees 00 minutes 00 seconds East a distance of 127.75 feet to the northern right
2 of way of West 29th Avenue; thence along said right of way South 80 degrees 00
3 minutes 00 seconds West a distance of 85.00 feet to the **POINT OF**
4 **BEGINNING**, and containing 11,039.37 square feet or 0.253 acres of land, more
5 or less, all as per survey by Kelly J. McHugh and Assoc. Inc., dated 03-31-2010.
6

7 **Lot No. 4:**

8 **Legal Description for a Portion of Square 35, Connely Addition (0.102 Acres)**
9

10 A certain parcel of land situated in and being a portion of Square 35, Connely
11 Addition (also referred to as Connally Addition and Connolly Addition) to the City
12 of Covington, St. Tammany Parish, Louisiana and more fully described as follows:
13

14 Commence at the intersection of the northern right of way of West 29th Avenue
15 and the eastern right of way of Florida Street, and measure along the northern right
16 of way of West 29th Avenue North 80 degrees 00 minutes 00 seconds East a
17 distance of 145.0 feet to the **POINT OF BEGINNING**.
18

19 From the **POINT OF BEGINNING** and leaving said right of way run North 10
20 degrees 00 minutes 00 seconds West a distance of 127.75 feet; thence North 82
21 degrees 51 minutes 45 seconds East a distance of 35.04 feet; thence South 10
22 degrees 00 minutes 00 seconds East a distance of 126.00 feet to the northern right
23 of way of West 29th Avenue; thence along said right of way South 80 degrees 00
24 minutes 00 seconds West a distance of 35.00 feet to the **POINT OF BEGINNING**
25 and containing 4440.62 square feet or 0.102 acres of land, more or less, all as per
26 survey by Kelly J. McHugh and Assoc. dated 03-31-2010.
27

28 SECTION 2: The Official Zoning Map of the City of Covington shall be
29 amended.

30 SECTION 3: If any provision of this ordinance shall be held to be invalid,
31 such invalidity shall not affect other provisions herein which can be given effect
32 without the invalid provision and to this end the provisions of this ordinance are
33 hereby declared to be severable.

34 **WHEREUPON**, this ordinance having been submitted in writing, having
35 been read by title and adopted at a public meeting of the City Council of the City
36 of Covington, State of Louisiana, was then submitted to an official vote as a whole,
37 the vote thereon being as follows:
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39

1 **MOVED FOR ADOPTION** by Coner , seconded by Rolling .

2 **YEAS:** 7 **ABSENT:** 0

3 **NAYS:** 0 **ABSTAIN:** 0

4 **PASSED AND ADOPTED** this 14th day of November , 2017.

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9 R.S. "SAM" O'KEEFE
10 COUNCIL PRESIDENT

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13 BONNIE D. CHAMPAGNE
14 COUNCIL CLERK

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17 Presented to the Mayor this 14th day of November , 2017, at 7:05 o'clock
18 P..M.

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22 BONNIE D. CHAMPAGNE
23 COUNCIL CLERK

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25 Approved or Vetoed by the Mayor on this 14th day of November ,
26 2017.

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30 MICHAEL B. COOPER
31 MAYOR

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34 Received from the Mayor this 14th day of November , 2017, at 7:10 o'clock
35 P..M.

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39 BONNIE D. CHAMPAGNE
40 COUNCIL CLERK

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