

EXHIBIT "A"

2024-3830-ZC

THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, all the rights, ways, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in NIDDA SUBDIVISION, being a re-subdivision of portions of the S 1/2 of the S 1/2 of Section 15, Township 7 South, Range 11 East, St Tammany Parish, Louisiana, more fully shown on plat by Russell B. Morgan, dated July 27, 1954, filed in the map files of St Tammany Parish as Plat No. 127B and more fully described, to-wit:

Commence at a point which is ten (10) feet west of the northwest corner of Lot 50, Nidda Subdivision, thence proceed westerly along the south line of Slemmer Road fifty (50) feet; thence run in a southwesterly direction 125.5 feet, more or less, to a point on the southern boundary of Nidda Subdivision, which point lies 63 feet from the southwest corner of Lot 50; thence run east along the southern boundary line of Nidda Subdivision a distance of 50 feet; thence run northerly 125.3 feet, more or less to the point heretofore set. The above property forms a portion of Lot B, Section 15, Township 7 South, Range 11 East.

FOR INFORMATIONAL PURPOSES ONLY: The improvements thereon bear the Municipal No.: 69090 Highway 190 East Service Road, Covington, LA 70433.

U.S. HWY 190 SERVICE ROAD

N 07°11'18" E 126.76'

LIFT STATION (5)

SIGN

2 STORY BUILDING

CONCRETE PARKING

PORTION OF LOT B
(REFERENCE #3)

(REFERENCE BEARING)

N 00°02'31" E 125.31'

PORTION OF LOT B

LOT 50

LIMESTONE PARKING

LOT 51

RELEASE VALVE

LOT 52

S 01°16'04" E 125.22' (T=125.3')

JOSEPH ST.

SLEMMER ROAD

- LEGEND:
- = 3/4" IRON PIPE FOUND
 - ▲ = FENCE CORNER FOUND
 - = FENCE
 - = POWER POLE
 - = R.O.W. MONUMENT

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR VERIFYING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C, BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 0240 E; REV. 08-16-1995

- REFERENCES:
1. PLAT OF A SURVEY OF LOT 55 NIDDA SUBDIVISION, BY THIS FIRM DATED 02-14-91, JOB NO. 91-050-55 FROM WHICH BASIS OF BEARINGS WAS TAKEN.
 2. PLAT OF A SURVEY BY FONTCUBERTA SURVEYS INC, DATED 12-21-93, JOB NO. 934007
 3. A DEED OF A PORTION OF LOT B, NIDDA SUBDIVISION, IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH AS INSTRUMENT NO. 2326027

BOUNDARY SURVEY OF:

A PORTION OF LOT B AND LOTS 50 & 51
ALL IN NIDDA SUBDIVISION,
SECTION 15, T-7-S, R-11-E, G.L.D.
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

MARTIN AND MORGAN PROPERTIES, LLC

KELLY J. MCHUGH & ASSOC., INC.

CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 50'
DRAWN: CCM
DATE: 05-07-24
JOB NO.: 23-282
REVISED:

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC. INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE CLIENT.

KELLY MCHUGH
License No. 4443
PROFESSIONAL

Kelly J. McHugh, REG. NO. 4443

05-07-24

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

HOLIDAY SQUARE BLVD

190

190

HWY 190 SERVICE RD

ROBIN HOOD DR

MELODY

SLEMMER RD

HELENBIRG R

A-4

HC-1

HC-3

HC-1

NC-1

HC-3

HC-2

HC-3



Administrative Comment

September 5, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3830-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

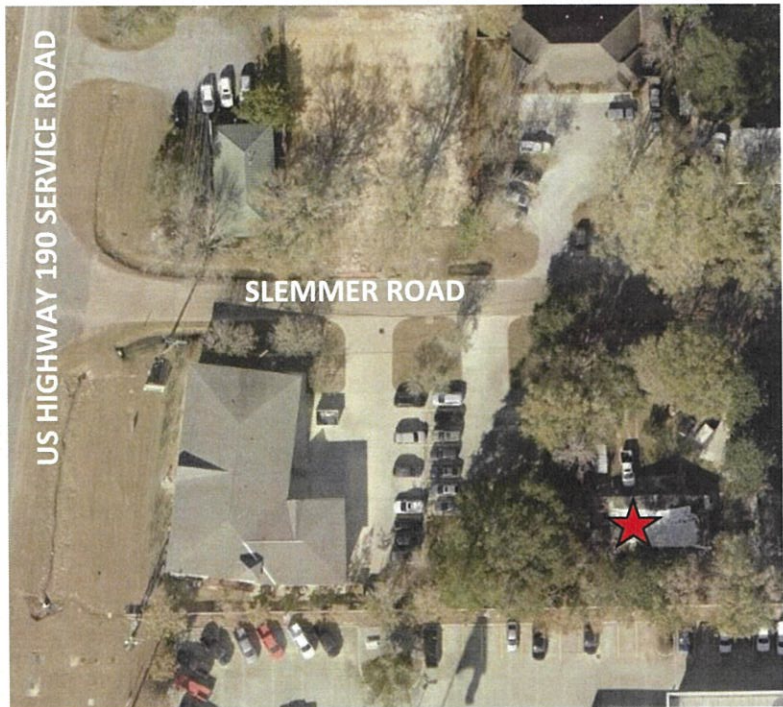
Location: Parcel located on the south side of Slemmer Road, east of US Highway 190 Service Road, Covington; S15, T7S, R11E; Ward 3, District 5
Council District: 5

Petitioner: Martin & Morgan Properties
Posted: July 17, 2024

Owner: Martin & Morgan Properties

Prior Determination: Postponed for 1 month at the July 2, 2024 Zoning Commission meeting

Size: .32 acres
Determination: Approved



Current Zoning

NC-1 Professional Office District

Requested Zoning

HC-1 Highway Commercial District

Future Land Use

Commercial

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 the subject property from NC-1 Professional Office District to HC-1 Highway Commercial District. The property is located on the south side of Slemmer Road, east of US Highway 190 Service Road, Covington

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	NC-1 Professional Office District

Site and Structure Provisions

3. The site is currently undeveloped as a gravel lot.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	HC-1 Highway Commercial District
South	Commercial	HC-3 Highway Commercial District
East	Residential	NC-1 Professional Office District
West	Commercial	HC-1 Highway Commercial District

Zoning Commission
July 2, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

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Director

5. The subject property abuts properties zoned HC-1 Highway Commercial District to the north and west side, both of which are utilized as office buildings. To the east is a residence that was zoned NC-1 Professional Office District via 2009-2010 comprehensive rezoning. To the south is the Bill Hood Chevrolet Dealership that fronts the Highway 190 Service Road zoned HC-3 Highway Commercial District.
6. If approved to the HC-1 Highway Commercial District, the applicant could construct any of the following on the below comparison table:

Zoning District	Max. Building Size	Allowable Uses	Purpose
NC-1 Professional Office District (existing)	5,000 sqft	Law Offices, Architectural Offices, Accountant Offices, Real Estate Offices, Insurance Offices, Business Offices, Daytime doctor, dentist, and chiropractor offices, Veterinary clinics (no outdoor kennels), Other professional offices	To provide for the location of small professional office in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact.
HC-1 Highway Commercial District (proposed)	20,000 sq. ft.	Any uses permitted in the NC Districts and: Automotive parts stores, Business college or business schools operated as a business enterprise, Catering establishments, Department stores, Funeral homes and mausoleums, Instruction of fine arts, Physical culture and health establishments, Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes, Printing, lithography and publishing establishments, Wholesale merchandise broker/agent including associated offices and indoor storage facilities. Any warehousing uses provided shall not exceed 3,000 square feet. However, if more than one use occupies a building, the entire building shall not exceed 9,000 square feet gross floor area, Drug stores, Dry cleaning, laundries and self-service laundries, Food stores, Public parking lots and garages, Single-family dwelling units above the first floor in a building designed for business uses. Dwelling units shall not exceed one story in height, Veterinary clinics (no outdoor kennels), Public or private auditoriums, Restaurants and restaurants with lounges, Car wash, Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of	To provide for the location of limited-scale highway commercial uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

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		combined uses totaling 9,000 square feet or less of gross floor area, Indoor research and testing laboratories, Specialty food processing.	
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7. The objective of the request is to allow for the construction of a parking lot to provide additional parking spaces for the commercial building located on the abutting property.

Consistency with New Directions 2040

Commercial: areas 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 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

