

**Exhibit "A"**

**2024-3916-ZC**

All that certain tract or portion of land, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, said property being more fully described as follows, to-wit:

From the Northwest Corner of Section 46, Township 7 South, Range 10 East, thence go South 89 degrees 22 minutes East a distance of 5541.46 feet to a point; thence go North 00 degrees 55 minutes East a distance of 40.3 feet to an iron located on the northern boundary of Louisiana Highway No. 21 serving as the Point of Beginning.

From the Point of Beginning, thence go North 00 degrees 55 minutes East a distance of 400.36 feet to an iron; thence go South 89 degrees 08 minutes 10 seconds East a distance of 200.16 feet to an iron; thence go South 00 degrees 49 minutes 49 seconds West a distance of 400.06 feet to an iron located on the northern boundary of Louisiana Highway No. 21; thence go North 89 degrees 13 minutes 15 seconds West along the northern boundary of Louisiana Highway No. 21 a distance of 200.77 feet back to the Point of Beginning.

All as more fully shown on the survey of John G. Cummings & Associates, Job No. 99203-B, dated January 14, 2000 and revised January 19, 2000.

**LESS & EXCEPT:**

- A. A certain piece or portion of ground situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana. Commencing at Station 55+29.95 on State Project No. 05-01-0026 adopted baseline, run South 00°39'04" East a distance of 23.85 feet to a ½" iron pipe on the northerly right-of-way line of La. Hwy. 21 and being the Point of Beginning. From the Point of Beginning, leaving said La. Hwy. 21 right-of-way, run South 00°44'04" West a distance of 19.00 feet to a point; thence run North 89°38'01" East a distance of 8.29 feet to a point; thence run North 89°45'03" East a distance of 191.6 feet to a point; thence run South 00°44'04" West a distance of 17.62 feet to a point on the northerly right-of-way line of La. Hwy. 21; thence run 200.0 feet back to the Point of Beginning.

Said piece or parcel of ground contains 0.08 acres (3,662.54 sq. ft.) more or less.

**AND**

- B. Two (2) certain tracts or parcels of land, together with all the improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, identified as Parcel Nos. 4-1 & 4-2 as shown on Sheet No. 4 of the property map for State Project No. H.001340, LA 21 Widening (Bootlegger-11th). Route LA 21, St. Tammany, Louisiana, prepared by Michael Peter Maillet, Professional Land Surveyor, dated July 25, 2012, revised March 1, 2013, said map being attached hereto and made a part hereof, which property is more particularly described as follows:

**1. Parcel No. 4-1:**

From a point on the centerline of State Project No. H.001340, at Station 114+20.62, proceed N00°10'13"W a distance of 52.18 feet to the point of beginning; thence proceed N00°10'13"W a distance of 30.98 feet to a point and corner; thence proceed S48°31'01"E a distance of 46.51 feet to a point and corner; thence proceed S89°44'31"W a distance of 26.40 feet to a point and corner; thence proceed S89°38'02"W a distance of 8.35 feet to the point of beginning. All of which comprises Parcel 4-1 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.001340, and contains an area of 538.1 square feet or 0.012 acres.

**AND**

**2. Parcel No. 4-2:**

From a point on the centerline of State Project No. H.001340, at Station 116+20.57, proceed N00°10'13"W a distance of 53.25 feet to the point of beginning; thence proceed S89°43'38"W a distance of 139.55 feet to a point and corner; thence proceed N47°38'15"E a distance of 25.95 feet to a point and corner; thence proceed S89°57'55"E a distance of 120.32 feet to a point and corner; thence proceed S00°10'13"E a distance of 16.75 feet to the point of beginning. All of which comprises Parcel 4-2 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.001340, and contains an area of 2221.1 square feet or 0.051 acres.



S-1

PUD

S-1

L-2

HC-2

PF-1

PRIMROSE LN

CHEROKEE ROSE LN

46

PRIVET PL

LAURELLEAF LN

T7-R11E

MURPHY RD

21

N MARICOLD DR

PF-2

HC-2

HC-2

3-2

47

N DOGWOOD DR

N AZALEA DR

ZINNIA DR

IRIS DR





**ZONING STAFF REPORT**  
2024-3916-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 north side of Louisiana Highway 21, east of Louisiana Highway 1085, Covington; S46, T7S, R11E; Ward 1, District 1

**Council District:** 1

**Petitioner:** St. Tammany Government

**Posted:** August 14, 2024

**Owner:** Acadian Village Hwy 21, LLC – Bryan Burns

**Commission Hearing:** September 3, 2024

**Size:** 1.7 acres

**Determination:** Denied



**Current Zoning**  
HC-2 (Highway Commercial District)

**Requested Zoning**  
HC-3 (Highway Commercial District)

**Future Land Use**  
Residential: High-Intensity

**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone X

**Critical Drainage:**  
No

**Elevation Requirements:**  
FFE is 12" above crown of street elevation

**FINDINGS**

1. The applicant is requesting to rezone 1.7 acres from HC-2 Highway Commercial District to HC-3 Highway Commercial District. The property is located on the north side of Louisiana Highway 21, east of Louisiana Highway 1085, Covington.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
90-003	Unknown	A-6 Multiple-Family Residential District
09-2116	A-6 Multiple-Family Residential District	HC-2 Highway Commercial District

*Site and Structure Provisions*

3. The site is currently developed with an apartment complex.

*Compatibility or Suitability with Adjacent Area*

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) (Timber Branch Subdivision)
South (across LA Highway 21)	Commercial	HC-2 Highway Commercial District
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped	HC-2 Highway Commercial District





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5. The subject property abuts HC-2 Highway Commercial District on all sides except to the north where it abuts residential property zoned S-1 Suburban Residential District.

*Multi-Family Rezoning Effort*

1. **Unified Development Code Updates:** On August 2, 2024, St. Tammany Parish implemented a new Unified Development Code, which introduced updates to administrative requirements, development standards, and zoning regulations. These changes were made to streamline the code, consolidate similar land use classifications, and ultimately reduce the frequency of spot zoning cases that require review. The goal was to make the code easier to navigate and ensure more consistent land use practices across the parish.
2. **Rezoning Impact on Apartments:** Under the previous development code, apartment complexes were permitted by right in the HC-2 and HC-2A Highway Commercial Districts. However, with the newly-adopted code, apartments are now only permitted in the HC-3 Highway Commercial District, PBC Planned Business Campus District, or specifically designated multi-family zoning districts. Existing apartment complexes in HC-2 and HC-2A zones are now considered legal non-conforming uses. For instance, if a structure is destroyed or damaged by more than 50%, the property owner will not be permitted to rebuild under the previous zoning regulations. Instead, any reconstruction would need to comply with the current zoning requirements, potentially necessitating rezoning or a change in use to align with the updated code.
3. The reason for the request is to provide a level of protection for existing apartments while encouraging future development to align with the parish's updated zoning and land use objectives.

*Consistency with New Directions 2040*

**Commercial:** Areas that 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. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

*Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:*

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.





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