

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6959 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: BINDER/COOPER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. TOLEDANO SECONDED BY: MR. LORINO
ON THE 5 DAY OF MAY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF HIGHWAY 190 SERVICE ROAD, NORTH OF INTERSTATE 12, AND SOUTH OF HELENBIRG ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 6 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 (PROFESSIONAL OFFICE DISTRICT) AND NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT) (WARD 3, DISTRICT 5) (2021-2635-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2635-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present NC-1 (Professional Office District) and NC-4 (Neighborhood Institutional District) to an HC-3 (Highway Commercial District) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as HC-3 (Highway Commercial District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present NC-1 (Professional Office District) and NC-4 (Neighborhood Institutional District) to an HC-3 (Highway Commercial District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: 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.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

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

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7 DAY OF JULY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: APRIL 27 , 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2021-2635-ZC

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN ST. TAMMANY PARISH, SECTION 22, TOWNSHIP-7-SOUTH, RANGE-11-SOUTH, GREENSBURG LAND DISTRICT OF LOUISIANA, BEING A PORTION OF THE BIRG SUBDIVISION, SOUTHERN DISTRICT, BEING DESIGNATED AS A 6.00 ACRE PORTION OF LOT 3A, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN LINE OF LOT 3A AND THE NORTHERN RIGHT OF WAY LINE OF US HIGHWAY 190 SERVICE ROAD, THENCE PROCEED IN A SOUTHWESTERN DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF US HIGHWAY 190 SERVICE ROAD, A BEARING OF S87°37'52"W, A DISTANCE OF 35.47' (TITLE), 35.10' (ACTUAL) TO A POINT; THENCE PROCEED IN A NORTHWESTERN DIRECTION ALONG A CURVE TO THE RIGHT BEING THE NORTHERN RIGHT OF WAY LINE OF US HIGHWAY 190 SERVICE ROAD AN ARC LENGTH OF 83.23' (TITLE) 83.08' (ACTUAL), A RADIUS OF 270.00', A CHORD BEARING OF N84°09'41"W (TITLE), N83°33'15"W (ACTUAL), A DISTANCE OF 82.90 (TITLE), 82.75' (ACTUAL) TO A POINT; THENCE PROCEED IN NORTHWESTERN DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF US HIGHWAY 190 SERVICE ROAD, A BEARING OF N74°44'21"W, A DISTANCE OF 219.14' TO A POINT; THENCE PROCEED IN A NORTHEASTERN DIRECTION, A BEARING OF N00°35'28"E, A DISTANCE OF 786.79' TO A POINT; THENCE PROCEED IN A SOUTHEASTERN DIRECTION, A BEARING OF S89°24'32"E, A DISTANCE OF 309.64' TO A POINT; THENCE PROCEED IN A SOUTHEASTERN DIRECTION, A BEARING OF S00°12'46"E, A DISTANCE OF 447.25' TO A POINT; THENCE PROCEED IN A SOUTHEASTERN DIRECTION, A BEARING OF S7448'34"E, A DISTANCE OF 2.56' TO A POINT; THENCE PROCEED IN A SOUTHWESTERN DIRECTION ALONG A CURVE TO THE LEFT HA VINO AN ARC LENGTH OF 167.57', A RADIUS OF 1,580.08', A CHORD BEARING OF S00°53'15"W, A CHORD DISTANCE OF 167.49' TO A POINT; THENCE PROCEED IN A SOUTHEASTERN DIRECTION, A BEARING OS S02°18'42"E, A DISTANCE OF 246.83' (TITLE), 233.88 ' (ACTUAL) TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS BASED ON A RESUBDIVISION PLAT MADE BY NATHAN JOHN JUNIUS, PROFESSIONAL LAND SURVEYOR, DATED AUGUST 22, 2017 AND IS ALSO SUBJECT TO CHANGE BASED ON AN ACTUAL GROUND SURVEY.

Case No.: 2021-2635-ZC

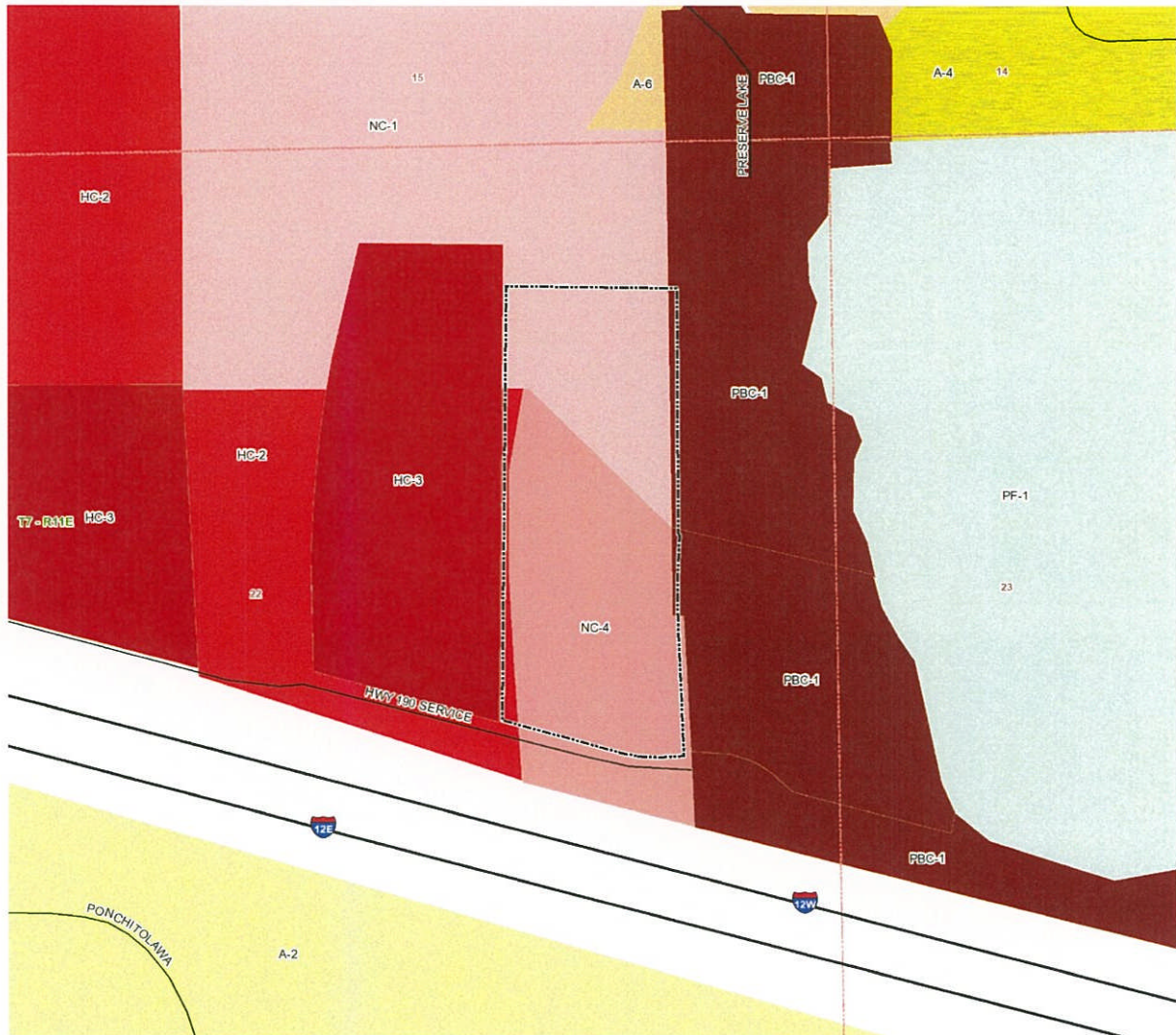
PETITIONER: Gulf States Construction Services, INC. - Mike Saucier

OWNER: Three Dogs Run LLC - Ronald Stossell, MKMHB, LLC – Marilyn Stoessell Seifert, Alfred Lloyd Stoessell Revocable Trust, Trustee: Pamela B. Stoessell, Joan Prieto Doolittle, Robert T. Doolittle, Jr., Benjamin Doolittle, Golden Properties, LLC - Lauren B. Golden, Golden Properties, LLC - Molloy C. Golden, Ernest Prieto, Marie Elise Prieto, PTP Properties, LLC - Don Scot Prieto, Calla Isabel Prieto, PTP Properties, LLC – Carrie Prieto Segrave, PTP Properties, LLC – Kent Jackson, PTP Properties, LLC – Janet Ruth Jackson, Succession of Clay Carl Prieto represented by Roslyn Fillippello Prieto, Independent Executrix, MMH 2020 Trust and Estate of Margery M Hanisee, by James Miles Hanisee, Trustee and Executor, David M. Moore Living Trust and the Succession of David M. Moore, by Paul D. Rees, Trustee and Executor

REQUESTED CHANGE: From NC-1 Professional Office District and NC-4 Neighborhood Institutional District to HC-3 Highway Commercial District

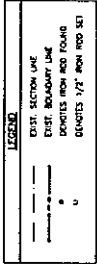
LOCATION: Parcel located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington

SIZE: 6 acres



RESUBDIVISION OF
PORTIONS OF LOTS 44-52 SQUARE 1;
LOTS 46-52, PORTIONS OF LOTS 36-45 SQUARE 2;
LOTS 1-68, 70, 72, PORTIONS OF LOTS 69, 71, 73, 74, 76 AND
78 SQUARE 3;
LOTS 1-14, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37,
39, 41, 43, 45, 47, 49, 51, 53 AND 55, PORTIONS OF LOTS 16,
18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46,
48, 50, 52 AND 54, 56-59, 61, 63, 65, 67, 69, 71, 73 AND 75
SQUARE 4;
PORTION FORMER BIRG BLVD, RIGHT OF WAY;
PORTION FORMER FIRST AVE, RIGHT OF WAY;
INTO LOTS 1A, 2A, 3A, AND 4A
THE BIRG SUBDIVISION
SOUTHERN DIVISION
SECTIONS 15 AND 22 T7S-R11E
ST. TAMMANY PARISH
LOUISIANA

NOTE: 2A IS DESIGNATED AS PASSIVE SELECT CUT GREEN SPACE / NO BUILD AREA &
4A IS DESIGNATED AS PASSIVE SELECT CUT GREEN SPACE/ NO BUILD AREA/
RESTRICTED FOR EXISTING BILLBOARD USE ONLY



- NOTES:
1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH DATA, AND/OR FROM FIELD SURVEY. SUCH UTILITIES ARE SHOWN HEREON FOR INFORMATION ONLY. THE EXACT LOCATION OF ANY SUCH UTILITIES SHOULD BE DETERMINED BY THE USER PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF ANY STRUCTURE OR EQUIPMENT. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SUCH UTILITIES. PRIOR TO EXCAVATION AND DIGGING CALL 1A ONE CALL (1-800-272-5000).
 2. THIS IS A CLASS B BOUNDARY SURVEY.
 3. NO TITLE RESEARCH OR UTILITY SERVICE RESEARCH WAS PERFORMED BY THE SURVEYOR.
 4. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-RATE, NUMBER 225209, 02-01 C, EFFECTIVE DATE AUGUST 16, 1993, THE SITE IS IN ZONES A, B AND C. (AS ELEVATION=12.0)
 5. THE SURVEY BOUNDARY LINES ARE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 6. BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.

- REFERENCE PLATS
1. EXHIBIT PREPARED BY KELLY J. WOODCH & ASSOCIATES, INC. ENTITLED "PROPOSAL TO EXTEND I-12 SERVICE ROAD", DATED MAY 10, 2006, AS CONTAINED IN INSTRUMENT #160870 ST. TAMMANY PARISH CLERK OF COURT.
 2. SURVEY BY KELLY J. WOODCH & ASSOCIATES, INC. ENTITLED "2,589 ACRES & 3,783 ACRES, SECTIONS 14, 15, 22 & 23, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA", DATED MARCH 10, 2008, FILED AS MAP #633A ST. TAMMANY PARISH CLERK OF COURT.
 3. SURVEY BY LAND ENGINEERING SERVICES, INC., CONCORDIA, LOUISIANA ENTITLED "SECTION 22, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA", DATED AUGUST 30, 1972, PREPARED FOR T.L. JAMES CO., INC.
 4. SURVEY ENTITLED "PLAT OF THE SOUTHERN DIVISION OF THE BIRG BOULEVARD ON THE ST. 1 & H.O.R. & F. CO. R.E., ST. TAMMANY PARISH LOUISIANA, DATED MARCH 1911, FILED AS MAP #189A WITH THE CLERK OF COURT FOR THE PARISH OF ST. TAMMANY.
 5. SURVEY BY LAND SURVEYING INC., OF 6-15 ACRES, 48-11 ACRES, 2-23 ACRES, PARCELS E AND LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	167.57	150.00	67°34.18"	S 07°53.18" W	167.49
C2	83.23	270.00	17°39.42"	N 1°09.41" E	83.80
C3	1163.64	2235.99	29°48.56"	S 7°42.58" W	1133.54
C4	161.73	350.00	17°39.47"	S 8°09.41" E	161.33
C5	772.62	2235.99	16°58.01"	N 07°02.41" E	719.49
C6	443.02	2235.99	11°19.53"	N 21°57.08" E	412.30

RESUBDIVISION OF
PORTIONS OF LOTS 44-52 SQUARE 1;
LOTS 48-52, PORTIONS OF LOTS 38-45 SQUARE 2;
LOTS 1-68, 70, 72, PORTIONS OF LOTS 69, 71, 73, 74, 76 AND
78 SQUARE 3;
LOTS 1-14, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37,
39, 41, 43, 45, 47, 49, 51, 53 AND 55, PORTIONS OF LOTS 16,
18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48,
50, 52 AND 54, 56-59, 61, 63, 65, 67, 69, 71, 73 AND 75
SQUARE 4;
PORTION FORMER BIRG BLVD. RIGHT OF WAY;
PORTION FORMER FIRST AVE. RIGHT OF WAY;
INTO LOTS 1A, 2A, 3A, AND 4A
THE BIRG SUBDIVISION
SOUTHERN DIVISION
SECTIONS 15 AND 22 T7S-R11E
ST. TAMMANY PARISH
LOUISIANA

NOTE: 2A IS DESIGNATED AS PASSIVE SELECT CUT GREEN SPACE / NO BUILD AREA &
4A IS DESIGNATED AS PASSIVE SELECT CUT GREEN SPACE/ NO BUILD AREA/
RESTRICTED FOR EXISTING BILLBOARD USE ONLY

LEGEND	
	EXIST. BOUNDARY LINE
	EXIST. BOUNDARY LINE
	EXIST. BOUNDARY LINE
	EXIST. BOUNDARY LINE
	EXIST. BOUNDARY LINE

NOTES

1. THE LOCATIONS OF UNDERGROUND AND OTHER UNRECORDED UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM RECORDS MAINTAINED BY THE APPROPRIATE AGENCIES. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF SUCH UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF SUCH UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF SUCH UTILITIES PRIOR TO ANY CONSTRUCTION.
2. THE BIRG SUBDIVISION IS A CLASS II BOUNDARY SURVEY.
3. NO TITLE RESEARCH OR UTILITY SERVICE RESEARCH WAS PERFORMED BY THE SURVEYOR.
4. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-BASED NUMBER 2240 C, EFFECTIVE DATE AUGUST 12, 1995, THE SITE IS IN ZONE XA, 5 AND C, (A) ELEVATION 12.0.
5. THE BIRG SUBDIVISION IS MADE IN ACCORDANCE TO THE LOUISIANA STATUTES FOR THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
6. BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.

REFERENCE PLATS

1. SURVEY PREPARED BY KELLY J. HUNTER & ASSOCIATES, INC. ENTITLED "PROPOSED TO EXTEND L.L. WATKINS ROAD, DATED MAY 10, 2004, AS CONTAINED IN INDEPENDENT JUDGMENT ST. TAMMANY PARISH CLERK OF COURT.
2. SURVEY BY KELLY J. HUNTER & ASSOCIATES, INC. ENTITLED "2.400 ACRES & 3.703 ACRES, SECTIONS 14, 15, 23 & 24, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA", DATED MARCH 10, 2008, FILED AS MAP AREA ST. TAMMANY PARISH CLERK OF COURT.
3. SURVEY BY LAND ENGINEERING SERVICES, INC. CONSTRUCTION, LOUISIANA ENTITLED "SECTION 22, TOWNSHIP 7 NORTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA", DATED AUGUST 30, 1972, PREPARED FOR T.L. JAMES CO., INC.
4. SURVEY ENTITLED "PLAN OF THE SOUTHERN DIVISION OF THE BIRG BOLLINGER ON THE ST. & N. LOR. & F. CO. R.A., ST. TAMMANY PARISH, LOUISIANA", DATED 1911, FILED AS MAP #1784 WHEN THE CLERK OF COURT FOR THE PARISH OF ST. TAMMANY.
5. SURVEY BY LAND SURVEYING CO. OF 6.45 ACRES, 15.14 ACRES, 2.85 ACRES, PARCEL E AND LOT 14, SECTIONS 15, 16, 22 AND 23, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA DATED SEPTEMBER 16, 1981, FILED AS MAP #1922 OF ST. TAMMANY PARISH CLERK OF COURT.

LINFIELD, HUNTER & JONIS, INC.
PROFESSIONAL ENGINEERS, ARCHITECTS,
LANDSCAPE ARCHITECTS AND SURVEYORS
3608 18th Street, Suite 200
Metairie, Louisiana 70002
linfield-hunter-jonis.com



NATHAN J. JONES, P.E., P.L.S.
DATE OF PLAN AUGUST 22, 2017
LHAJ JOB No. 17-047
(84) 435-3300

CURVE	ARC LENGTH	RADIUS	DEGREE ANGLE	CHORD BEARING	CHORD LENGTH
1	107.57	1840.08	62.43°	S 07°53'10" W	107.49
2	83.33	1770.00	17.96°	S 61°09'41" E	85.99
3	110.54	1240.00	12°48'32"	E 72°28'32" S	103.55
4	121.13	1240.00	12°48'32"	E 72°28'32" S	103.55
5	121.13	1240.00	12°48'32"	E 72°28'32" S	103.55
6	143.03	1240.00	12°48'32"	N 21°05'08" E	144.50

APPROVAL:

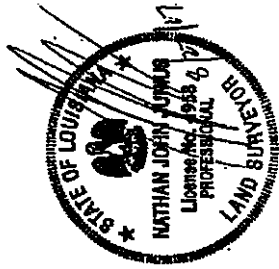
A RESUBDIVISION OF PORTIONS OF LOTS 42-44 SQUARE 1;
LOTS 48-52, PORTIONS OF LOTS 38-45 SQUARE 2;
LOTS 1-68, 70, 72, PORTIONS OF LOTS 69, 71, 73, 74, 76 AND 78 SQUARE 3;
LOTS 1-14, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53 AND 55, PORTIONS OF LOTS 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52 AND 54, 56-59, 61, 63, 65, 67, 69, 71, 73 AND 75 SQUARE 4;
PORTION FORMER BIRG BLVD. RIGHT OF WAY;
PORTION FORMER FIRST AVE. RIGHT OF WAY;
INTO LOTS 1A, 2A, 3A, AND 4A
THE BIRG SUBDIVISION
SOUTHERN DIVISION, SECTIONS 15 AND 22 T7S-R11E, TAMMANY PARISH,
LOUISIANA.

DIRECTOR OF THE OFFICE OF LAND SURVEYING

Don Keller
Don Keller

SECRETARY/TAMMANY PLANNING COMMISSION

Dix Shana Hess
Shana Hess, Deputy Clerk
CLERK OF COURT
02.07.2013
57070
FILE NO.





2021-2635-ZC

HELENBURG

A-6

15

A-6

PBC-1

14

A-4

PRESERVE LAKE

NC-1

HC-3

T7-R11E

22

NC-4

PBC-1

PF-1

23

PBC-1

HC-2

HWY 190 SERVICE

PBC-1

A-2

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: March 29, 2022 Case No.: 2021-2635-ZC Posted: March 18, 2022	Meeting Date: April 5, 2022 Prior Determination: Postponed until February 1, 2022 Prior Determination: Postponed until March 2, 2022 Prior Determination: Postponed until April 5, 2022 Determination: Approved
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GENERAL INFORMATION

PETITIONER: Gulf States Construction Services, INC. - Mike Saucier
OWNER: Three Dogs Run LLC - Ronald Stoessell, MKMHB, LLC – Marilyn Stoessell Seifert, Alfred Lloyd Stoessell Revocable Trust, Trustee: Pamela B. Stoessell, Joan Prieto Doolittle, Robert T. Doolittle, Jr., Benjamin Doolittle, Golden Properties, LLC - Lauren B. Golden, Golden Properties, LLC - Molloy C. Golden, Ernest Prieto, Marie Elise Prieto, PTP Properties, LLC - Don Scot Prieto, Calla Isabel Prieto, PTP Properties, LLC – Carrie Prieto Segrave, PTP Properties, LLC – Kent Jackson, PTP Properties, LLC – Janet Ruth Jackson, Succession of Clay Carl Prieto represented by Roslyn Fillippello Prieto, Independent Executrix, MMH 2020 Trust and Estate of Margery M Hanisee, by James Miles Hanisee, Trustee and Executor, David M. Moore Living Trust and the Succession of David M. Moore, by Paul D. Rees, Trustee and Executor
REQUESTED CHANGE: From NC-1 Professional Office District and NC-4 Neighborhood Institutional District to HC-3 Highway Commercial District
LOCATION: Parcel located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington
SIZE: 6 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
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LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	NC-1 Professional Office District
South	Interstate 12	N/A
East	Medical	PBC-1 Planned Business District
West	Commercial	HC-3 Highway Commercial District

EXISTING LAND USE:

Existing development: No	Multi occupancy development: No
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COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from NC-1 Professional Office District and NC-4 Neighborhood Institutional District to HC-3 Highway Commercial District. The site is located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with new commercial uses on undeveloped tracts within existing commercial districts.

The subject site is a 6-acre undeveloped tract of property located along the Highway 190 Service Road. The property is flanked by medical and commercial uses and zoning classifications of various intensity, including HC-3 Highway Commercial District. The purpose of the existing NC-1 Professional Office District is to provide for the location of small professional offices in close proximity to residential development. The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time. The purpose of the requested HC-3

Highway Commercial District is to provide for the location of large-scale, heavy commercial retail, office, and service uses with primary access being collectors or arterial roadways. A change in zoning will allow for more intense, but compatible commercial uses to be located on a property that is flanked by existing commercial and medical uses, undeveloped land to the north and Interstate 12 to the south.

Table 1: Zoning Classifications			
	Max Height	Max Building Size	Permitted Uses
Current Zoning: NC-1 Professional Office District	35 ft.	5,000 sq. ft.	Law office; Architectural Office; Accountant Office; Real Estate Office; Insurance Office; Business Office; Daytime Doctor, Dentist, and Chiropractor Office; Veterinary Clinics Without Outdoor Kennels; Other Professional Office; One Single-Family Dwelling; Garage Apartments or guest homes under 1,000 sq. ft.;
Current Zoning: NC-4 Neighborhood Institutional District	35 ft.	12,500 sq. ft.	All uses permitted in the NC-3 District; Dance studios; Music studios; Aerobic/weight loss studios; Educational learning centers; Churches, temples, synagogues, and mosques; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions; Child day care centers; Nursery Schools
Proposed Zoning: HC-3 Highway Commercial District	60 ft.	250,000 sq. ft.	All uses permitted in the HC-2 District; Automotive service stations, centers, and sales; Indoor recreation establishments; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked and impounded vehicles; Commercial recreation; Lodging greater than 100 rooms; Nightclubs, bars, and lounges; Entertainment which typically consists of live performances; Bus, truck or other transportation terminals; Outdoor retail sales and storage yards; Portable storage containers used for storage; Outdoor display area of pre-assembled buildings, pools, and playground equipment; Crematorium; Cemeteries