

CITY OF COVINGTON

ORDINANCE NUMBER 2010-3
AN ORDINANCE OF THE CITY OF COVINGTON TO AMEND
THE CONCEPT PLAN AND SPECIFICATIONS ASSOCIATED
WITH ORDINANCE NO. 2007-38 WHICH CREATED THE
PCUD (PLANNED COMBINED UNIT DEVELOPMENT) AND
ORDINANCE NO. 2009-06 WHICH AMENDED THE CONCEPT
PLAN AND SPECIFICATIONS FOR THE SQUARE 1907
PROJECT

FOR ZONING CASE NO. 09-21Z

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, **approving** the amendment of the concept plan and specifications associated with Ordinance No. 2007-38 which created the PCUD (Planned Combined Unit Development) for the Square 1907 project and Ordinance No. 2009-06 which amended the concept plan and specifications for property described as Lot 1A, Square 1907, Division of New Covington, Covington, St. Tammany Parish, Louisiana; and,

WHEREAS, existing Ordinance 2007-38 still forms the underlying plan for the PCUD and existing Ordinance 2009-06 amended the original underlying ordinance, leaving the original ordinance and amended ordinance as still the law for this project; and,

WHEREAS, clarification of the applicant's intent is important and there exists the need to reference the proposed plan to earlier approved plans and the changes being proposed and reference specifically the prior provisions of the prior approved plans that it is proposing to amend; and,

WHEREAS, items listed below specific to Ordinances 2007-38 and 2009-06 are deleted and amended by this proposed ordinance amendment. Items not listed including compliance with Appendix B, Section 2-801, original intent of the concept plan, deed restrictions, etc. remain in force.

Ordinance 2007-38

1. 26 residential units plus 19,500 square feet of professional/commercial space with a limitation of 1,500 square feet used for retail/coffee shop type use.
2. 3 buildings, 3 stories each.
3. First floor professional/commercial; upper two floors residential.
4. Parking spaces = 108 (39 residential plus 69 professional/commercial).
5. Buildings along Tyler are only 10 feet from the property line and there is only a 5 foot setback on 19th Ave.
6. Landscaping – street planting for area along Tyler is only 10 feet and the Code requires 15 feet. Also, 10 foot side and rear buffer is required and the proposed only indicates a 5 foot buffer area.

7. The overhangs from the balconies would be in the required setback 5 feet from the Tyler St. property line.
8. The proposed development would allow a mix of residential and non-residential in the same building.
9. This project would also remove and relocate the sidewalk along Tyler St., which must be approved by the City.

Ordinance 2009-06

1. Flexibility to change three-story Building 1 to a two-story building and not allow any one-story buildings. Building would have 5 units as opposed to 8 units.
2. Allow the flexibility to use portions of ground floors as residential and there be no commercial except on the first floor.
3. Allow the flexibility to reduce from 26 residential units to 22 residential units if allowed to reduce the height of all three buildings.
4. Setbacks and street planting areas are to remain as previously approved.
5. Landscaping and parking are to remain as previously approved.
6. Wording "similar flexibility as market conditions dictate".
7. If construction is not commenced on a second building within 18 months of ordinance approval the fill that is currently on site must be removed. The fill was placed on the site for the construction of all three buildings.

WHEREAS, the following changes to the concept plan and the specifications associated with Ordinance No. 2007-38 and Ordinance 2009-06 are approved:

1. Allow fee simple lot designations.
2. Uniform use within each building. Buildings along Tyler St. will be designated as commercial use and building along 19th Ave. and behind will be designated as residential use.
3. Number of buildings changes from 3 to 4.
4. Modification to the footprints of the buildings with greater setbacks.
5. Reduction in the number of residential units to thirteen (13).
6. Building heights will not exceed 35 feet (35') in accordance with the City Ordinance. Buildings will not exceed 2.5 story construction.
7. Buildings are moved further away from Simpson Creek.
8. Building setbacks along Tyler St. are increased from 10 feet to 15 feet. There is a 15 foot setback line along 19th Ave. and a 10 foot rear buffer area along Polk St. and on the 20th Ave. side of the project.
9. Construction of the development to be phased.
10. If the ultimate build out of the project permits, then the ultimate number of parking spaces may be reduced.
11. Ability to have garages.
12. No tandem parking allowed.
13. All approved City landscaping and buffering requirements will be met.
14. All required green space and open space requirements will be met.
15. There shall be a servitude of passage across proposed lot C-1.
16. There shall be temporary screening provided for the proposed lot C-1 parking area.
17. Raised structures are allowed.

The property is more fully described as:

1 All that certain parcel of ground known as Lot 1A, Square
2 1907, Division of New Covington, City of Covington, St.
3 Tammany Parish, Louisiana and more fully described as
4 follows:

5
6 From the northwest corner of Square 1907 which is the
7 intersection of the westerly right of way line of Polk Street and
8 the southerly right of way line of 20th Avenue also the **Point of**
9 **Beginning** go in a southeasterly direction along said right of
10 way line of 20th Avenue a distance of 300.00 feet to a point on
11 the westerly right of way line of Tyler Street; thence leave said
12 right of way of 20th Avenue and go in a southwesterly direction
13 along right of way line of Tyler Street a distance of 300.00 feet
14 to a point on the easterly right of way line of 19th Avenue;
15 thence leave said right of way of Tyler Street and go in a
16 northwesterly direction along right of way line of 19th Avenue
17 a distance of 300.00 feet to a point on the easterly right of way
18 line of Polk Street; thence leave said right of way of 19th
19 Avenue and go in a northeasterly direction along right of way
20 line of Polk Street a distance of 300.00 feet back to the **Point of**
21 **Beginning**.

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23 Said parcel contains 2.066 acres of ground more or less.
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25 **WHEREAS**, the City Council has held its Public Hearing in accordance
26 with law; and

27 **WHEREAS**, the City Council has found that it is necessary for the purpose
28 of protecting the health, safety and general welfare of the City of Covington to
29 amend the concept plan and specifications associated with Ordinance No. 2007-38
30 which created the PCUD (Planned Combined Unit Development) and Ordinance
31 No. 2009-06 which amended the concept plan and specifications for property
32 described as Lot 1A, Square 1907, Division of New Covington, Covington, St.
33 Tammany Parish, Louisiana with the following changes:

34
35 Items listed below specific to Ordinances 2007-38 and 2009-06 are deleted and
36 amended by this proposed ordinance amendment. Items not listed including
37 compliance with Appendix B, Section 2-801, original intent of the concept plan,
38 deed restrictions, etc. remain in force.

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40 **Ordinance 2007-38**

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14. All required green space and open space requirements will be met.

1 which can be given effect without the invalid provision and to this end the
2 provisions of this ordinance are hereby declared to be severable.
3 This ordinance having been submitted in writing, having been read by title
4 and adopted at a public meeting of the City Council of the City of Covington, State
5 of Louisiana, was then submitted to an official vote as a whole, the vote thereon
6 being as follows.

7
8 *AS Amended*
9 **MOVED** FOR ADOPTION BY Alexis SECONDED BY Faust.

10 **WHEREUPON** THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED
11 IN THE FOLLOWING:

12 YEAS: 7 ABSTAIN: 0
13 NAYS: 0 ABSENT: 0

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16 PASSED AND ADOPTED this 10th day of February, 2010.

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W. T. Blackall
W. T. "TREY" BLACKALL
PRESIDENT OF THE COUNCIL

Diana W. Mackinnon
DIANA W. MACKINNON
CLERK TO THE COUNCIL

Presented to the Mayor this 18th day of February, 2010, at 1:26
O'CLOCK P. M.

Diana W. Mackinnon
DIANA W. MACKINNON
CLERK TO THE COUNCIL

Approved or Vetoed by the Mayor on this 22nd day of
February, 2010.

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Candace B. Watkins
Mayor

Received from the Mayor this 20th day of February, 2010, at
3:00 O'CLOCK P. M.



DIANA W. MACKINNON
CLERK TO THE COUNCIL

Exhibit A



Square 1907 Mixed Used Development

January 2010

Site Statistics	
Residential Not to exceed 13 Lots	Parking #s 26 spaces required
Commercial not to exceed 19,500 sq. ft.	Parking #s 65 spaces required
Total: 91 spaces required 105 spaces shown	

Site Notes

- Maximum height of structures not to exceed 2.5 stories City of Covington covenant regulations of 35 ft.
- Lots C-1 thru C-5 shall consist of professional offices (Commercial uses as presently approved).
- Lots R-1 thru R-13 shall consist of residential uses.
- If total built-out square footage of the project permits, the final number of parking spots may be reduced, per city of Covington Requirements.
- Construction of this project will be phased.
- At completion of each phase of the project, the completed area shall comply with Section 4.4 of the City of Covington Code of Ordinances, "Minimum Landscape Requirements".

Vicinity Map

Linetype Legend

- ⊕ - - - - - Property Lns
- Edge of Building
- - - - - Buildable Area
- - - - - Setback

Open Space Requirements

Per Sec 2.8 PD Planned District, Section 2.802.C.2

- Required open spaces 1/35 acre per dwelling unit
- 25 Dwelling units (including 5 commercial offices)
- Total open space required= 31,000 sq. ft.
- Total open space provided= 36,418 sq. ft.

BITTER MAHER
ARCHITECTS & LANDSCAPERS
A Limited Liability Company
4603 Beaumont Blvd., Baton Rouge, LA 70809
P: 225.333.0301 F: 225.333.0302

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