

ORDINANCE # 2018-10
INTRODUCED BY Rolling
DATE INTRODUCED 5/15/18
ITEM NUMBER 2018-05-01
PUBLIC HEARING 6/19/18
ADOPTED/TABLED 6/19/18
EFFECTIVE 7/5/18
BOOK # 3 PAGE # _____
RECORDATION # 4
AMENDED BY ORDINANCE # _____
DATE AMENDED 5

ADOPTION

INTRODUCTION

**CITY OF COVINGTON
STATE OF LOUISIANA**

ORDINANCE NUMBER 2018-10

6
7
8 **AN ORDINANCE OF THE CITY OF COVINGTON**
9 **AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF**
10 **COVINGTON, LOUISIANA, TO RECLASSIFY LOT 1A,**
11 **SQUARE 1907, WHICH PROPERTY IS SITUATED AT THE**
12 **CORNER OF SOUTH TYLER STREET AND WEST 19TH**
13 **AVENUE, DIVISION OF NEW COVINGTON, CITY OF**
14 **COVINGTON, ST. TAMMANY PARISH, LOUISIANA,**
15 **FROM A PLANNED COMBINED UNIT DEVELOPMENT**
16 **(PCUD) TO A PLANNED COMMERCIAL DISTRICT (PCD)**
17 **WITH A BASE ZONING OF NEIGHBORHOOD COMMERCIAL**
18 **(CN) AND COMMERCIAL OFFICE/PROFESSIONAL (CO) AND**
19 **ALSO RESCINDING ORDINANCE NUMBERS 2007-38, 2009-06**
20 **AND 2010-03 WHICH ORDINANCES CREATED AND**
21 **AMENDED THE PLANNED COMBINED UNIT**
22 **DEVELOPMENT (PCUD)**
23 **(ZONING CASE NO. 18-01-01ZC(PCD))**
24
25

26 **WHEREAS**, the Zoning Commission of the City of Covington, after having
27 held its public hearing in accordance with law, has recommended to the City
28 Council of the City of Covington, Louisiana, the approval of the reclassification of
29 the property described below from the Planned Combined Unit Development
30 (PCUD), created by Ordinance No. 2007-38 dated November 20, 2007 and
31 amended by Ordinance No. 2009-06 dated April 7, 2009 and by Ordinance No.
32 2010-03 dated February 10, 2010, to a new Planned Commercial District (PCD)
33 with a base zoning of Neighborhood Commercial (CN) and Commercial
34 Office/Professional (CO):

35 **ONE CERTAIN LOT OR PARCEL OF GROUND**, together with all the
36 buildings and improvements thereon, and all the rights, ways, means,
37 privileges, servitudes, appurtenances and advantages thereunto belonging or
38 in anywise appertaining situated in the State of Louisiana, Parish of St.
39 Tammany, Division of New Covington, City of Covington and in
40 accordance with the Plan of Survey of resubdivision by Randall W. Brown,
41 L.S. dated 06/04/08 filed for record as Map File 4704B said Parcel is

1 designated as **Lot 1A**, formerly Lots 1-10, Square 1907 including the
2 revoked 20 foot alley which bisected the Square, Division of New
3 Covington, City of Covington, St. Tammany Parish, Louisiana.

4
5 In accordance with the aforementioned survey of resubdivision and another
6 survey of Randall W. Brown, L.S. dated 06/01/07 of Square 1907, a copy of
7 which is annexed to an Act dated July 10, 2007 registered as Instrument No.
8 1632124, **Lot 1A** measures 300 feet front on Tyler Street, 300 feet on 19th
9 Avenue, 300 feet on Polk Street (R/W) and 300 feet on 20th Avenue (R/W)
10 side.

11
12
13 **WHEREAS**, the City Council has held its public hearing in accordance with
14 law; and

15 **WHEREAS**, the City Council deems that it is necessary for the purpose of
16 protecting the health, safety and general welfare of the citizens of the City of
17 Covington that the property described above be designated as a new Planned
18 Commercial District (PCD) with a base zoning of Neighborhood Commercial (CN)
19 and Commercial Office/Professional (CO); and

20 **WHEREAS**, to allow flexibility, the concept plan and the specific uses for
21 the new Planned Commercial District (PCD) shall be as follows:

- 22 • Retail space – no greater than 8,810 square feet (the entire first floor);
23 • Professional Offices – no greater than 8,810 square feet (the entire first floor);
24 • Medical Offices – minimum of 8,810 square feet (the entire second floor) and
25 no greater than 17,620 square feet (the entire building);
26 • Food Services – no greater than 2,900 square feet (two bays on first floor) and
27 no fast food or drive-thru restaurants;
28 • Greenspace – 42% of the total property; and
29 • One hundred and two (102) parking spaces based on the entire building
30 developed as Medical Offices.

31
32 **WHEREAS**, in connection with the creation and subsequent amendments to
33 the Planned Combined Unit Development (PCUD), the Covington City Council
34 wishes to rescind Ordinance No. 2007-38 adopted on November 20, 2007;
35 Ordinance No. 2009-06 adopted on April 7, 2009; and Ordinance No. 2010-03
36 adopted on February 10, 2010, and replace them with this ordinance.

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

3 **SECTION 1:** The zoning classification of the following described property
4 is hereby changed from the Planned Combined Unit Development (PCUD) to a
5 new Planned Commercial District (PCD) with a base zoning of Neighborhood
6 Commercial (CN) and Commercial Office/Professional (CO):

7 **ONE CERTAIN LOT OR PARCEL OF GROUND**, together with all the
8 buildings and improvements thereon, and all the rights, ways, means,
9 privileges, servitudes, appurtenances and advantages thereunto belonging or
10 in anywise appertaining situated in the State of Louisiana, Parish of St.
11 Tammany, Division of New Covington, City of Covington and in
12 accordance with the Plan of Survey of resubdivision by Randall W. Brown,
13 L.S. dated 06/04/08 filed for record as Map File 4704B said Parcel is
14 designated as **Lot 1A**, formerly Lots 1-10, Square 1907 including the
15 revoked 20 foot alley which bisected the Square, Division of New
16 Covington, City of Covington, St. Tammany Parish, Louisiana.

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18 In accordance with the aforementioned survey of resubdivision and another
19 survey of Randall W. Brown, L.S. dated 06/01/07 of Square 1907, a copy of
20 which is annexed to an Act dated July 10, 2007 registered as Instrument No.
21 1632124, **Lot 1A** measures 300 feet front on Tyler Street, 300 feet on 19th
22 Avenue, 300 feet on Polk Street (R/W) and 300 feet on 20th Avenue (R/W)
23 side.

24
25 **SECTION 2:** The Official Zoning Map of the City of Covington shall be
26 amended.

27 **SECTION 3:** In order to allow flexibility, the concept plan and the specific
28 uses for the new Planned Commercial District (PCD) shall be as follows:

- 29 • Retail space – no greater than 8,810 square feet (the entire first floor);
30 • Professional Offices – no greater than 8,810 square feet (the entire first floor);
31 • Medical Offices – minimum of 8,810 square feet (the entire second floor) and
32 no greater than 17,620 square feet (the entire building);
33 • Food Services – no greater than 2,900 square feet (two bays on first floor) and
34 no fast food or drive-thru restaurants;
35 • Greenspace – 42% of the total property; and
36 • One hundred and two (102) parking spaces based on the entire building
37 developed as Medical Offices.

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1 **SECTION 4:** Ordinance No. 2007-38 adopted on November 20, 2007;
2 Ordinance No. 2009-06 adopted on April 7, 2009; and Ordinance No. 2010-03
3 adopted on February 10, 2010, shall be rescinded and replaced with this ordinance.

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

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

12 **MOVED FOR ADOPTION** by Rolling, seconded by Callahan.

13 **YEAS:** 6 **ABSENT:** 1 (Roberts)
14 **NAYS:** 0 **ABSTAIN:** 0

15 **PASSED AND ADOPTED** this 19th day of June, 2018.


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18 R. S. Sam O'Keefe
19 R.S. "SAM" O'KEEFE
20 COUNCIL PRESIDENT
21

22
23 Bonnie D. Champagne
24 BONNIE D. CHAMPAGNE
25 COUNCIL CLERK
26

27
28 Presented to the Mayor this 20th day of June, 2018, at 1:30 o'clock
29 P.M.
30

31
32 Bonnie D. Champagne
33 BONNIE D. CHAMPAGNE
34 COUNCIL CLERK
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36

1 Approved or Vetoed by the Mayor on this 20th day of June,
2 2018.

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6 
7 MICHAEL B. COOPER
MAYOR

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10 Received from the Mayor this 20th day of June, 2018, at 1:50 o'clock
11 P..M.

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13 
14 BONNIE D. CHAMPAGNE
15 COUNCIL CLERK
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