

Exhibit "A"

**2022-3192-ZC**

A certain parcel of land designated as "Lot 1" containing 3.303 acres or 143,922 sq. ft. located in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, State of Louisiana, all as per survey of Acadia Land Surveying, LLC dated March 9, 2020.

Commencing at the section corner common to Sections 2, 3, 10, and 11, Township 7 South, Range 10 East, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.;"

Then North 00 degrees 13 minutes 00 seconds West a distance of 1,336.60 feet to a point;  
Then, South 88 degrees 58 minutes 00 seconds West a distance of 861.00 feet to a point;  
Then, South 24 degrees 55 minutes 49 seconds East a distance of 11.66 feet to a point;  
Then, South 24 degrees 53 minutes 23 seconds East a distance of 443.92 feet to a point;  
Said point being the "POINT OF BEGINNING" and labeled "P.O.B.1;"

Then, South 24 degrees 53 minutes 23 seconds East a distance of 370.80 feet to a point;  
Then, South 85 degrees 18 minutes 19 seconds West a distance of 330.70 feet to a point;  
Then, North 63 degrees 03 minutes 20 seconds West a distance of 59.08 feet to a point;  
Then, South 67 degrees 51 minutes 25 seconds West a distance of 29.19 feet to a point;  
Then, North 23 degrees 34 minutes 01 seconds West a distance of 353.82 feet to a point;  
Then, along a curve to the right having a delta of 114 degrees 16 minutes 25 seconds, a radius of 20.00 feet, a length of 39.89 feet and a chord bearing of North 33 degrees 34 minutes 11 seconds East a distance of 33.60 feet to a point;  
Then, South 89 degrees 17 minutes 36 seconds East a distance of 378.14 feet to the "POINT OF BEGINNING".





2022-3192-ZC

Copperstill Market

WHISKEY OAKS

A-1

TURNPIKE RD

HC-2

OCHSNER HWY 1077 CONNECTOR

HC-1

NC-4

HC-2

HC-1

LAKE EMED

HC-2

FAUST

12W

12E

HC-2

I-2





Administrative Comment

March 2, 2023

Department of Planning & Development



ZONING STAFF REPORT

2022-3192-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 east side of LA Highway 1077, north of Faust Road, Covington; S3, T7S, R10E; Ward 1, District 1  
**Council District:** 1

**Owner:** Jim Ballard

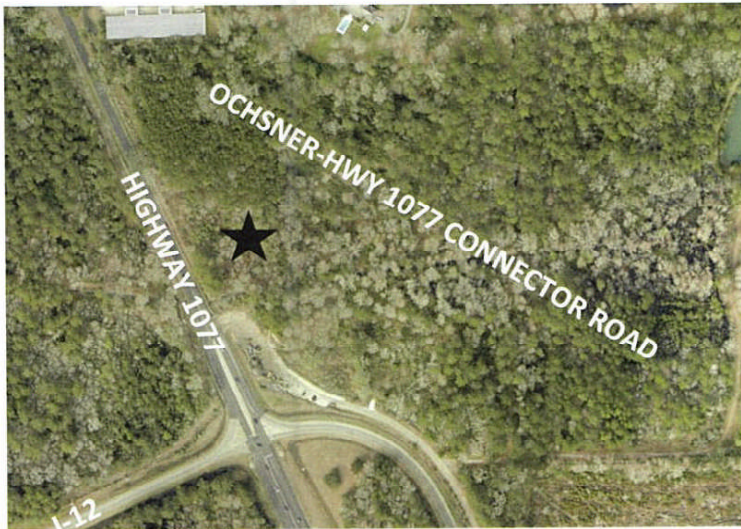
**Posted:** January 19, 2023

**Applicant:** Josh Ballard

**Commission Hearing:** February 7, 2023

**Size:** 3.303 acres

**Determination:** Approved



**Current Zoning**

HC-2 Highway Commercial District

**Requested Zoning**

HC-3 Highway Commercial District

**Future Land Use**

Mixed-Use

Planned Roadway Project

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone AE

**Critical Drainage:** Yes

**FINDINGS**

1. The 3.303-acre property is currently undeveloped and zoned HC-2 Highway Commercial District. The site is located on the east side of LA Highway 1077, north of Faust Road, Covington.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
05-018	Unknown	C-2 Commercial
09-2116	C-2 Commercial	HC-2 Highway Commercial District

3. The requested HC-3 Highway Commercial District allows for all uses within the HC-2 Highway Commercial District, with the addition of more intense uses as indicated in the below Table 2:



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*Site and Structure Provisions*

4. Table 2: Dimensional Standards

<b>Zoning &amp; Purpose</b>	<b>Maximum Building Size</b>	<b>Allowable Uses</b>
<p><b>HC-2 Highway Commercial District</b></p> <p>To provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.</p>	<p>Max. building size of 40,000 sqft.</p>	<p>All uses permitted in the HC-1 Highway Commercial District and: Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post-delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.</p>
<p><b>HC-3 Highway Commercial District</b></p> <p>To provide for the location of larger-scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.</p>	<p>Max. building size of 250,000 sqft.</p>	<p>Any uses permitted in the NC districts, the HC-1 District, and the HC-2 District and: Automotive service, stations, centers, and sales; Indoor recreation establishments, such as bowling alleys, skating rinks and movie theaters; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (minimum standards apply); Commercial recreation, excluding riverboat gaming and associated facilities, outdoor (no lights); Lodging, greater than 100 rooms (including apartments, hotels, motels); Nightclubs, bars and lounges; Entertainment which typically consists of live or programmed 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 building, pool and playground equipment; Crematorium; Cemeteries</p>

5. The objective of the request is to allow for the site to be developed with a convenience store/gas station with 12 pumps, exceeding exceeds the maximum allowable number of pumps under the HC-2 Highway Commercial Zoning District. Per the minimum standards for a gas station as listed in Sec. 130-2213 (51), the greatest number of pumps that can be constructed under the property's current HC-2 zoning classification is 8 units.

*Compatibility or Suitability with Adjacent Area*

6. Table 3: Surrounding Land Use and Zoning

<b>Direction</b>	<b>Surrounding Use</b>	<b>Surrounding Zoning Classification</b>
North	Undeveloped	HC-2 Highway Commercial District
South	Undeveloped/Hwy 1077	HC-2 Highway Commercial District
East	Undeveloped	HC-1 Highway Commercial District
West (across Hwy 1077)	Undeveloped	HC-2 Highway Commercial District

7. The subject parcel abuts undeveloped commercial property on all sides zoned either HC-1 Highway Commercial District & HC-2 Highway Commercial District. The surrounding area of the property also includes many high-intensity uses, as the site sits near the intersection of three major highways including I-12, LA-1077 and LA-1085. There are many industrial/business parks that are developed along these corridors as well as large tracts of undeveloped commercially-zoned land.



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8. If approved for the HC-3 Highway Commercial District, the applicant will be required to follow all Parish drainage, parking and landscaping and all other applicable Parish requirements.

*Consistency with New Directions 2040*

**Mixed-Use:** areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

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

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. 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.
- iii. Policy 1:2:1 The Future Land Use Map contained within the Comprehensive Plan shall predominantly guide the assignment of zoning districts throughout the Parish.

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