

ORDINANCE # 2020-  
INTRODUCED BY Lewis  
DATE INTRODUCED 6/2/2020  
ITEM NUMBER 2020-06-08  
PUBLIC HEARING 7/7/2020  
ADOPTED (TABLED) 7/7/2020  
EFFECTIVE \_\_\_\_\_  
BOOK # 3 PAGE # \_\_\_\_\_  
RECORDATION # 4  
AMENDED BY ORDINANCE # \_\_\_\_\_  
DATE AMENDED 5

**ADOPTION INTRODUCTION**

**CITY OF COVINGTON  
STATE OF LOUISIANA**

**ORDINANCE NUMBER 2020-\_\_\_**

**AN ORDINANCE OF THE CITY OF COVINGTON  
AMENDING THE OFFICIAL ZONING MAP OF  
THE CITY OF COVINGTON, LOUISIANA, TO  
RECLASSIFY TWO (2) PARCELS OF LAND AT THE  
SOUTHWEST CORNER OF POLDERS LANE AND NORTH  
COLUMBIA STREET FROM CN (NEIGHBORHOOD  
COMMERCIAL) TO A PLANNED UNIT DEVELOPMENT—  
PLANNED RESIDENTIAL DISTRICT (PRD) WITH A BASE  
ZONING OF RS-1 (SINGLE-FAMILY RESIDENTIAL—  
EXISTING SMALL LOTS) ZONING DISTRICT  
(ZONING CASE NO. 20-05-02ZC)**

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 CN (Neighborhood Commercial) to a Planned Unit Development—Planned Residential District (PRD) with a base zoning of RS-1 (Single-Family Residential—Existing Small Lots) Zoning District:

**PARCEL 1**

ALL THAT CERTAIN PIECE OR PARCEL 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 St. Tammany Parish, Louisiana, situated in Section 38, Township 6 South, Range 11 East, Greensburg District, Louisiana, and more fully described as follows:

From the corner common the Sections 37-38 and 45 of the above Township and Range run North 64 Degrees West 980.7 feet to point (A) on the attached map. Thence North 32 degrees West 229.7 feet. Thence South 57 degrees 30 minutes West 475.9 feet to the Northeast corner of the property herein described, and the point of beginning.

From the above point of beginning run South 57 degrees 30 minutes West 60 feet, thence North 36 degrees West 177 feet to the point of beginning, all as per map and plat of survey of C.R. Schultz, surveyor dated July 19, 1961.

1 The improvements thereon bear the municipal address of 1330 Polders Ln,  
2 Covington, LA 70433.

3  
4 and

5  
6 **PARCEL 2**

7 A CERTAIN LOT OF GROUND, together with all the buildings and  
8 improvements thereon, and all of the rights, ways, privileges, servitudes,  
9 appurtenances and advantages thereunto belonging or in anywise appertaining,  
10 situated in Section 38, Township 6 South, Range 11 East, Greensburg District,  
11 Parish of St. Tammany, State of Louisiana. From the section corner to Sections  
12 37, 38 and 45 of the above township and range, run North 64 degrees West 14.86  
13 chains to a stake set in Mile Branch marked A on a map and the point of  
14 beginning. From the point of beginning run North 32 degrees West 3.48 chains to  
15 a stake marked B on map. Thence South 57 degrees 30' West 4.33 chains to a  
16 stake marked C on map. Thence South 36 degrees East 4.64 chains to a stake in  
17 branch marked D on map. Thence following the meanderings of Mile Branch in an  
18 Easterly direction upstream to the point of beginning, containing 1.76 acres. All as  
19 per map of C.R. Schultz, Surveyor, dated October 14, 1946.

20  
21 Improvements thereon bear the Municipal No.: 1555 N. Columbia St., Covington,  
22 Louisiana.

23  
24 **WHEREAS**, the City Council has held its public hearing in accordance with  
25 law; and

26 **WHEREAS**, the City Council deems that it is necessary for the purpose of  
27 protecting the health, safety and general welfare of the citizens of the City of  
28 Covington that the property described above be designated as a Planned Unit  
29 Development—Planned Residential District (PRD) with a base zoning of RS-1  
30 (Single-Family Residential—Existing Small Lots) Zoning District.

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

33 SECTION 1: The zoning classification of the following described property is  
34 hereby changed from CN (Neighborhood Commercial) to a Planned Unit  
35 Development—Planned Residential District (PRD) with a base zoning of RS-1  
36 (Single-Family Residential—Existing Small Lots) Zoning District:

37

1 **PARCEL 1**

2 ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the  
3 buildings and improvements thereon, and all the rights, ways, privileges,  
4 servitudes, appurtenances and advantages thereunto belonging or in anywise  
5 appertaining, situated in St. Tammany Parish, Louisiana, situated in Section 38,  
6 Township 6 South, Range 11 East, Greensburg District, Louisiana, and more fully  
7 described as follows:

8  
9 From the corner common the Sections 37-38 and 45 of the above Township and  
10 Range run North 64 Degrees West 980.7 feet to point (A) on the attached map.  
11 Thence North 32 degrees West 229.7 feet. Thence South 57 degrees 30 minutes  
12 West 475.9 feet to the Northeast corner of the property herein described, and the  
13 point of beginning.

14  
15 From the above point of beginning run South 57 degrees 30 minutes West 60 feet,  
16 thence North 36 degrees West 177 feet to the point of beginning, all as per map  
17 and plat of survey of C.R. Schultz, surveyor dated July 19, 1961.

18  
19 The improvements thereon bear the municipal address of 1330 Polders Ln,  
20 Covington, LA 70433.

21  
22 and

23  
24 **PARCEL 2**

25 A CERTAIN LOT OF GROUND, together with all the buildings and  
26 improvements thereon, and all of the rights, ways, privileges, servitudes,  
27 appurtenances and advantages thereunto belonging or in anywise appertaining,  
28 situated in Section 38, Township 6 South, Range 11 East, Greensburg District,  
29 Parish of St. Tammany, State of Louisiana. From the section corner to Sections  
30 37, 38 and 45 of the above township and range, run North 64 degrees West 14.86  
31 chains to a stake set in Mile Branch marked A on a map and the point of  
32 beginning. From the point of beginning run North 32 degrees West 3.48 chains to  
33 a stake marked B on map. Thence South 57 degrees 30' West 4.33 chains to a  
34 stake marked C on map. Thence South 36 degrees East 4.64 chains to a stake in  
35 branch marked D on map. Thence following the meanderings of Mile Branch in an  
36 Easterly direction upstream to the point of beginning, containing 1.76 acres. All as  
37 per map of C.R. Schultz, Surveyor, dated October 14, 1946.

38  
39 Improvements thereon bear the Municipal No.: 1555 N. Columbia St., Covington,  
40 Louisiana.

41  
42 SECTION 2: The Official Zoning Map of the City of Covington shall be  
43 amended.

44 SECTION 3: If any provision of this ordinance shall be held to be invalid,  
45 such invalidity shall not affect other provisions herein which can be given effect

1 without the invalid provision and to this end the provisions of this ordinance are  
2 hereby declared to be severable.

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

7 **MOVED FOR ADOPTION** by \_\_\_\_\_, seconded by \_\_\_\_\_.

8 **YEAS:** **ABSENT:**

9 **NAYS:** **ABSTAIN:**

10 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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LARRY ROLLING  
COUNCIL VICE PRESIDENT

\_\_\_\_\_  
BONNIE D. CHAMPAGNE  
COUNCIL CLERK

Presented to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock  
\_\_\_\_.M.

\_\_\_\_\_  
BONNIE D. CHAMPAGNE  
COUNCIL CLERK

Approved \_\_\_ or Vetoed \_\_\_ by the Mayor on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
MARK R. JOHNSON  
MAYOR

Received from the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock  
\_\_\_\_.M.

\_\_\_\_\_  
BONNIE D. CHAMPAGNE  
COUNCIL CLERK