ORDINANCE # 2015-08
INTRODUCED BY Alexius
DATE INTRODUCED 1/20/15
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DATE AMENDED

ADOPTION INTRODUCTION

CITY OF COVINGTON
STATE OF LOUISIANA

ORDINANCE NUMBER 2015-08

AN ORDINANCE OF THE CITY OF COVINGTON AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COVINGTON, LOUISIANA, TO RECLASSIFY LOTS 6, 7, AND 8, SQUARE 2506, DIVISION OF NEW COVINGTON (LOCATED IN THE SOUTHEAST QUADRANT OF 26TH AVENUE AND TYLER STREET), COVINGTON, ST. TAMMANY PARISH, LOUISIANA, FROM RS-3 (TWO-FAMILY RESIDENTIAL) TO A PLANNED INDUSTRIAL USE OVERLAY DISTRICT WITH A BASE ZONING OF CO (COMMERCIAL OFFICE/PROFESSIONAL) AND TO RECLASSIFY LOTS 9 AND 10, SQUARE 2506, DIVISION OF NEW COVINGTON (LOCATED IN THE SOUTHEAST QUADRANT OF 26TH AVENUE AND TYLER STREET), COVINGTON, ST. TAMMANY PARISH, LOUISIANA, FROM ML (LIGHT INDUSTRIAL/MANUFACTURING) TO A PLANNED INDUSTRIAL USE OVERLAY DISTRICT WITH A BASE ZONING OF ML (LIGHT INDUSTRIAL/MANUFACTURING) (ZONING CASE NO. 15-01-01Rezoning)

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 Lots 6, 7, and 8, Square 2506, Division of New Covington (located in the Southeast quadrant of 26th Avenue and Tyler Street), Covington, St. Tammany Parish, Louisiana, from RS-3 (Two-Family Residential) to a Planned Industrial Use Overlay District with a base zoning of CO (Commercial Office/Professional) and the reclassification of Lots 9 and 10, Square 2506, Division of New Covington (located in the Southeast quadrant of 26th Avenue and Tyler Street), Covington, St. Tammany Parish, Louisiana, from ML (Light Industrial/Manufacturing) to a Planned Industrial Use Overlay District with a base zoning of ML (Light Industrial/Manufacturing). The property is more fully described as follows:

LOT 6:

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Square or Block 2506, Division of New Covington, Town of Covington, Parish of St. Tammany, Louisiana, said property being more fully described as follows, to-wit:

Lot No. 6 in Square or Block No. 2506, said Lot No. 6 measures sixty (60) feet front on 26th Avenue by a depth of one hundred and forty (140) feet on Harrison Street between parallel lines and forms the corner of 26th Avenue and Harrison Street. Square or Block 2506 is bounded on the North by 26th Avenue, on the South by 25th Avenue, on the East by Harrison Street, and on the West by Tyler Street, all as per map of the Division of New Covington, Town of Covington, Parish of St. Tammany, Louisiana, on file in the office of the Clerk of Court of St. Tammany Parish.

Being the same property acquired by T.B.F.P., L.L.C. from Joseph L. Amos by act of Cash Sale dated October 28, 2005, recorded as Instrument No. 1520766 of the conveyance records of St. Tammany Parish, Louisiana.

LOT 7:

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Division of New Covington, Town of Covington, St. Tammany Parish, Louisiana, and being more fully described as follows:

Being Lot Seven (7), Square 2506 of the said Division of New Covington, which said lot measures 60' front on 26th Avenue, by a depth of 140' between parallel lines. Said Square 2506 is bounded by 25th and 26th Avenues and Tyler and Harrison Streets as per the official map of said town in the office of the Clerk of Court, St. Tammany Parish, Louisiana.

LOT 8:

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the New Covington Addition to or the Division of the City of Covington and being Lot 8 of Square 2506 therein, City of Covington, St. Tammany Parish, Louisiana, and more particularly described as follows, to-wit:

Said Lot 8 of Square 2506 measures 60 feet front on 26th Avenue, same width in the rear, by a depth of 140.0 feet between equal and parallel lines.

All in accordance with the survey by H. C. Sanders & Associates, Civil Engineers and Land Surveyors, dated March 4, 1977, being Job No. ST-7-85.

Being the same property acquired by T.B.F. P., L.L.C. from Louis R. Dendinger by act of Cash Sale dated June 30, 2004 recorded as Instrument No. 1440171 of the conveyance records of St. Tammany Parish, Louisiana.

LOTS 9 and 10

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Square 2506, Division of New Covington, St. Tammany Parish, Louisiana, said property being more fully described as follows, to-wit:

Lots 9 and 10, Square 2506, Division of New Covington, being more fully described below:

An iron located at the northwest corner of Square 2506 at the southeastern intersection of North Tyler Street and West 26th Avenue in the Division of New Covington shall serve as the Point of Beginning.

From the Point of Beginning, thence go along the southern boundary of West 26th Avenue in an easterly direction a distance of 120.0 feet to an iron; thence go in a southerly direction along the common boundary line between Lots 8 and 9 (being parallel to North Tyler Street) a distance of 140.0 feet to an iron; thence go in a westerly direction along the rear boundary line of Lots 9 and 10 (parallel to West 26th Avenue) a distance of 120.0 feet to an iron located on the eastern boundary of North Tyler Street; thence go in a northerly direction along the eastern boundary of North Tyler Street a distance of 140.0 feet back to the Point of Beginning.

All as more fully shown on the survey of Fontcuberta Surveys Incorporated, Drawing Number FSI-5076-A, Job Number 933418, dated 1/18/93, revised 11/28/94, revised 12/9/94, and finally revised 4/4/95, a copy of which is annexed to Instrument No. 1006509 of the official records of St. Tammany Parish, Louisiana.

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 Industrial Use Overlay District, with Lots 6, 7 and 8 retaining the base zoning of CO (Commercial Office/Professional) and Lots 9 and 10 retaining the base zoning of 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 a Planned Industrial Use Overlay District, with said property retaining the base zoning of CO (Commercial Office/Professional):

LOT 6:
ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Square or Block 2506, Division of New Covington, Town of Covington, Parish of St. Tammany, Louisiana, said property being more fully described as follows, to-wit:

Lot No. 6 in Square or Block No. 2506, said Lot No. 6 measures sixty (60) feet front on 26th Avenue by a depth of one hundred and forty (140) feet on Harrison Street between parallel lines and forms the corner of 26th Avenue and Harrison Street. Square or Block 2506 is bounded on the North by 26th Avenue, on the South by 25th Avenue, on the East by Harrison Street, and on the West by Tyler Street, all as per map of the Division of New Covington, Town of Covington, Parish of St. Tammany, Louisiana, on file in the office of the Clerk of Court of St. Tammany Parish.

Being the same property acquired by T.B.F.P., L.L.C. from Joseph L. Amos by act of Cash Sale dated October 28, 2005, recorded as Instrument No. 1520766 of the conveyance records of St. Tammany Parish, Louisiana.

LOT 7:
ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Division of New Covington, Town of Covington, St. Tammany Parish, Louisiana, and being more fully described as follows:

Being Lot Seven (7), Square 2506 of the said Division of New Covington, which said lot measures 60' front on 26th Avenue, by a depth of 140' between parallel lines. Said Square 2506 is bounded by 25th and 26th Avenues and Tyler and Harrison Streets as per the official map of said town in the office of the Clerk of Court, St. Tammany Parish, Louisiana.

LOT 8:
ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the New Covington Addition to or the Division of the City of Covington and being Lot 8 of Square 2506 therein, City of Covington, St. Tammany Parish, Louisiana, and more particularly described as follows, to-wit:

Said Lot 8 of Square 2506 measures 60 feet front on 26th Avenue, same width in the rear, by a depth of 140.0 feet between equal and parallel lines.

All in accordance with the survey by H. C. Sanders & Associates, Civil Engineers and Land Surveyors, dated March 4, 1977, being Job No. ST-7-85.

Being the same property acquired by T.B.F. P., L.L.C. from Louis R. Dendinger by act of Cash Sale dated June 30, 2004 recorded as Instrument No. 1440171 of the conveyance records of St. Tammany Parish, Louisiana.

SECTION 2: The zoning classification of the following described property is hereby changed from ML (Light Industrial/Manufacturing) to a Planned Industrial Use Overlay District, with said property retaining the base zoning of ML (Light Industrial/Manufacturing):

LOTS 9 and 10

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Square 2506, Division of New Covington, St. Tammany Parish, Louisiana, said property being more fully described as follows, to-wit:

Lots 9 and 10, Square 2506, Division of New Covington, being more fully described below:

An iron located at the northwest corner of Square 2506 at the southeastern intersection of North Tyler Street and West 26th Avenue in the Division of New Covington shall serve as the Point of Beginning.

From the Point of Beginning, thence go along the southern boundary of West 26th Avenue in an easterly direction a distance of 120.0 feet to an iron; thence go in a southerly direction along the common boundary line between Lots 8 and 9 (being parallel to North Tyler Street) a distance of 140.0 feet to an iron; thence go in a westerly direction along the rear boundary line of Lots 9 and 10 (parallel to West 26th Avenue) a distance of 120.0 feet to an iron located on the eastern boundary of North Tyler Street; thence go in a northerly direction along the eastern boundary of North Tyler Street a distance of 140.0 feet back to the Point of Beginning.

All as more fully shown on the survey of Fontcuberta Surveys Incorporated, Drawing Number FSI-5076-A, Job Number 933418, dated 1/18/93, revised 11/28/94, revised 12/9/94, and finally revised 4/4/95, a copy of which is annexed to Instrument No. 1006509 of the official records of St. Tammany Parish, Louisiana.

SECTION 3: The Official Zoning Map of the City of Covington shall be amended.

SECTION 4: 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 ALEXIUS, seconded by SMITH.

YEAS: 7 **ABSENT:** 0

NAYS: 0 **ABSTAIN:** 0

PASSED AND ADOPTED this 3rd day of March, 2015.

R. S. Sam O'Keefe

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

Bonnie D. Champagne

BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL

Presented to the Mayor this 4th day of March, 2015, at 9:05 o'clock A.M.

Bonnie D. Champagne

BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL

Approved ✓ or Vetoed ___ by the Mayor on this 4th day of March, 2015.

MICHAEL B. COOPER
MAYOR

Received from the Mayor this 4th day of March, 2015, at 9:35 o'clock A.M.

BONNIE D. CHAMPAGNE
CLERK TO THE COUNCIL