

EXHIBIT "A"

2024-3844-ZC

A parcel of land located in Section 25, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana and being more fully described as follows:

Commencing from the Section Corner common to Sections 23,24,25 & 26 in said township and range;

Thence South 00 degrees 07 minutes 34 seconds East 2667.84 feet to a point;

Thence South 00 degrees 06 minutes 02 seconds East 1033.28 feet to a point on the North Side of Ronald Reagan Highway (A.K.A. U. S. Highway No. 190);

Thence South 85 degrees 24 minutes 42 seconds East 1238.76 feet along the North Side of said Highway to the Point of Beginning,

Thence North 04 degrees 35 minutes 18 seconds East 237.0 feet to a point;

Thence North 43 degrees 58 minutes 44 seconds West 284.10 feet to a point;

Thence North 04 degrees 35 minutes 18 seconds East 75.0 feet to a point;

Thence South 85 degrees 24 minutes 42 seconds East 686.00 feet to a point;

Thence South 04 degrees 35 minutes 18 seconds West 500.0 feet to a point on the North Side of Ronald Reagan Highway (A.K.A. U. S. Highway No. 190);

Thence North 85 degrees 24 minutes 42 seconds West 473.0 feet along the North Side of said Highway to the Point of Beginning, containing 6.256 Acres.



ZONING STAFF REPORT
2024-3844-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 US Highway 190, east of Pruden Road, Covington; S25, T6S, R10E; Ward 3, District 3
Council District: 3

Petitioner: Terryland, LLC - Roland Vaughn Cimini
Posted: June 21, 2024

Owner: Terryland, LLC - Roland Vaughn Cimini
Commission Hearing: July 2, 2024

Size: 6.25 acres
Determination: Denied



Current Zoning

A-1 Suburban District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone A4

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 28.5' + 1' Freeboard = 29.5' FFE

FINDINGS

1. The applicant is requesting to rezone 6.25 acres from A-1 Suburban District to HC-2 Highway Commercial District. The property is located on the north side of US Highway 190, east of Pruden Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	SA Suburban Agriculture	A-1 Suburban District

Site and Structure Provisions

2. The subject property consists of 70.88 acres to which the applicant is requesting to rezone a 6.25-acre portion. The property as a whole contains one single-family dwelling and an accessory unit.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South (Across Highway 190)	Residential	A-1 Suburban District
East	Commercial	HC-2 Highway Commercial District
West	Residential (Pineland Acres Subdivision)	A-1 Suburban District

4. The subject property abuts single-family zoning to the north, south, and west, as well as a commercial property zoned HC-2 Highway Commercial District to the east.



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5. The subject property was part of a recent rezoning request for 36.85 acres to be rezoned from A-1 Suburban District to HC-2 Highway Commercial District. However, this case was denied by the St. Tammany Parish Zoning Commission on May 7, 2024 and brought to the St. Tammany Council on appeal, to which it was referred back to the Zoning Commission under four separate zoning requests on different areas of the parcel:
 1. 8.63 acres from A-1 Suburban District to HC-2 Highway Commercial District (2024-3841-ZC)
 2. 3.73 acres from A-1 Suburban District to NC-4 Neighborhood Institutional District (2024-3842-ZC)
 3. 3.36 acres from A-1 Suburban District to HC-1 Highway Commercial District (2024-3843-ZC)
 4. 6.25 acres from A-1 Suburban District to HC-2 Highway Commercial District (2024-3844-ZC)
6. The purpose of the existing A-1 Suburban District is to provide a single-family residential environment at a low-density level. The minimum requirements for the A-1 Suburban District are 5-acre lot sizes with a minimum of 300' of Parish Road frontage. The allowable density of the zoning classification is one unit per every 5 acres.
7. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials and designed to provide services to a portion of the Parish.
8. The minimum size for new lots within the HC-2 Highway Commercial District is 20,000 square feet with a maximum building size of 40,000 square feet. The property could house multiple commercial structures not exceeding 40,000 square feet; however, these structures would be subject to the parking, landscaping, drainage and all other applicable requirements. In addition, the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
9. 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.

Additional Development Information – Site-Specific Requirements Provided by St. Tammany Department of Engineering:

- 100' Scenic River No-Cut Buffer from top of bank (each side) of the Pruden Creek. Contact the Louisiana Department of Wildlife and Fisheries in regards to any fill and clearing and any proposed buildings within the 100' buffer. Provide written authorization or permit for LDWF for any work within 100' from top of bank of scenic river.
- No structures within 20' from top of bank of parish lateral through the property. If you plan on crossing the lateral, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.



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Consistency with New Directions 2040

Residential: Light-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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

- i. Strategy 1:5:2 Locate high intensity land uses adjacent to high-capacity transportation corridors.



GREEN ACRES

PRUDEN RD

A-1

A-1A

PUD

A-1A

HC-2

190

REVERE

CLARK ALLEN

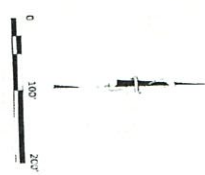
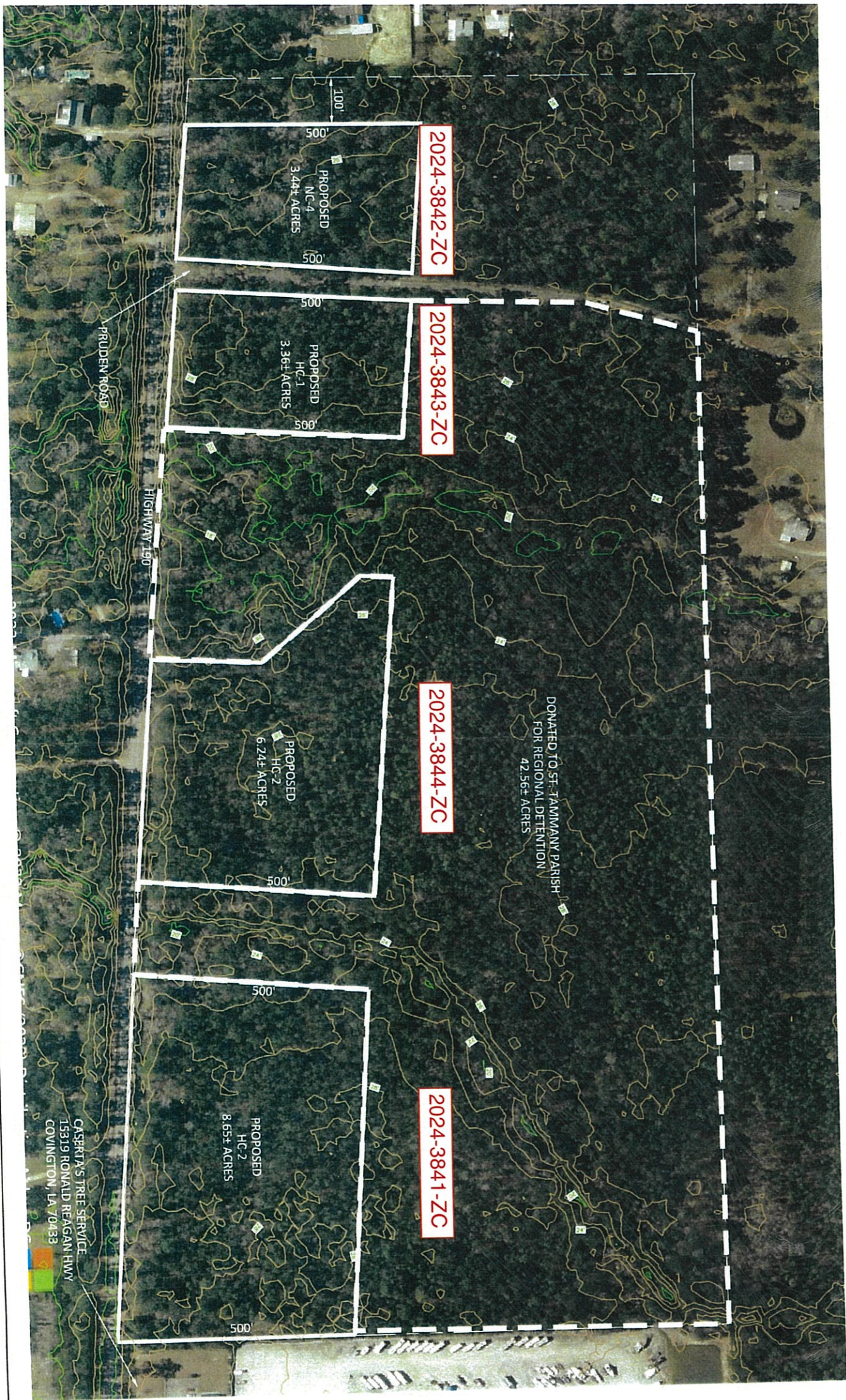
HOLLY RD

A-1

A-1

1

2



EX1.0

Kyle Associates, LLC

21091-01 REVISED ZONING EXHIBIT.dwg

21091-01 REVISED ZONING EXHIBIT.dwg

NO.	DATE	REVISIONS	APP'D.

TERRYLAND, LLC

PRUDEN ROAD @ HIGHWAY 190

ST. TAMMANY PARISH

COVINGTON, LA

PROPOSED RE-ZONING & PARISH DONATION

SCALE 122-331

1"=100'

SCALE 111-131

1"=200'

DATE

02/2024

DESIGNED BY

JEH

DRAWN BY

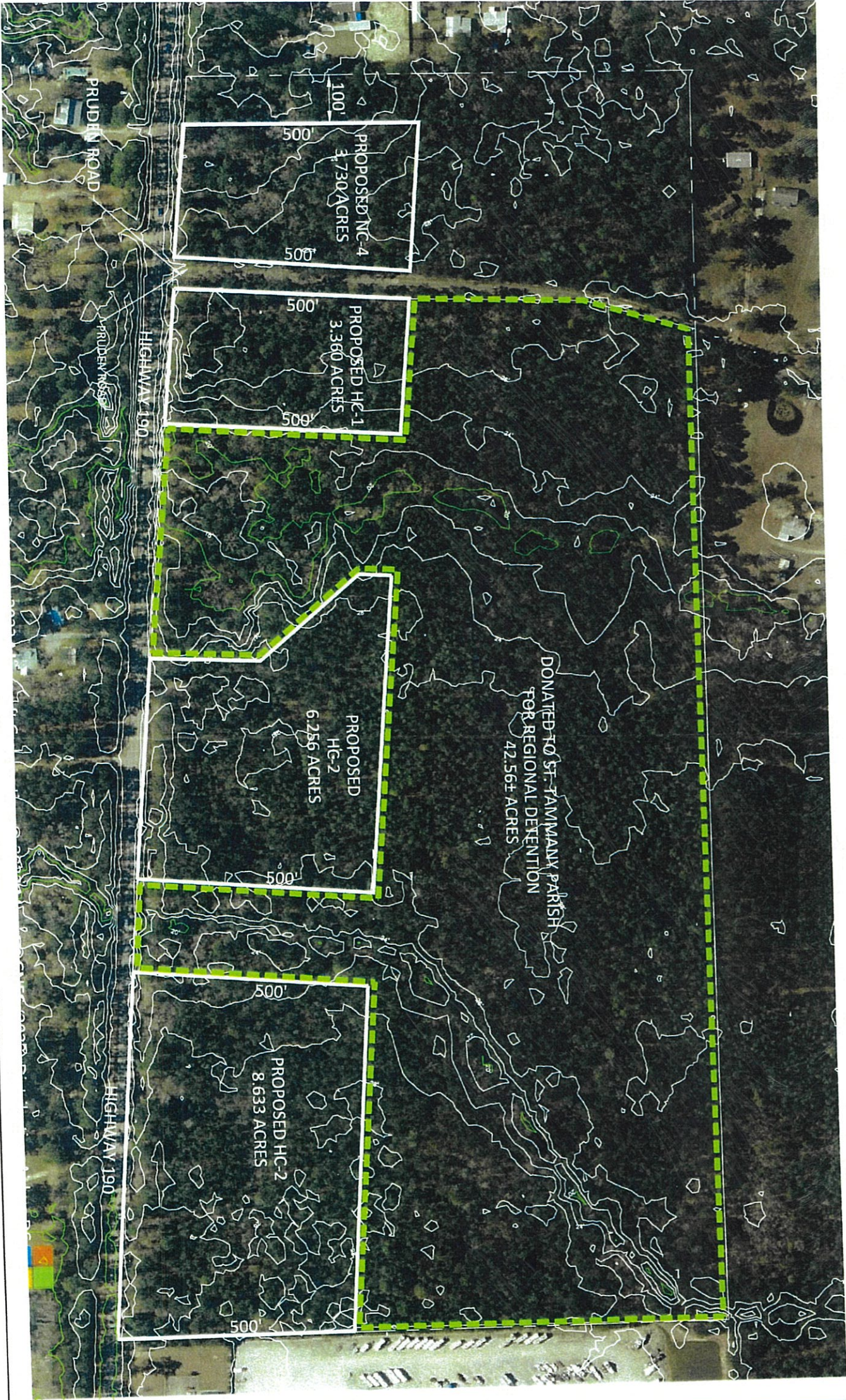
JEH

CHECKED BY

FMK

DATE

21091



EX1.0

Kyle Associates, LLC

Planning Engineering Surveying & Construction

1100 South Main Street, Suite 200, Metairie, LA 70001

(504) 885-1100

2024.05.22

SCALE

DATE

REVISIONS

APP'D

TERRYLAND, LLC

PRUDEN ROAD @ HIGHWAY 190

ST TAMMANY PARISH

COVINGTON, LA

PROPOSED RE-ZONING & PARISH DONATION

SCALE: (22x44)

1"=100'

1"=200'

DATE: 02/2024

DESIGNED BY: JEH

DRAWN BY: JEH

CHECKED BY: FMK

JOB NO: 21091