ORDINANCE # 2020-03
INTRODUCED BY Lewis
DATE INTRODUCED 12/3/19
ITEM NUMBER 1 2019-12-02
PUBLIC HEARING 1/14/20
ADOPTED/TABLED 1/14/20
EFFECTIVE 1/30/20
BOOK # PAGE #
RECORDATION #
AMENDED BY ORDINANCE #
DATE AMENDED

ADOPTION INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2020-03

AN ORDINANCE OF THE CITY OF COVINGTON AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COVINGTON, LOUISIANA, TO RECLASSIFY LOT NUMBERS 9 AND 10, SQUARE NUMBER 2507, TOWN OF NEW COVINGTON, CITY OF COVINGTON, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, FROM RS-3 (TWO-FAMILY RESIDENTIAL) TO ML (LIGHT INDUSTRIAL/MANUFACTURING) (ZONING CASE NO. 19-11-04REZONING)

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 the property described below from RS-3 (Two-Family Residential) to ML (Light Industrial/Manufacturing):

THAT CERTAIN PORTION OF GROUND, together with all buildings and improvements thereon, situated in the TOWN OF NEW COVINGTON, City of Covington, Parish of St. Tammany, State of Louisiana, more fully described as follows, to-wit:

LOT NUMBERS 9 AND 10, SQUARE NUMBER 2507 of said Town of New Covington, City of Covington, said lots measure each 60 feet front on 26th Avenue by a depth between equal and parallel lines of 150 feet. Lot 10 forms the corner of 26th Avenue and Polk Street.

Improvements bear the Municipal No.: 725 W. 26th Avenue, Covington, LA 70433

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 citizens of the City of

Covington that the property described above be designated as ML (Light Industrial/Manufacturing).

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 RS-3 (Two-Family Residential) to ML (Light Industrial/Manufacturing):

THAT CERTAIN PORTION OF GROUND, together with all buildings and improvements thereon, situated in the TOWN OF NEW COVINGTON, City of Covington, Parish of St. Tammany, State of Louisiana, more fully described as follows, to-wit:

LOT NUMBERS 9 AND 10, SQUARE NUMBER 2507 of said Town of New Covington, City of Covington, said lots measure each 60 feet front on 26th Avenue by a depth between equal and parallel lines of 150 feet. Lot 10 forms the corner of 26th Avenue and Polk Street.

Improvements bear the Municipal No.: 725 W. 26th Avenue, Covington, LA 70433

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

SECTION 3: 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.

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 Verret, seconded by Rolling.

YEAS: 6 **ABSENT:** 0

NAYS: 0 **ABSTAIN:** 0

PASSED AND ADOPTED this 14th day of January, 2020.

LARRY ROLLING
COUNCIL VICE PRESIDENT

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Presented to the Mayor this 15th day of January, 2020, at 10:00 o'clock A.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

Approved X or Vetoed ___ by the Mayor on this 15th day of January 2020.

MARK R. JOHNSON
MAYOR

Received from the Mayor this 15th day of January, 2020, at 1:00 o'clock P.M.

Bonnie D. Champagne
BONNIE D. CHAMPAGNE
COUNCIL CLERK

MARK R. JOHNSON
Mayor

Monthly Zoning Commission Meeting
Monday, November 18, 2019
Final Report
Case Number 19-11-04ZC Rezoning

The information provided in this staff report has been included for the purpose of reviewing the case. Statements or recommendations in a staff report are not decisions, but are rendered to assist the relevant Board, Commission, or Committee in making a decision on requests.

Date of Report: November 18, 2019

I. General Information

Petitioner: Mr. and Mrs. Mallery C. Mele, II

Owner: Mr. and Mrs. Mallery C. Mele, II

Request: A request to rezone Lot 9 and Lot 10 of Square 2507 Town of New Covington from RS-3 (two-family residential district) to a ML (Light Industrial/Manufacturing) zoning classification. The property is located at the corner Polk Street and W. 26th Ave.

(See the attached letter from petitioner and case material)

II. SITE INFORMATION

Exiting Zoning: RS-3 (two-family residential district)

Acreage: N/A

Existing Land Use: Vacant Single Family and a Vacant Lot

Existing Number of Lots: 2

Proposed Use: Subject property for the expansion of Mele Printing (Warehousing/Office/Processing).

III. Background

A. City Zoning and Land Uses In Area:

The zoning in the area is ML, RS-3, OS and ID. The adjacent uses are light industrial/manufacturing, government facilities (St. Tammany Parish Public Works and St. Tammany Parish Schools – Harrison Center, churches and residential. **Please see the attached maps.**

IV. Staff Comments

A. City Departments - No comments at this time. When a development is proposed for the property in question drainage, fill, water and sewer, landscaping, buffer areas, lighting, parking, height, signage, building codes and curb cuts policies and regulations will need to be addressed.

B. The Planning Department – See below Policy Considerations

V. Policy Considerations:

A. Sec. 3.1501. *Purpose and intent.* This district is intended for limited-sized professional and business offices in close proximity to purely residential uses and shall support adjacent residential neighborhoods. This district shall contain personal services and retail or office establishments which do not present any adverse impact on the peace, appearance or value of adjacent residential areas. Moderate density multiple-family residential is permitted. The district is not commercial in character; however, certain limited commercial uses are permitted.

Sec. 3.22. ML light industrial/manufacturing

3.2201. Purpose and intent. The purpose of the light industrial/manufacturing district shall be to accommodate a wide range of enterprises, including those engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning or

assembling of goods, merchandise or equipment, all within an enclosed structure and excluding residential dwellings.

3.2204. Performance standards –Proposals Complies

1. Lot area: No minimum lot area is required for industrial lots.
2. Lot width: No minimum lot width shall be required for nonresidential use.
3. Lot depth: No minimum lot depth shall be required for nonresidential use.
4. Front yard:
a. Front building lines shall be no closer than ten feet from the street right-of-way line.
b. On corner or through lots, the required front yard will be provided on both streets.
5. Side yard: The width of the side yard shall be a minimum of 25 feet.
6. Rear yard: Where a rear yard lot abuts any residential or nonresidential area or district, excluding ML light industrial/manufacturing, the rear yard setback shall be a minimum of 25 feet.
7. Maximum site coverage: The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 60 percent of the total area of the lot.

B. The previously developed lots 6, 7, and 8 on Square 2507 (currently zoned ML and in use as warehouses) are being proposed to be resub divided with lots 9 and 10 on Square 2507 pending the rezoning of these two lots. To resub-divide the lots into one and develop the section on lots 9 and 10 with the proposed building, variances are needed for the existing conditions /buildings on lots 6, 7, and 8, which are non-conforming.

VI. Zoning Commission Recommendation

The Zoning Commission voted 6-0 (Absent - Boone) to approve the rezoning change from RS-3 to ML.

MARK R. JOHNSON
Mayor

CITY OF COVINGTON
PLANNING AND ZONING OFFICE
317 North Jefferson Avenue
Post Office Box 778
Covington, Louisiana 70434
phone 985.867.1214
fax 985.273.3014
email P&Z@covla.com
website www.covla.com

10-03-19 P03:59 IN

APPLICATION FOR COMMERCIAL ZONING CHANGE

Property Owner(s) Date 10/4/19

Mr. & Mrs. Mallery C. Mele, II
Name

74650 River Road
Mailing Address

Covington, LA 70435
City State Zip

985-893-9522 N/A
Phone Fax

mallerym@meleprinting.com
Email

x Mallery C. Mele II
Owner's Signature *(I hereby certify that this petitioner has permission to apply for a resubdivision.)*

x Pamela Prather Mele

Petitioner(s) Date 10/4/19

Mr. & Mrs. Mallery C. Mele, II
Name

74650 River Road
Mailing Address

Covington, LA 70435
City State Zip

985-893-9522
Phone Fax

mallerym@meleprinting.com
Email

x Mallery C. Mele II
Petitioner's Signature *(I hereby certify all information submitted to the City of Covington is TRUE AND CORRECT. Failure to submit correct information may result in denial of petition.)*

x Pamela Prather Mele

REQUESTED ZONING CHANGE FROM: RS3 TO: ML

LOCATION OF PROPERTY/GENERAL DESCRIPTION ZONING: 725 West 26th Avenue; Lots 9 & 10, Square 2507

PROPOSED USE OF SITE: Building (Warehouse/Office/Processing)

PREVIOUS USE OF SITE: Residential

SQUARE FEET OF BUILDING: 9,039

HEIGHT OF PROPOSED BUILDING: 25 Feet

HOURS OF OPERATION: 8:00 - 5:00 (M-F)

NUMBER OF EMPLOYEES: 8

LOT SIZE: 120' on 25th Avenue/150' on Polk Street

continued on next page . . .

03:50 PM

APPLICANT MUST SUBMIT THE FOLLOWING DOCUMENTS:
(ALL PLANS MUST BE FOLDED, AND WE MUST HAVE 15 COLOR COPIES OF ANY COLOR DRAWINGS OR PHOTOGRAPHS.)

- [x] One (1) electronic copy of the typed legal description and cash sale document of the property
- [x] One (1) notarized and sealed copy of the Property Ownership Certification Form
- [x] Fifteen (15) copies of the survey, signed and sealed (no larger than legal size)
- [x] One (1) copy of a letter stating why a zoning change is needed for the site
- [x] A pre-application meeting with the City Planner is advised

APPLICANT SHOULD RECEIVE THE FOLLOWING:

- [ ] Copy of the applicable district regulations
- [ ] Copy of Part 4, Off-Street Parking and Loading Regulations (if applicable)
- [ ] Copy of Part 4, Minimum Landscape Requirements (if applicable)
- [ ] Property Ownership Certification Form

My signature certifies that I have received the above checked items:

Applicant's Signature Mallay C. Mele Ti
Pamela Pratha Mele **Date:** 10 / 4 / 19

Application Filing Fee	**$ 400.00**
Non-Residential Fee **$100.00 per parcel x** 2	**= $** 200.00
Advertising Fee	**$ 400.00**
TOTAL FEES ***Not to exceed $5,000.00***	**$** 1,000.00

PAID [x] **DATE:** 10 / 4 / 19

Reference:
1) A Survey Map by Thomas Fontcuberta, Dated 5-12-2014, Job #514677
2) A Survey Map by Jaron Fitzmorris, File Date 9-25-1992, File No. 1089A, Clerks Office
3) A Survey Map of Subject Lots by this Firm, Dated 4-22-2019, #19325

Bearings shown refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

This property is located in Flood Zones B & C, per Fema Map No. 220200 0005 B, Dated 11-19-1980

Elevations refer to NAVD 88, Geoid 12B)

A Topographic Survey of Lots 8, 9 & 10, Square 2507, Division of New Covington, City of Covington, St. Tammany Parish, Louisiana

Note: For all Fences and all other items location pertaining to Subject Lots see the Survey Map by this Firm (Ref 3) Dated 4-22-2019, #19325

LEGEND:
- ■ = Fnd. 3/4" Iron Pipe
- ● = Fnd. 1/2" Iron Rod
- × = Elevation
- ⊗ = Elevation (Center of Streets)
- ⊕ = Elevation (Top Bank Ditch)
- ✳ = Elevation (Center of Ditch)
- ✠ = 4" Sewer Cleanout
- ▲ = Fire Hydrant
- ⊘ = Power Pole
- ⋈ = 4" Gas Capp
- E = Powerline
- △ = Water Meter

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 Office (985) 848-0355 Fax

MAP PREPARED FOR: MELE PRINTING

SCALE: 1" = 30'
DATE: 9-11-2018
DRAWN BY: JWG
DRAWN NUMBER: 19325A

Lots 8, 9 & 10, Square 2507, Division of New Covington, City of Covington, St. Tammany Parish, La.

W. 26th Avenue

N. Polk Street

N. Tyler Street

20' Closed Alley

Edge of Asphalt

24" CMP

24" RCP

Sidewalk

Porch

House
FFE= 27.8'

Gravel

Flood Zone B

Flood Zone C

Approx. Flood Zone Line

Shed

Concrete

Metal Bldg.
FFE=26.1'

Metal Bldg.
FFE=26.7'

10

9

8

7

6

SQ. "2507"

N53°17'42"E-149.79'

S57°07'46"E-180.00'

S53°17'42"W-149.61'

N57°07'24"W-180.00'

N57°07'24"W-120.11'

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED RECORDALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURANCY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

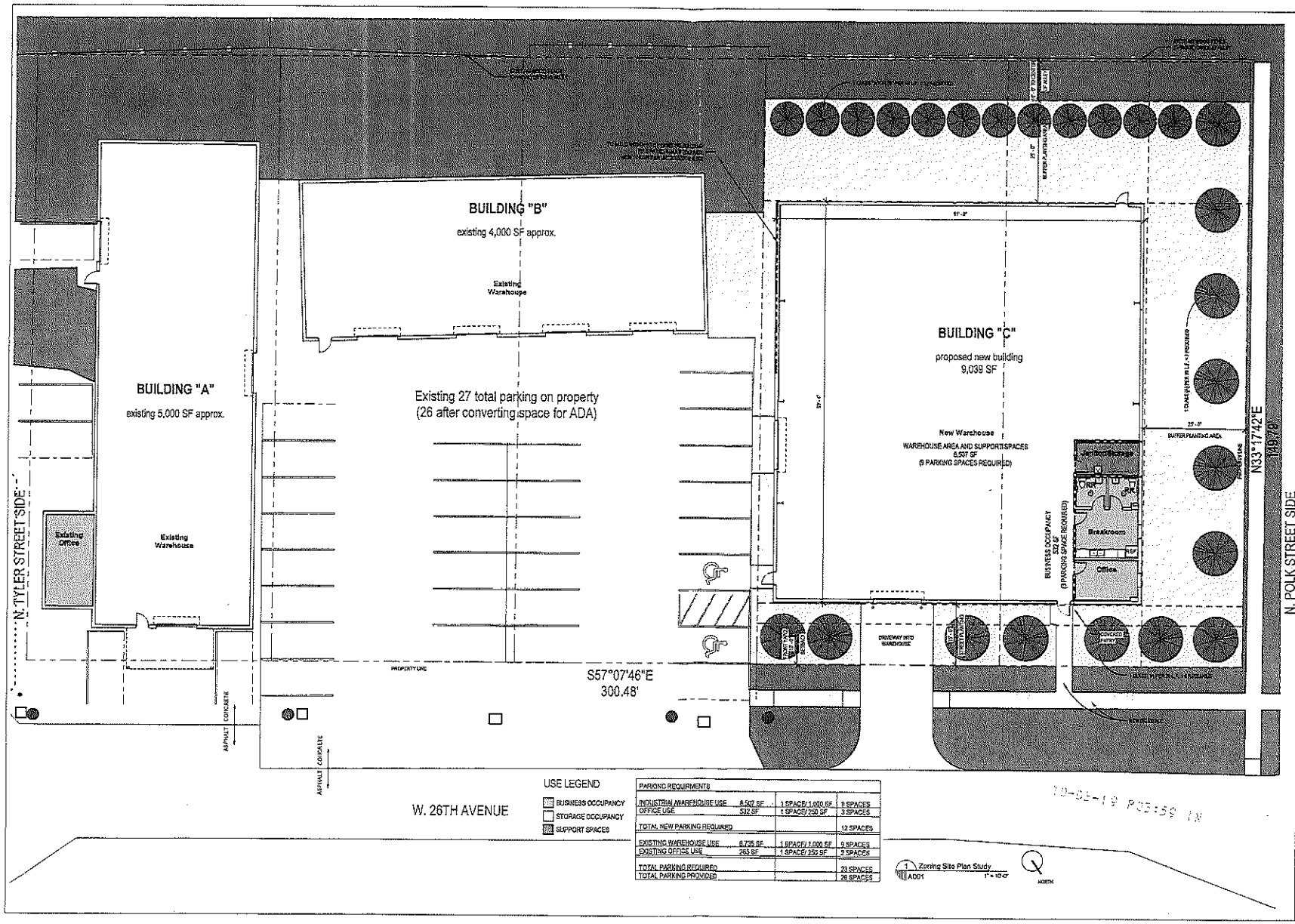
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

STATE OF LOUISIANA
BRUCE M. BUTLER, III
PROFESSIONAL
LAND SURVEYOR

9-16-2019

BRUCE M. BUTLER, III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.



PARKING REQUIREMENTS			
INDUSTRIAL WAREHOUSE USE	8,537 SF	1 SPACE/ 1,000 SF	9 SPACES
OFFICE USE	512 SF	1 SPACE/ 250 SF	3 SPACES
TOTAL NEW PARKING REQUIRED			12 SPACES
EXISTING WAREHOUSE USE	8,735 SF	1 SPACE/ 1,000 SF	9 SPACES
EXISTING OFFICE USE	265 SF	1 SPACE/ 250 SF	2 SPACES
TOTAL PARKING REQUIRED			23 SPACES
TOTAL PARKING PROVIDED			26 SPACES

1 Zoning Site Plan Study
A001 1" = 10'-0"

NORTH

msh architects

Mele Printing
725 W. 26th Ave.
Covington, LA 70433

PRELIMINARY - NOT FOR CONSTRUCTION

issue date
for revisions

issue date
for permitting
00.00.0000

issue date
for bid
00.00.0000

issue date
for construction
00.00.0000

job no.
1927

sheet title
Zoning Site Plan Study

sheet no.
A001

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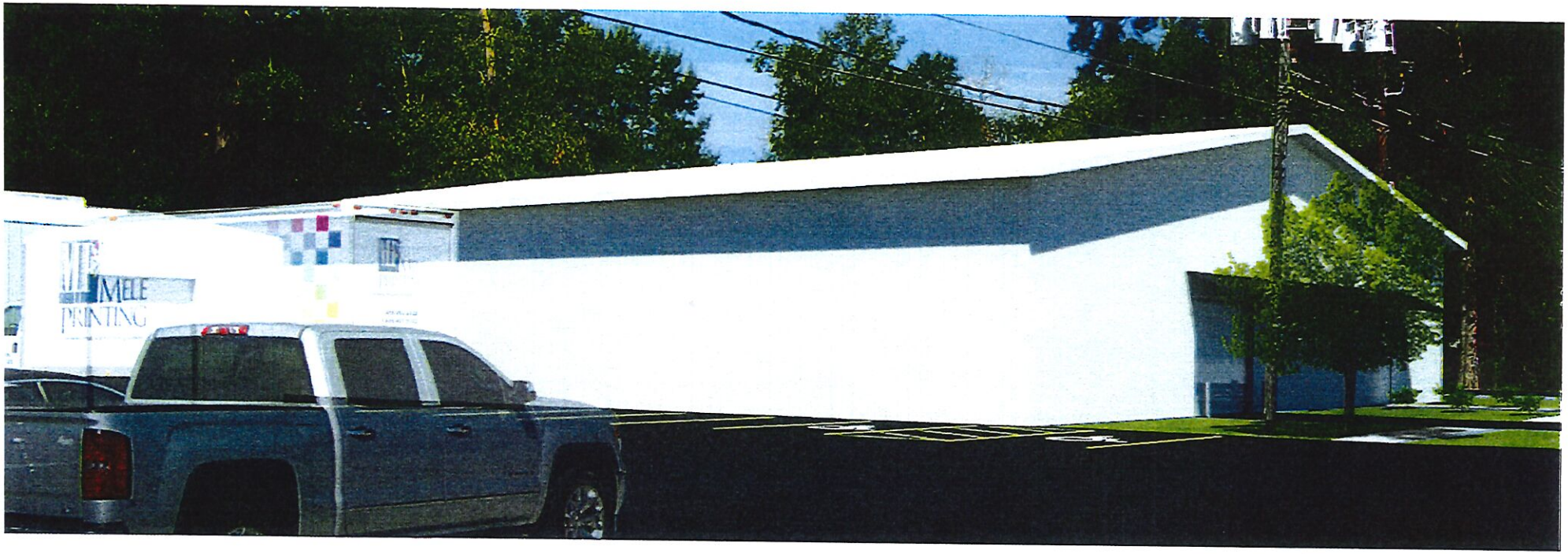
MELE
PRINTING

CASE No. 19-11-04 REZONING –MELE –FROM RS-3 to ML

CASE No. 19-11-04 REZONING –MELE –FROM RS-3 to ML

Surrounding Land Uses In Area