

EXHIBIT "A"

2024-3811-ZC-ZC

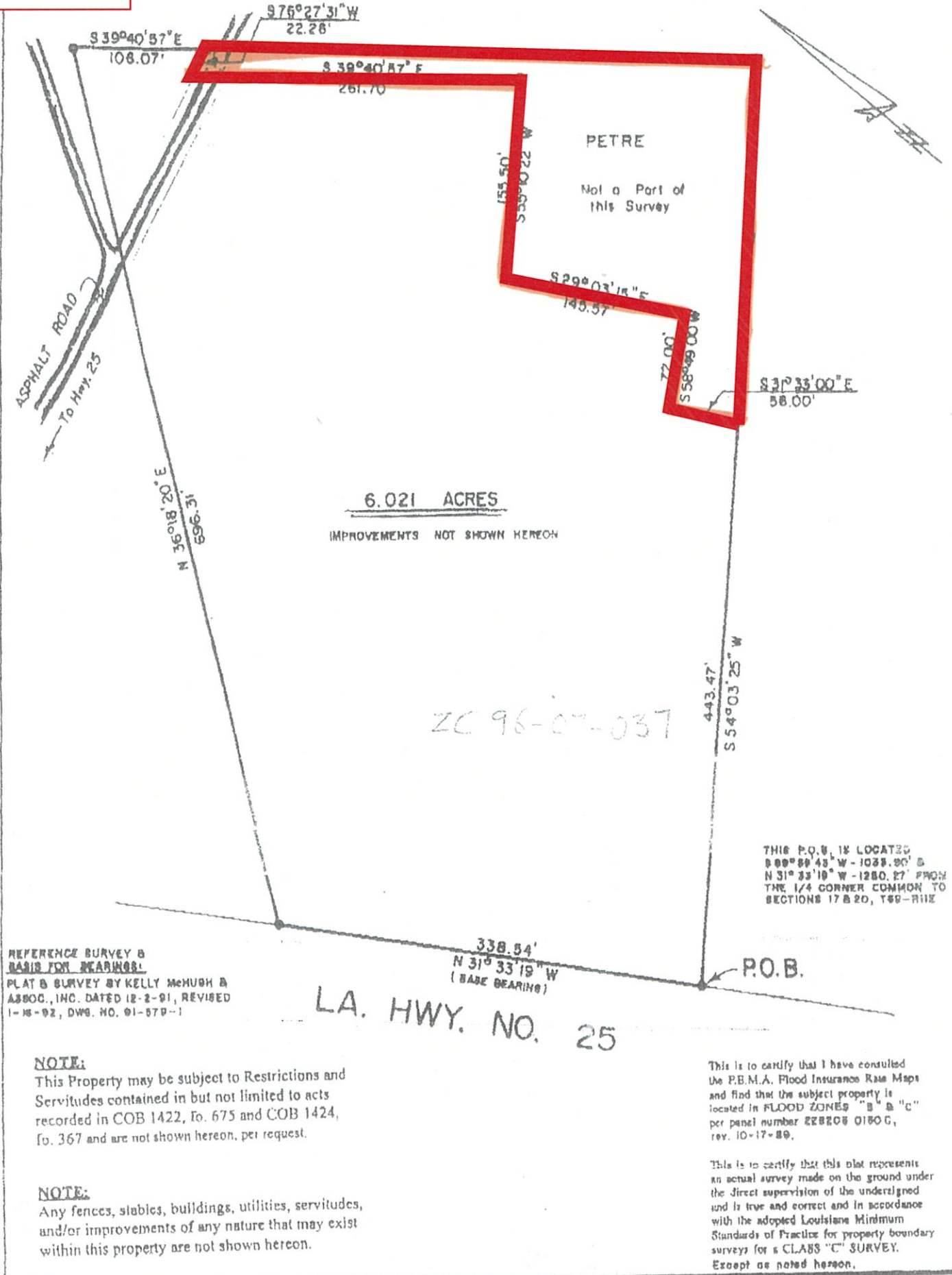
A certain parcel of ground situated in Section 17, Township 6 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, and more fully described as follows:

Commence at the Quarter Section corner common to Sections 17 & 20, Township 6 South, Range 11 East and measure South 89°59' 43" West a distance of 1033.90 feet; Thence North 31°33' 19" West a distance of 1250.27 feet; Thence North 54°03' 25" West a distance of 443.47 feet to the POINT OF BEGINNING

From the POINT OF BEGINNING measure

Thence North 31°33' 00" West a distance of 56.00 feet to a point;
Thence North 58°49' 00" East a distance of 72.00 feet to a point;
Thence North 29°03' 15" West a distance of 145.57 feet to a point;
Thence North 55°10' 22" East a distance of 155.50 feet to a point;
Thence North 39°40' 57" West a distance of 261.70 feet to a point;
Thence North 76°27' 31" East a distance of 22.28 feet to a point;
Thence South 39°40' 57" East a distance of 434.06 feet to a point;
Thence South 49°38' 30" West a distance of 141.23 feet to a point;
Thence South 54°03' 25" West a distance of 140.00 feet to the POINT OF BEGINNING, and containing 45,440.60 square feet or 1.043 acre(s) of land, more or less.

2024-3811-ZC





Administrative Comment

July 11, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3811-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the east side of Louisiana Highway 25, south of River Road and north of Johnson Street being 70560 Louisiana Highway 25, Covington; S17, T6S, R11E; Ward 3, District 2
Council District: 2

Petitioner: Holy Family Academy – Mark Stephens
Owner: Geraldine Singer
Size: 1.043 acres
Posted: May 16, 2024
Commission Hearing: June 4, 2024
Determination: Approved



Current Zoning

NC-2 (Indoor Retail and Service District)

Requested Zoning

ED-2 (Higher Education District)

Future Land Use

Mixed-Use

Flood Zone

Effective Flood Zone B

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 1.043-acre parcel from NC-2 (Indoor Retail and Service District) to ED-2 (Higher Education District). The property is located on the east side of Louisiana Highway 25, south of River Road and north of Johnson Street being 70560 Louisiana Highway 25, Covington.

Zoning History

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

Ordinance / Case #	Prior Classification	Amended Classification
93-011	Unknown	C-1 Commercial
10-2234	C-1 Commercial	NC-2 Indoor Retail and Service District

Site and Structure Provisions

3. The site is currently developed with a structure that was originally utilized as a school building for the adjacent St. Gertrude's Church and has since been converted into a single-family residence. The structure is presently vacant.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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Direction	Surrounding Use	Surrounding Zoning Classification
North	Church	NC-2 Indoor Retail and Service District
South	Undeveloped	HC-2 Highway Commercial District
East	Commercial	HC-2 Highway Commercial District
West	Event Hall (Vintage Court)	NC-2 Indoor Retail and Service District

5. The subject site is flanked by property zoned NC-2 to the north and west and HC-2 to the south and east.
6. The purpose of the existing NC-2 Indoor Retail and Service District is to provide for the location of small retail and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact. The following uses are permitted under this zoning:

All uses in the NC-1 district and: antique shops, art and school supply stores, art galleries, bakeries, barbershops and beauty shops, book or stationary stores, utility collection offices, custom dressmaking and sewing shops, florists, delicatessens, drug stores, dry cleaning pick-up/drop-off (no dry cleaning equipment), garden supply centers and greenhouses, gift shops, hardware stores, hobby shops, ice cream shops, interior decorating shops, jewelry stores, photography shops and studios, restaurants without lounge, shoe stores and repair shops, sporting goods stores, toy stores, wearing apparel shops.

7. The purpose of the proposed ED-2 Higher Education District is to provide for the location of public or private schools that serve students of driving age or serve larger student populations. Permitted uses include the following:

High schools, community colleges, satellite college campuses, vocational schools, professional training campuses, day care, nursery school, preschool, kindergarten (over 20,000 sqft).

8. Per the petitioner’s application, the reason for the request is to utilize the property to accommodate a future school.

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 4.3: Neighborhoods throughout the Parish will share high access to quality public facilities and services, including schools, public safety facilities, recreation facilities, and libraries.

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