

MEMO



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

Date: April 21, 2023

To: St. Tammany Parish Zoning Commission

From: Ross P. Liner, AICP, PTP, CFM,
Director, Department of Planning and Development

Re: ARTICLE VII. - MINIMUM STANDARDS FOR SPECIFIC USES; Sec. 130-2213. - Minimum standards. (51) Convenience store (with gas).

St. Tammany Parish has seen an increased interest in the development of Convenience stores (with gas) along major thoroughfares. Currently, the HC-2 Highway Commercial District does allow for convenience stores with gas fueling pumps but caps the number at eight fueling pump units on a property larger than 90,000 sq/ft.

In an effort to decrease requests for up-zoning property to HC-3 and HC-4 only to accommodate additional fueling pump units, the amendment of the HC-2 Highway Commercial District in the Minimum Standards will allow for properties zoned HC-2 from 90,000 sq/ft but less than 130,000 sq/ft to have eight fueling pump units on a property and parcels over 130,000 sq/ft shall not exceed twelve fueling pump units on a parcel. The change will allow for larger development sites to have the ability to increase the number of fueling pump units without having to up-zone the property and increase the intensity of allowable uses by right.

Sec. 130-2213 – Minimum Standards

Current

a. In the HC-2 Highway Commercial District, a minimum parcel size of 40,000 square feet is required for such use. On parcels that are a minimum of 40,000 square feet but less than 60,000 square feet in size, the number of fuel pumping units shall be limited to a total of four units. For purposes of this provision, a fuel pumping unit, also commonly known as a gas pump, is defined as a unit that is capable of dispensing gas or other fuel to no more than two vehicles at the same time, and only when each vehicle to be fueled is positioned on opposite sides of the pump. On parcels that are a minimum of 60,000 square feet but less than 90,000 square feet in size, the number of fuel pumping units shall be limited to a total of six units. On parcels that are 90,000 square feet or greater in size, the number of fuel pumping units shall not exceed eight units.

Proposed

- a. In the HC-2 Highway Commercial District, a minimum parcel size of 40,000 square feet is required for such use. On parcels that are a minimum of 40,000 square feet but less than 60,000 square feet in size, the number of fuel pumping units shall be limited to a total of four units. For purposes of this provision, a fuel pumping unit, also commonly known as a gas pump, is defined as a unit that is capable of dispensing gas or other fuel to no more than two vehicles at the same time, and only when each vehicle to be fueled is positioned on opposite sides of the pump. On parcels that are a minimum of 60,000 square feet but less than 90,000 square feet in size, the number of fuel pumping units shall be limited to a total of six units. On parcels that are 90,000 square feet **but less than 130,000 square feet in size**, the number of fuel pumping units shall not exceed eight units. **On parcels that are 130,000 square feet or greater in size, the number of fuel pumping units shall not exceed twelve units.**