

EXHIBIT "A"

2024-3688-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Town of Alexiusville, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

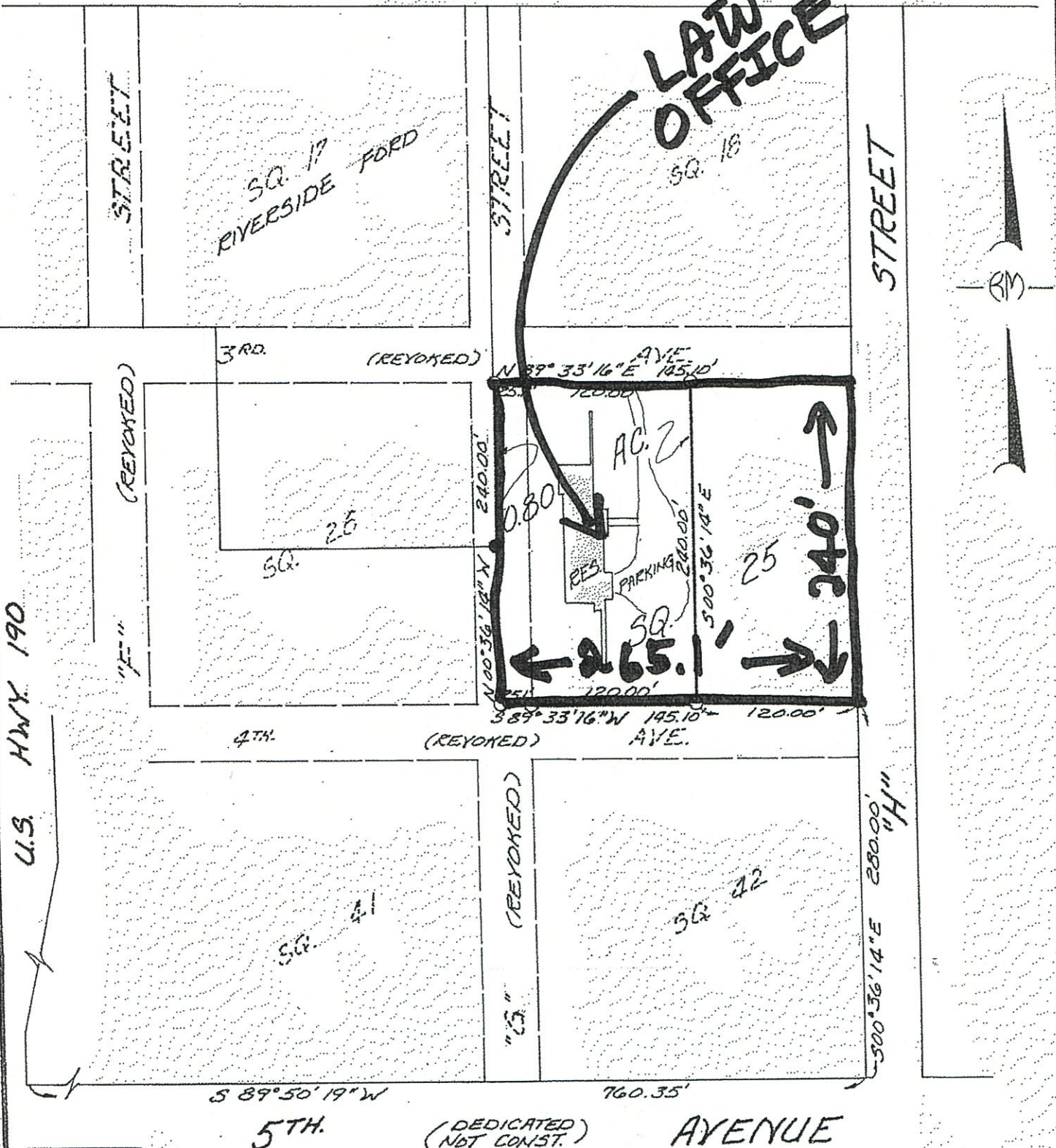
All of Square 25, and the easterly portion of (revoked) "G" Street in the Town of Alexiusville, St. Tammany Parish, Louisiana.

This tract contains 1.46 acres and is more fully shown on the survey of Kelly McHugh & Associates, Job No. 85-298, dated September 10, 1985.

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2ND

AVENUE



U.S. HWY 190

"F" (REVOKED)

"D" STREET

"G" STREET

"C" (REVOKED)

"H" 500' 36" 14" E 280.00'



WEST HALF OF SQ. 25 & A PORTION OF REVOKED "G" ST.  
TOWN OF ALEXIUSVILLE, ST. TAMMANY PARISH, LOUISIANA

- Legend
- — Iron Rod Found
  - — Iron Rod Set

Ref: Map By Kelly McHUGH + ASSOC.  
Drawing No. 84-131  
Dated: 2-28-85

CERTIFIED CORRECT TO <b>WILLIAM COURTNEY</b>	
<b>KELLY McHUGH &amp; ASSOCIATES</b> CIVIL ENGINEERS & LAND SURVEYORS P.O. BOX 1004 MANDEVILLE, LA.	
SCALE 1"=100'	DATE 9-10-85
DRAWN MOC	JOB NO. 85-298
REVISED	DWG. NO. 85-298-1

THIS SEAL MUST BE IN RED INK FOR  
THIS PLAT TO BE CERTIFIED CORRECT



Administrative Comment

April 4, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3688-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the west side of Courtano Road, south of Harrison Avenue, Covington; S48, T7S, R11E; Ward 3, District 2      **Council District:** 2

**Owners:** Patricia S. Toledano and Rykert O Toledano, Jr.      **Posted:** February 20, 2024

**Petitioner:** Jones-Fussell, L.L.P. - Jeffrey D. Schoen      **Commission Hearing:** March 5, 2024

**Size:** 1.46 acres      **Determination:** Approved



**Current Zoning**

A-4A (Single-Family Residential District) and HC-1 (Highway Commercial District)

**Requested Zoning**

NC-1 Professional Office District

**Future Land Use**

Commercial

Residential: Medium-Intensity

**Flood Zone**

Effective Flood Zone B

Preliminary Flood Zone X

**Critical Drainage:**

No

**FINDINGS**

- 1. The applicant is requesting to rezone the 1.46-acre parcel from A-4A Single-Family Residential District and HC-1 Highway Commercial District to NC-1 Professional Office District. The property is located on the west side of Courtano Road, south of Harrison Avenue, Covington.

*Zoning History*

- 2. Table 1: Zoning history of Subject Lot(s)

Ordinance / Case #	Prior Classification	Amended Classification
85-123B	Unknown	C-1 Commercial
09-2116-	C-1 Commercial	A-4A Single-Family Residential District and HC-1 Highway Commercial District

*Site and Structure Provisions*

- 3. The subject property is currently developed with a law office.

*Compatibility or Suitability with Adjacent Area*

- 4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	NC-1 Professional Office District

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South	Mini-Storage	HC-2A Highway Commercial District
East	Undeveloped	HC-1 Highway Commercial District
West (Across Courtano Drive)	Residential	A-4A Single-Family Residential District

5. The subject property abuts single-family zoning to the west, as well as commercial property zoned HC-2A Highway Commercial District and HC-1 Highway Commercial District respectively to the south and east. In addition, there is an undeveloped property zoned NC-1 Professional Office and A-4 Single-Family Residential District similar to the subject property.
6. The purpose of the existing A-4A Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density.
7. The purpose of the NC-1 Professional Office District is to provide for the location of small professional office in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact.
8. A change in zoning will allow the applicant to operate any of the following permitted commercial uses: Law offices, Architectural offices, Accountant offices, Real estate offices, Insurance offices, Business offices, Daytime doctor, dentist, and chiropractor offices, Veterinary clinics (no outdoor kennels), provided the use is within a detached, single-tenant building, other professional offices.
9. The reason for the request is to bring the existing law office into compliance with the correct zoning classification.

Consistency with New Directions 2040

**Residential: Medium-Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

**Commercial:** areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.

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