

EXHIBIT "A"

2024-3846-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, belonging or in anywise appertaining thereto, situated in Section 26, Township 5 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

Beginning at the quarter section corner between Sections 26 and 27. Thence East 1109.5 feet to corner, thence South 1314.0 feet to iron corner; thence South 89 degrees 40 minutes West 864.0 feet to iron corner and point of beginning.

From the said point of beginning continue South 89 Degrees 40 minutes West, 219.5 feet to iron corner on East Right of Way line of Lee Road. Thence North 0 degrees 20 minutes West along the East Right of Way of Lee Road 372.4 feet to iron corner; thence South 71 degrees 23 minutes East 232.4 feet along southern boundary of shell road to iron corner. Thence South 0 degrees 20 minutes East 297.0 feet to iron corner and point of beginning. Containing 1.5 acres, all as per process-verbal of survey of Lowell E. Cummings, Surveyor, dated May 31, 1961, copy of which is attached to cash sale recorded at COB 330, Folio 305, St. Tammany, and made a part thereof.

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A-2

A-2

A-1A

ATWOOD RD

1129

A-2

SHORT RD

40

A-5

A-2

A-3

ED-1

PINE KNOLL DR

ED-1

OAK CREST DR

BARKER BLVD

A-3

40

HC-2

A-1A

HC-2

40

A-6

A-5

A-5

NC-4

MILLION DOLLAR RD

437

1081

A-1A

HC-2

A-1A

Administrative Comment

August 1, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3846-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 437, south of Pine Knoll Road, Covington; S26, T5S, R11E; Ward 2, District 2
Council District: 2

Petitioner: Jones Fussell – Paul J. Mayronne
Posted: June 7, 2024

Owner: Marie Sharp King, Jacquelyn K. Nettles, Tammy K. Brewer, Catherine K. McNeil, Sadie Joan King McKinley

Commission Hearing: July 2, 2024

Size: 1.5 acres
Determination: Approved



Current Zoning

A-2 (Suburban District)

Requested Zoning

HC-2 (Highway Commercial District)

Future Land Use

Mixed-Use

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone A

Critical Drainage:

No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the 1.5-acre parcel from A-2 Suburban District to HC-2 Highway Commercial District. The property is located on the east side of LA Highway 437, south of Pine Knoll Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-2 Suburban District

Site and Structure Provisions

3. The site is currently developed with a restaurant.

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Pine Knoll Drive)	Undeveloped	A-2 Suburban District
South	Commercial	HC-2 Highway Commercial District
East	Residential	A-2 Suburban District
West (across Highway 437)	Educational (Lee Road Jr. High)	ED-1 Primary Education District

5. The subject property sits across residential property zoned A-2 Suburban District to the north as well as abuts said zoning to the east. To the south adjacent to the parcel is a commercial building being utilized as a dental practice zoned HC-2 Highway Commercial District. Across Highway 437 is the Lee Road Junior High School zoned ED-1 Primary Education District.
6. The purpose of the existing A-2 Suburban District is to provide for the location of single-family residences at a density of one dwelling unit per acre.
7. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses. Staff would note that if rezoned to a commercial zoning classification, this property must comply with commercial regulations including parking, landscaping, and drainage among others.
8. A change in zoning will allow the applicant to operate any of the following permitted commercial uses: 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 storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.
9. If approved, the applicant could construct any of the above uses. Per the petitioner’s application, the reason for the request is to bring the existing building/restaurant into compliance with the appropriate zoning.

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Mixed-Use: These 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.

1. 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.
 - ii. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
 - iii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.

