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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPLICATION FOR APPEAL
PLANNING & ZONING COMMISSION
DEPARTMENT OF PLANNING AND DEVELOPMENT

Fee: $250.00

* Exemptions. If a financial hardship is demonstrated by an applicant defined as a situation where the demonstrated income of the property owner falls within the parameters set by the most recent U.S. Department of Housing and Urban Development - Public Housing and Section 8 Income Limits for Very Low Income (50 percent of regional median income) documentation shall be presented to the impact fee administrator to determine qualifications for said waiver of appeal fee.

PLANNING AND DEVELOPMENT USE ONLY
RECEIVED
OCT 09 2021
DATE & RECEIVED BY: BY: Katie Accardo

Case Number: 2026-4804-CP **Planning & Zoning Commission Meeting Date:** 10/6/2026

Planning & Zoning Commission Action Being Appealed: Denial of CUP (Outdoor Storage Yard)

Name of Appellant: Jeffrey D. Schoen
(PLEASE PRINT)

Address: P.O. Box 1810, Covington LA 70434

Phone # 985-892-4801 **Email Address** jds@janesfussell.com

Appellant's Standing: (Please Check One) Owner (✓) Developer ( ) Adjacent Property Owner ( ) Other (✓)
→ Attorney for Owner/Petitioner

If "Other" Checked, Please Explain: Attorney representing CAP3, LLC, and Petitioner in CUP Application

Reason(s) for Appeal:
ZC erred in its failure to approve the CUP as the Site Plan and proposed use was very consistent with the Prior and Historic use (Fed Ex)

Appellant's Signature: Jeffrey D. Schoen **Date:** 10/9/2026

Notice of appeal shall be filed within 10 days of the Planning & Zoning Commission's decision.

Note that this appeal will be placed on the next available Parish Council Agenda.

CONDITIONAL USE
STAFF REPORT
2026-4804-CP

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 east side of Park Place and the north side of Village Lane West, being 215 Park Place, Covington; S15, T7S, R11E; Ward 3, District 5

Petitioner: Jeffrey D. Schoen

Posted: September 17, 2026

Owner: CAP3, LLC

Commission Hearing: October 6, 2026

Size: 3.012 acres

Determination: Denied



Current Zoning:

NC-1 (Neighborhood Commercial District) and HC-2 (Highway Commercial District)

Requested Use: Outdoor Storage Yard

Future Land Use: Commercial and Residential Medium Intensity

Flood Zone: Effective Flood Zone: C, Preliminary Flood Zone: X; CDA: No

Elevation Requirements:

Flood Zone C – FFE is 12" above crown of street elevation

Conditional Uses:

1. Conditional use permits authorize land uses that may fit within a zoning district but require additional review to ensure they are compatible with nearby development. These permits introduce flexibility into the Unified Development Code by allowing uses that meet community needs while safeguarding public health, safety, and neighborhood character. Each request is reviewed individually to evaluate potential impacts and ensure the proposed use is integrated thoughtfully into its surrounding area.
2. The Planning and Zoning Commission may grant waivers to the minimum standards of the proposed use and/or impose conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of a conditional use as deemed necessary for the protection of the public health, safety, and welfare and to minimize adverse effects upon other property in the neighborhood.

Site Information:

1. The petitioned property consists of approximately 3.012 acres, being a 1.737-acre parcel which is developed with an existing 19,200 sq. ft office-warehouse building and a .637-acre parcel, which is currently used as a parking lot for the developed parcel.
2. The applicant is requesting conditional use approval for the outdoor storage of roofing supplies. The proposed plan identifies two outdoor storage areas, one of which is on the existing parking lot parcel and the other of which is on the office-warehouse parcel.
3. A portion of the proposed outdoor storage area is located on the .637-acre parcel which is currently zoned NC-1 Neighborhood Commercial District. Outdoor storage is not permitted as a conditional use within the NC-1 District and as such, the applicant has submitted a concurrent request to rezone the property to HC-2 Highway Commercial District (2026-4805-ZC). Therefore, the

proposed outdoor storage on this portion of the site is contingent upon approval of the concurrent rezoning request.

***Findings*:**

1. Section 400-8(FF) provides the minimum standards required for outdoor and contractor's storage yards, including:
    a. This use shall be screened from public view along the front, sides, and rear by a 100% opaque 8' tall screen consisting of wood, solid masonry, concrete, or other materials as approved by the Department of Planning and Development.
        i. A portion of the site has existing 6' access gates and 7' permitter fencing. The applicant is proposing to screen the existing fencing with privacy slates where it exists on site and provide an 8' chain link fence with privacy slates to screen the remainder of the outdoor storage yard. **This request will require a waiver from the Planning and Zoning Commission.**
2. The Planning Department requested identification of trees to be removed for the new driveway and documentation of existing buffer conditions. The revised landscape sheets include a tree removal/protection plan and existing-condition photographs. The plan identifies four 6" pine trees for removal in the driveway area, while the remaining trees and wooded buffers are shown to remain.
3. Both Lots 41-A-1 and 41-B-1 must be combined to create a single development site.
    a. A minor subdivision combining the two existing lots is currently in progress (2026-4802-MRP).
4. The applicant has provided an auto-turn exhibit and notes that truck traffic will follow the two illustrated routes attached hereto. Parking spaces within the truck circulation area are shown for removal/clarification, and the applicant states that no concrete will need to be repaved.
5. The applicant has submitted a traffic memorandum which evaluates the number of peak hour trips the existing 16,000 sq. ft. warehouse and 3,200 sq. ft. office use will generate, providing a total of 11 PM peak hour trips. Per STP Ordinance Sec. 900-3.1, a traffic impact analysis is not required since the trip generation is less than 100 peak hour trips during peak hour.
6. The applicant has submitted a drainage memorandum which states that the principal site change is an approximately 1,100 sq. ft. concrete driveway connection to Village Lane West and that existing paved areas, parking, building, landscaping, and drainage patterns will otherwise remain. The exhibits show impervious area increasing from 65.4% to 66.2%, pervious area decreasing from 34.6% to 33.8%, and the weighted runoff coefficient remaining 0.73. Since the weighted runoff coefficient is remaining the same and no increase in existing rate of runoff, this improvement will have a negligible impact.

Summary: The applicant submitted revised plans and supporting documentation on September 24, 2026 in response to comments provided by the Departments of Planning and Engineering. The revised submittal addresses site circulation, parking, landscaping and tree preservation, screening of the outdoor storage areas, drainage, and traffic. The applicant is also in the process of completing a minor subdivision (2026-4802-MRP) to combine the two lots comprising the site.

A portion of the proposed outdoor storage area is located on the .637-acre parcel currently zoned NC-1 Neighborhood Commercial District, which does not allow outdoor storage as a conditional use. The

applicant has submitted a concurrent request to rezone the property to HC-2 (2026-4805-ZC) and use of this portion of the property for outdoor storage is contingent upon approval of the concurrent rezoning request.

The proposed development requires a waiver from the Planning and Zoning Commission to allow the existing 6' access gates and 7' perimeter fencing and buffer to remain in lieu of a portion of the required 8' opaque screening.

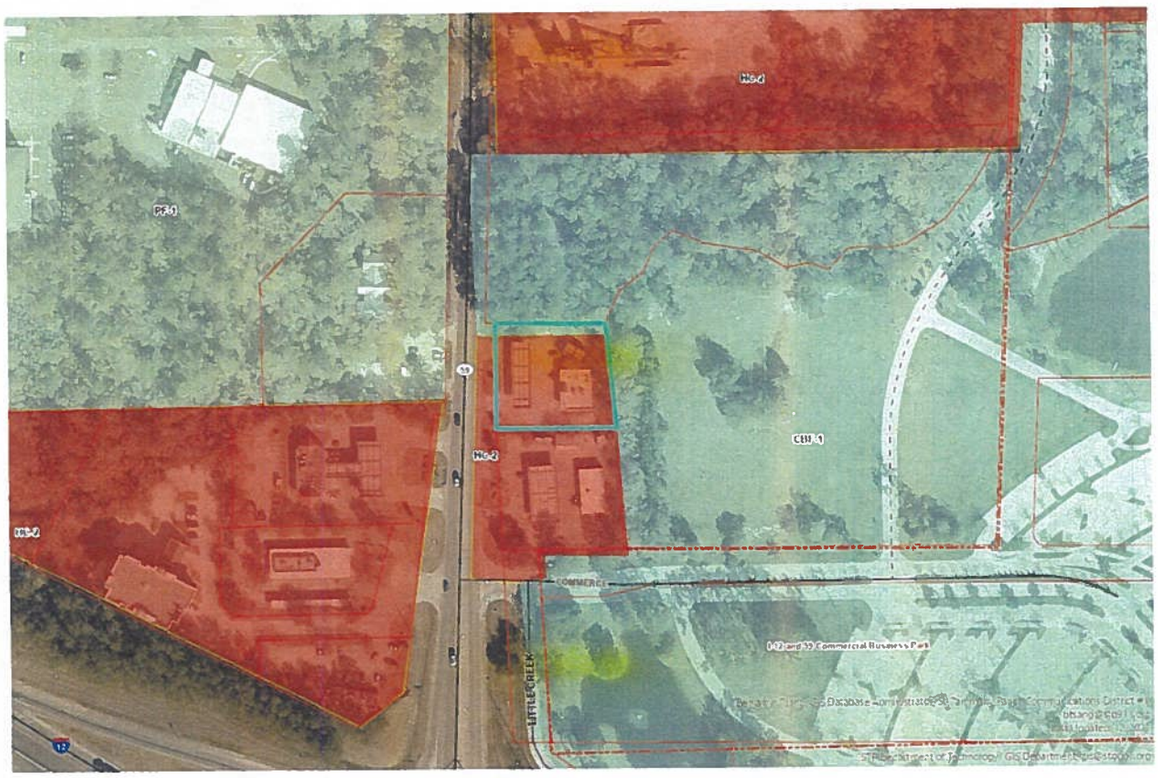
Standards for Review (Sec. 200-3.4.G) - *The Planning and Zoning Commission shall not grant approval of any conditional use permit unless it makes findings based upon the evidence presented to it that the following standards have been met:*

1. The proposed conditional use meets all applicable use standards as outlined in Chapter 400 of the UDC.
2. The conditional use, if granted, will tend to preserve and advance the integrity and general welfare of the neighborhood and adjacent development.
3. The granting of the conditional use permit will not be detrimental to the public safety or welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or permit inadequate parking, or increase the danger of fire, or substantially affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emissions of odors, fumes, gases, dust, smoke, noise or vibration, light or glare or other nuisances.
4. The proposed conditional use includes improvements or modifications either on-site or within the right-of-way to mitigate any potential development-related adverse impacts, including but not limited to:
    a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicle and pedestrian safety and convenience, and access in case of fire.
    b. Off-street parking and loading areas.
    c. Refuse and service areas.
    d. Utilities with reference to location, availability, and compatibility.
    e. Screening and buffering features to minimize visual impacts and/or setbacks from adjacent uses.
    f. Control of proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
    g. Required yards and open space.
    h. Height and bulk of structures.
    i. Hours of operation.
    j. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development generated traffic.
    k. The amount and location of existing impervious surface.

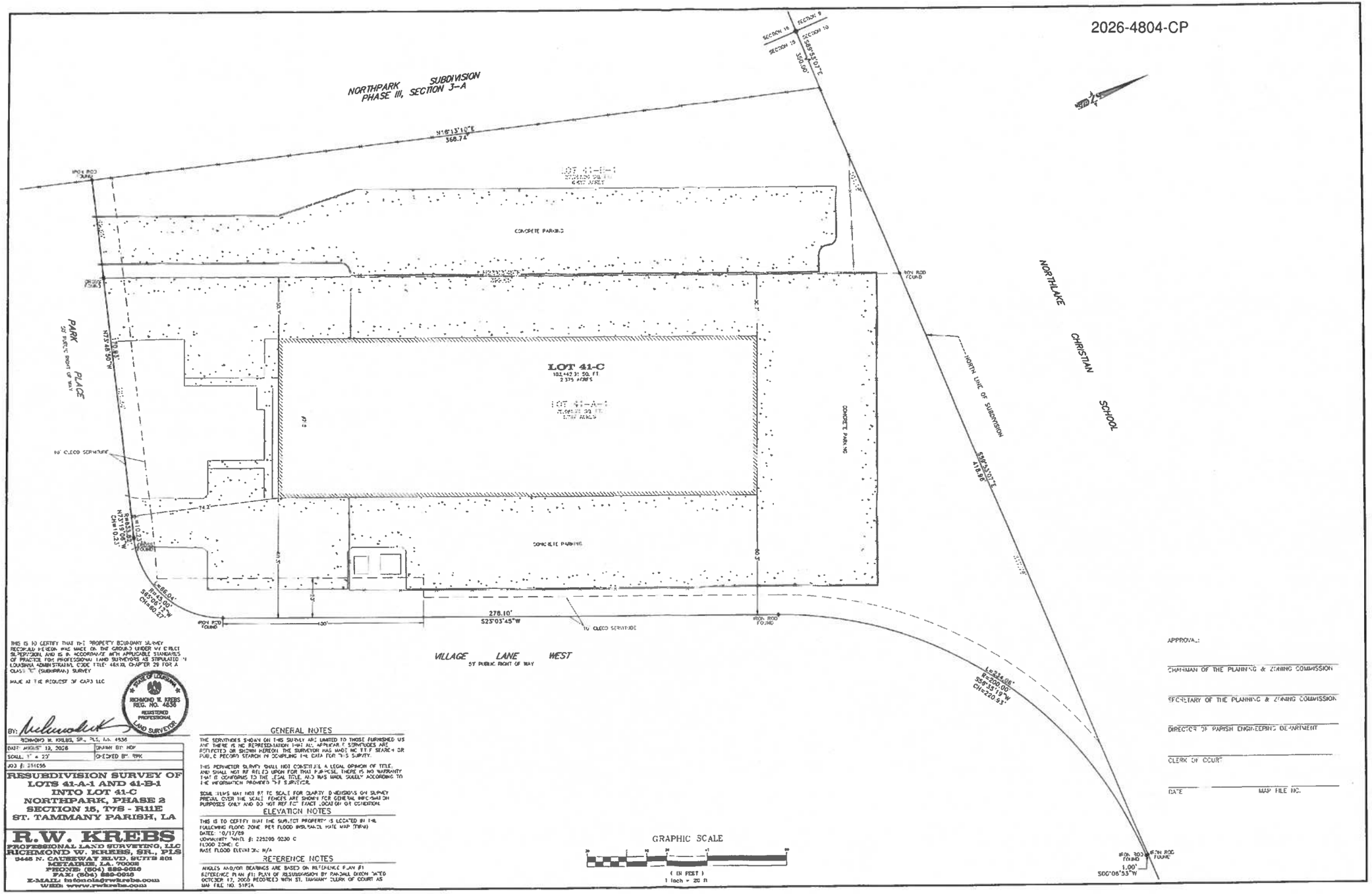
CONDITIONAL USE
STAFF REPORT
2026-4804-CP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2026-4804-CP



THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF CAP3 LLC

STATE OF LOUISIANA
RICHARD W. KREBS
REG. NO. 4838
REGISTERED PROFESSIONAL LAND SURVEYOR

BY: _____

RICHARD W. KREBS, SR., PLS, LA. 4838

DATE: AUGUST 13, 2026	DRAWN BY: MDP
SCALE: 1" = 20'	CHECKED BY: RWK

JOB #: 251056

RESUBDIVISION SURVEY OF LOTS 41-A-1 AND 41-B-1 INTO LOT 41-C NORTHPARK, PHASE 2 SECTION 15, T7S - R11E ST. TAMMANY PARISH, LA

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 801
METAIRIE, LA. 70002
PHONE: (504) 889-9310
FAX: (504) 889-9315
E-MAIL: info@rwkrebs.com
WEB: www.rwkrebs.com

GENERAL NOTES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPARENT SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL ENCUMBRANCE PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE PER FLOOD BOUNDARY RATE MAP (FIRM):
DATED: 10/17/09
COMMUNITY PANEL #: 225205 0230 C
FLOOD ZONE: C
BASE FLOOD ELEVATION: N/A

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: PLAN OF RESUBDIVISION BY RANDALL DIXON DATED OCTOBER 17, 2000 RECORDED WITH ST. TAMMANY CLERK OF COURT AS MAP FILE NO. 51912A

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

APPROVAL:

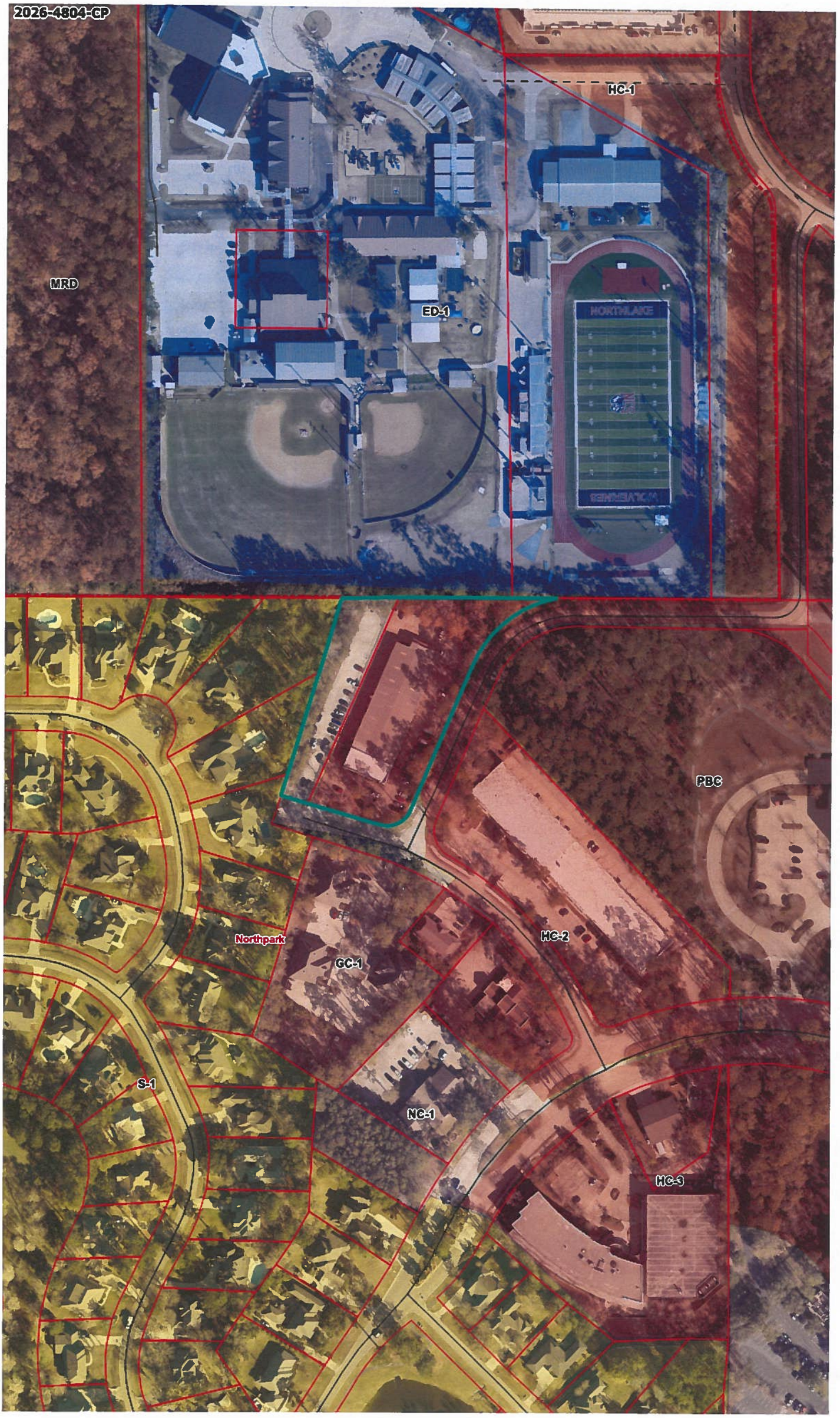
CHAIRMAN OF THE PLANNING & ZONING COMMISSION

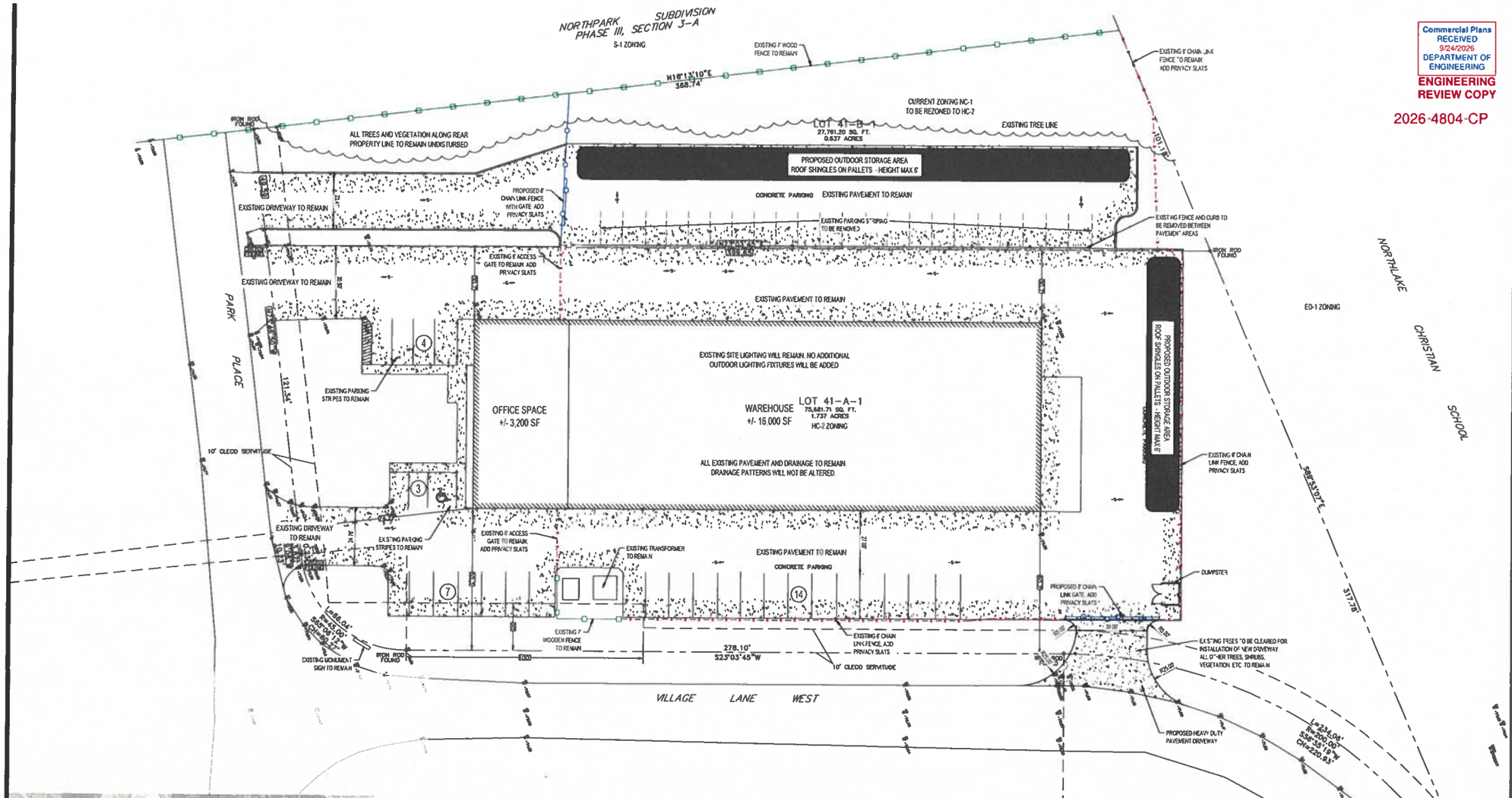
SECRETARY OF THE PLANNING & ZONING COMMISSION

DIRECTOR OF PARISH ENGINEERING DEPARTMENT

CLERK OF COURT

DATE MAP FILE NO.


2026-4804-CP
HC-1
MRD
ED-1
NORTHLAKE
PBC
Northpark
GC-1
HC-2
S-1
NC-1
HC-3



ACREAGE ANALYSIS	
LOT 41-A-1	1.737 ACRES
LOT 41-B-1	0.637 ACRES
TOTAL	2.374 ACRES

NOTE: LOTS CURRENTLY BEING COMBINED INTO ONE LOT

PARKING CALCULATIONS	
REQUIRED PARKING	23 SPACES
OFFICE SPACE	3,200/350 = 10 SPACES (1 SPACE PER 350 SF OF OFFICE SPACE)
WAREHOUSE SPACE	16,000/1,250 = 13 SPACES (1 SPACE PER 1,250 SF OF WAREHOUSE AREA)
EXISTING PARKING	28 EXISTING SPACES TO BE REUSED

LEGEND

- PROPERTY LINE
- EXISTING 6' CHAIN LINK FENCE, ADD PRIVACY SLATS
- EXISTING 7' WOOD FENCE TO REMAIN
- PROPOSED 6' CHAIN LINK FENCE ADD PRIVACY SLATS
- HEAVY DUTY CONCRETE PAVEMENT

CONDITIONAL USE PLAN

SCALE IN FEET

20 -10 0 20 40 60

Commercial Plans
RECEIVED
9/24/2026
DEPARTMENT OF ENGINEERING
ENGINEERING REVIEW COPY
2026-4804-CP

REVISION	BY

HIGH TIDE CONSULTANTS LLC
170 NEW CAMELLIA BLVD, SUITE 102
COVINGTON, LA 70433
www.hightidela.com

SIGNATURE
September 23, 2026
DATE

STATE OF LOUISIANA
RICHARD C. GAUDIN
REG. No. 39343
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
STAMP

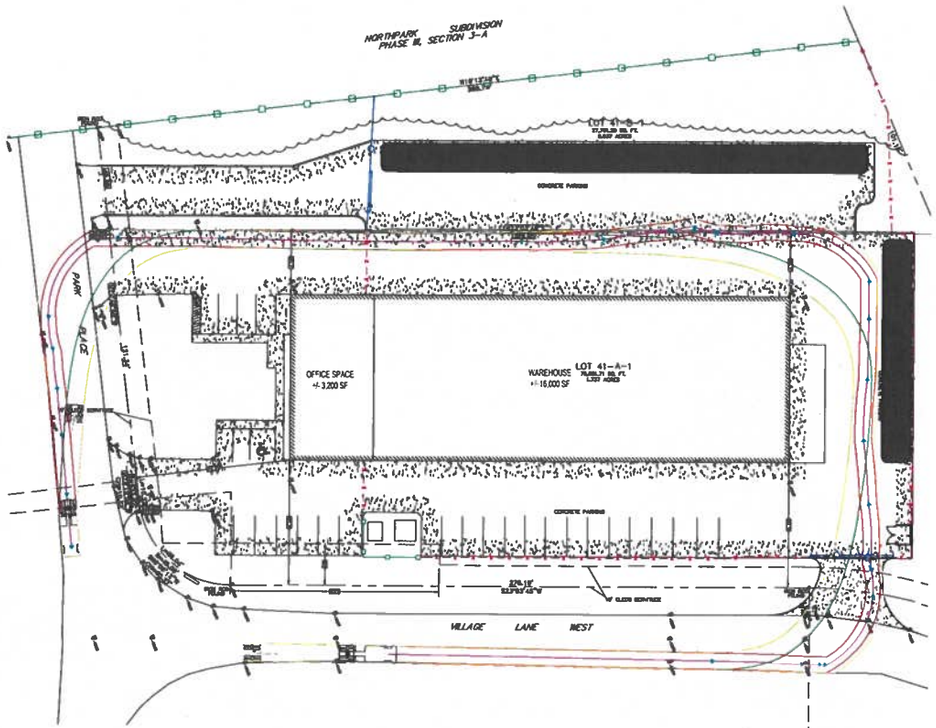
CONDITIONAL USE PERMIT
215 PARK PLACE
COVINGTON, LA 70433

COVINGTON, LA

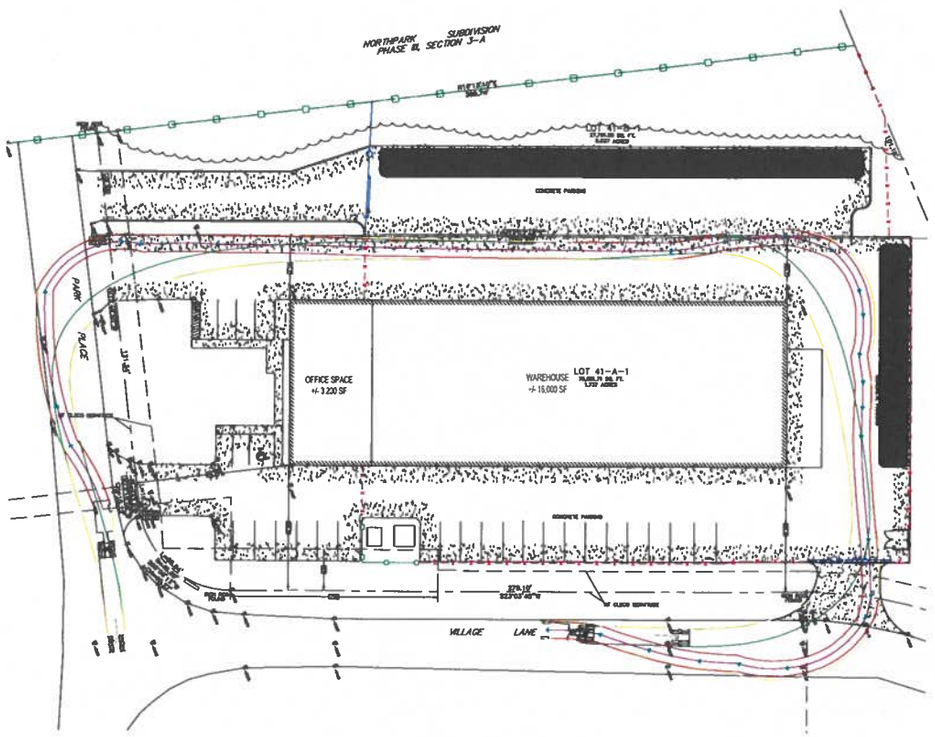
DRAWN	TAH
CHECKED	RCG
ISSUED DATE	9/23/2026
ISSUED FOR	CONDITIONAL USE PERMITTING
PROJECT NO.	26-288
FILE	C-1.0 Site Plan.dwg
SHEET	C-1.0

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2026-4804-CP

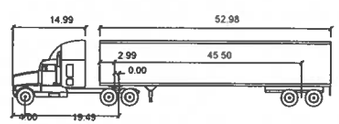


TRUCK EXHIBIT '1'



TRUCK EXHIBIT '2'

NOTE:
ALL TRUCK TRAFFIC SHALL FOLLOW THESE TWO ROUTES.



WB-67

	Feet		
Tractor Width	8.01	Lock to Lock Time	6.00 s
Trailer Width	8.50	Steering Angle	28.40 deg
Tractor Track	8.01	Articulating Angle	75.00 deg
Trailer Track	8.50		

AUTOTURN EXHIBIT

SCALE IN FEET

REVISION	BY

HIGH TIDE CONSULTANTS LLC
170 NEW CAMELLIA BLVD, SUITE 102
COVINGTON, LA 70433
www.hightidela.com

STAMP

STATE OF LOUISIANA
REGISTERED
REG. NO. 39343
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

SIGNATURE

September 23, 2026
DATE

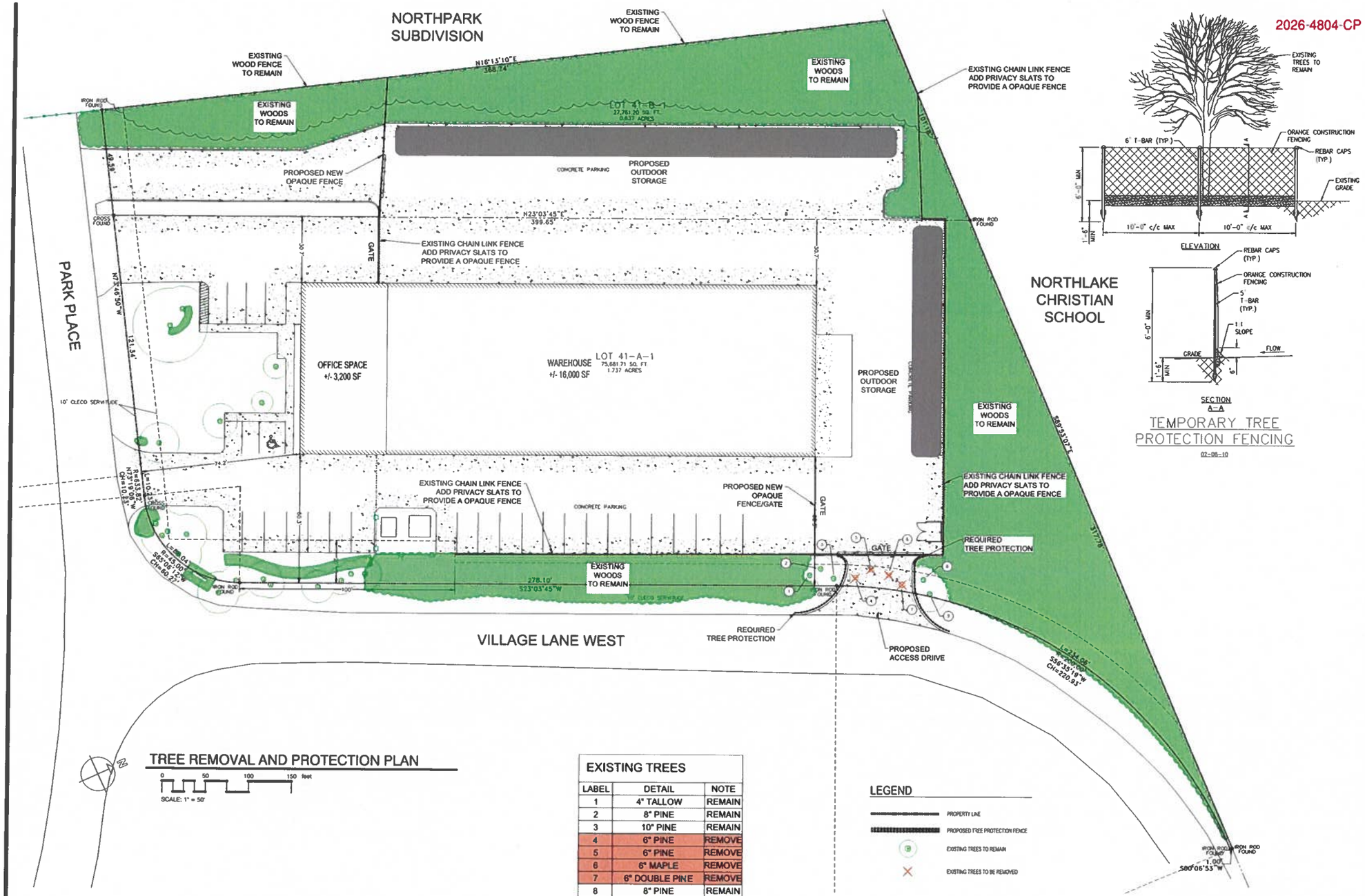
CONDITIONAL USE PERMIT
215 PARK PLACE
COVINGTON, LA 70433

COVINGTON, LA

DRAWN	TAH
CHECKED	RCG
ISSUED DATE	9/23/2026
ISSUED FOR	CONDITIONAL USE PERMITTING
PROJECT NO.	26-398
FILE	C-1.0 Site Plan dwg
SHEET	C-1.1

Z:\Projects\Active Projects\26-398 - 215 Park Place CUP\PWDocs\10 Site Plan.dwg

2026-4804-CP



TEMPORARY TREE PROTECTION FENCING

02-08-10

TREE REMOVAL AND PROTECTION PLAN

0 50 100 150 feet

SCALE: 1" = 50'

EXISTING TREES		
LABEL	DETAIL	NOTE
1	4" TALLOW	REMAIN
2	8" PINE	REMAIN
3	10" PINE	REMAIN
4	6" PINE	REMOVE
5	6" PINE	REMOVE
6	6" MAPLE	REMOVE
7	6" DOUBLE PINE	REMOVE
8	8" PINE	REMAIN
9	8" PINE	REMAIN

CONTRACTOR SHALL COMFIRM TREES TO BE REMOVED
PROTECT EXISTING TREES TO REMAIN

LEGEND

- PROPERTY LINE
- PROPOSED TREE PROTECTION FENCE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

ALPHONSE BARCIA III
LANDSCAPE ARCHITECT LLC.
562 CLAYTON COURT
SLIDELL, LOUISIANA 70461
BARCIADESIGNS@GMAIL.COM
(985) 960-0429

REVISION	BY

HIGH TIDE CONSULTANTS LLC
170 NEW CAMELLIA BLVD, SUITE 102
COVINGTON, LA 70433
www.hightidela.com

SIGNATURE:

DATE: 9/23/2026

STATE OF LOUISIANA ALPHONSE BARCIA III LICENSED LANDSCAPE ARCHITECT

STAMP

CONDITIONAL USE PERMIT
215 PARK PLACE
COVINGTON, LA 70433

COVINGTON, LA

DRAWN	TAH
CHECKED	RCG
ISSUED DATE	9/23/26
ISSUED FOR	CONDITIONAL USE PERMITTING
PROJECT NO	26-288
FILE	C-1 0 Site Plan
SHEET	LS-1

A:\Sheets\ARCHITECTS ENGINEERS AND DEVELOPERS\High Tide Consultants\215 Park Place Covington\215 Park Place Landscape 9-23-2026.dwg

2026-4804-CP



EXISTING WOODS TO REMAIN (WEST BUFFER)

EXISTING WOOD LINE LOOKING WEST ALONG NORTHPARK SUBDIVISION



EXISTING WOODS TO REMAIN (WEST BUFFER)

LOOKING NORTH EXISTING WOODS TO REMAIN ALONG NORTHPARK SUBDIVISION





FRONT OF BUILDING
ALL TREES TO REMAIN
(SOUTH BUFFER)



EXISTING WOODS TO REMAIN (EAST BUFFER)

LOOKING SOUTH EXISTING WOODS TO REMAIN ALONG VILLAGE LANE WEST



EXISTING WOODS TO REMAIN (EAST BUFFER)

LOOKING NORTH EXISTING WOODS TO REMAIN ALONG VILLAGE LANE WEST



EXISTING WOOD WHERE THE NEW DRIVEWAY IS PROPOSED SEE LS-1 FOR TREES TO BE REMOVED



LOOKING WEST EXISTING WOODS TO REMAIN ALONG ALONG NORTHLAKE CHRISTIAN SCHOOL

EXISTING CONDITION PHOTOS

REVISION	BY

HIGH TIDE CONSULTANTS LLC
170 NEW CAMELLIA BLVD, SUITE 102
COVINGTON, LA 70433
www.hightidela.com

SIGNATURE:

DATE: 9/23/2026

STATE OF LOUISIANA — ALPHONSE BARCIA III — LICENSED LANDSCAPE ARCHITECT

CONDITIONAL USE PERMIT
215 PARK PLACE
COVINGTON, LA 70433

COVINGTON, LA

DRAWN	TAH
CHECKED	RCG
ISSUED DATE	9/23/26
ISSUED FOR	CONDITIONAL USE PERMITTING
PROJECT NO.	26-203
FILE	C-1.0 Site Plan
SHEET	LS-2

ALPHONSE BARCIA III
LANDSCAPE ARCHITECT LLC.
562 CLAYTON COURT
SLIDELL, LOUISIANA 70461
BARCIADESIGNS@GMAIL.COM
(985) 960-0429

by Dwelen ARCHITECTS ENGINEERS AND DEVELOPERS High Tide Consultants\215 Park Place Covington\215 Park Place Lumicion 9-23-2026.dwg

HIGH TIDE
CONSULTANTS LLC

Commercial Plans
RECEIVED
9/24/2026
DEPARTMENT OF
ENGINEERING

ENGINEERING
REVIEW COPY
2026-4804-CP

MEMORANDUM

TO: Theodore Reynolds, P.E.
St. Tammany Parish Development Engineering Department

FROM: Richard "Ricky" Galloway, P.E.
High Tide Consultants, LLC

DATE: September 23, 2026

RE: Trip Generation Analysis and Request for Traffic Impact Analysis Waiver
Proposed Warehouse/Office Development

1. PURPOSE

High Tide Consultants, LLC (HTC) has prepared this memorandum to document the anticipated PM peak-hour trip generation associated with the proposed warehouse/office development and to request a waiver from the requirement to prepare a Traffic Impact Analysis (TIA).

The proposed development consists of approximately 19,200 square feet of total building area, including 16,000 square feet of warehouse space and 3,200 square feet of office space.

Trip generation was evaluated using the applicable land-use categories and average vehicle trip-generation rates from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition. A copy of the applicable ITE Common Trip Generation Rates (PM Peak Hour) reference sheet is included as Attachment A.

2. ST. TAMMANY PARISH TIA REQUIREMENT

Section 900-3.1 of the St. Tammany Parish Unified Development Code establishes the Parish requirements for Traffic Impact Analyses. Section 900-3.1.B.1.c provides that the Department of Engineering may exempt a development from the required TIA where the use of the property generates less than 50 peak-hour trips. The applicant is responsible for requesting the waiver in writing and providing documentation of the anticipated trip generation.

This memorandum provides the trip-generation documentation supporting the Applicant's request for a TIA waiver.

3. PM PEAK-HOUR TRIP GENERATION

For purposes of this analysis, the warehouse and office portions of the proposed building were evaluated separately. This provides a conservative evaluation of the office component rather than considering the office area as accessory space within the overall warehouse use.

Proposed Use	ITE Land Use	ITE Code	Area (SF)	PM Rate (trips/1,000 SF)	PM Peak-Hour Trips
Warehouse	Warehouse	150	16,000	0.19	3.04
Office	Small Office Building	712	3,200	2.45	7.84
TOTAL			**19,200**		**10.88**

HIGH TIDE
CONSULTANTS LLC

2026-4804-CP

Warehouse: 16.0 × 0.19 = 3.04 PM peak-hour trips
Office: 3.2 × 2.45 = 7.84 PM peak-hour trips
Total: 3.04 + 7.84 = 10.88 PM peak-hour trips
For comparison with the Parish threshold, the calculated total is conservatively rounded upward to 11 PM peak-hour trips.

4. REQUEST FOR TIA WAIVER

Based on the ITE trip-generation analysis presented above, the proposed development is anticipated to generate approximately 11 trips during the PM peak hour. This projected traffic volume is substantially below the 50 peak-hour trip threshold identified in Section 900-3.1.B.1.c of the St. Tammany Parish Unified Development Code for consideration of an administrative exemption from the TIA requirement.

Accordingly, High Tide Consultants, LLC respectfully requests that St. Tammany Parish Development Engineering grant a waiver from the requirement to prepare a Traffic Impact Analysis for the proposed development.

Attachment A - ITE Common Trip Generation Rates (PM Peak Hour), Trip Generation Manual, 10th Edition (applicable Land Use Codes 150 and 712).

Please contact our office should additional information or clarification be required in support of this request.

Respectfully submitted,

HIGH TIDE CONSULTANTS, LLC

Richard "Ricky" Galloway, P.E.
Principal

STATE OF LOUISIANA
RICHARD GALLOWAY
REG. No. 28543
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
September 23, 2026

2026-4804-CP

INSTITUTE OF TRANSPORTATION ENGINEERS
COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location: General Urban/ Suburban	Setting/Location: Dense Multi-Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

2026-4804-CP

INSTITUTE OF TRANSPORTATION ENGINEERS
COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location: General Urban/ Suburban	Setting/Location: Dense Multi-Use Urban
MEDICAL					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	→	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
RETAIL					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
SERVICES					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft^2 or a reduction of 40% if equal to or greater than 50,000ft^2.

*From 9th edition, no PM peak hour in 10th

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections o spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking an often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.

HIGH TIDE
CONSULTANTS LLC

Commercial Plans
RECEIVED
9/24/2026
DEPARTMENT OF
ENGINEERING

ENGINEERING REVIEW COPY

2026-4804-CP

September 23, 2026

Mr. Ted Reynolds, P.E.
St. Tammany Parish
21454 Koop Drive, Bldg. B, Suite 1B
Mandeville, LA 70471

RE: 215 Park Place
Covington, LA 70433
HTC Project # 26-288

Mr. Reynolds,

This letter is to serve as a drainage memo for the existing office and warehouse located at 215 Park Place which a new tenant will be acquiring. The only improvements to the +/-2.37 acre site will be to add a concrete driveway (+/-1,100 sf) on the northeast corner of the site to connect to Village Lane West. This minor improvement will have a negligible impact on the stormwater discharge for this location. The weighted runoff coefficient in both pre-and post-development conditions is 0.73 within the property boundary. The total impervious area within the property will remain below 70% and the total pervious area will remain above 30%. Please see attached Exhibits EX-1.0 and Ex-2.0 for reference. All existing paved drives, parking, and the building will remain undisturbed and continue to drain as in their current conditions. The only trees to be removed will be those necessary to construct this additional driveway. All other landscaping, existing trees, and open green area on site will remain undisturbed. Part of the existing paved area on the north and west sides of the site will be used as outdoor storage, which will be allowed by conditional use permitting.

Sincerely,
High Tide Consultants, LLC

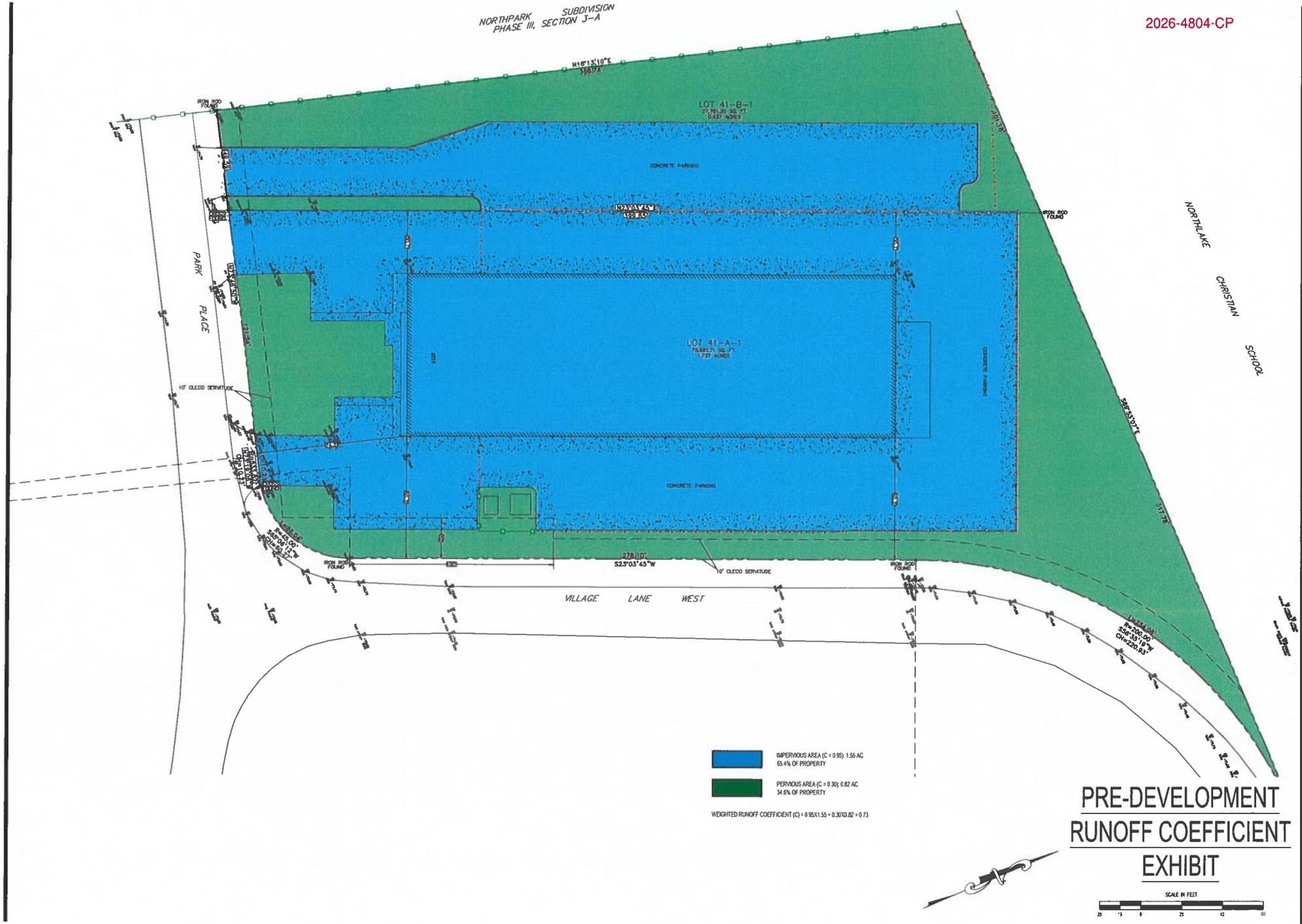
Richard C. Galloway, PE

STATE OF LOUISIANA
RICHARD GALLOWAY
REG. No. 28543
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

September 23, 2026

NEW 170 CAMELLIA BLVD, SUITE 102
COVINGTON, LA 70433
P 985.446.1110
www.hightidela.com

2026-4804-CP



PRE-DEVELOPMENT RUNOFF COEFFICIENT EXHIBIT

SCALE IN FEET

REVISION	BY

HIGH TIDE CONSULTANTS LLC
170 NEW CAMELLIA BLVD, SUITE 102
COVINGTON, LA 70433
www.hightidela.com

SIGNATURE
September 23, 2026
DATE

STATE OF LOUISIANA
RICHARD GALLOWAY
REG. NO. 39243
PROFESSIONAL ENGINEER
CIVIL

STAMP

CONDITIONAL USE PERMIT
215 PARK PLACE
COVINGTON, LA 70433

COVINGTON, LA

DRAWN	TAH
CHECKED	RCG
ISSUED DATE	9/23/2026
ISSUED FOR	CONDITIONAL USE PERMITTING
PROJECT NO.	26-268
FILE	Pre-Dev Drainage Coefficient Exhibit.dwg
SHEET	EX-1.0

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2026-4804-CP



POST-DEVELOPMENT RUNOFF COEFFICIENT EXHIBIT

SCALE IN FEET

REVISION	BY

HIGH TIDE CONSULTANTS LLC
170 NEW CAMELLIA BLVD, SUITE 102
COVINGTON, LA 70433
www.hightidela.com

STAMP

STATE OF LOUISIANA
RICHARD GALLIANO
REG. No. 39343
REGISTERED PROFESSIONAL ENGINEER IN
CIVIL ENGINEERING

SIGNATURE

September 23, 2026
DATE

CONDITIONAL USE PERMIT
215 PARK PLACE
COVINGTON, LA 70433

COVINGTON, LA

DRAWN	TAH
CHECKED	RDG
ISSUED DATE	9/23/2026
ISSUED FOR	CONDITIONAL USE PERMITTING
PROJECT NO	26-268
FILE	Post-Dev Drainage Coefficient Exhibit.dwg
SHEET	EX-2.0

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