

EXHIBIT "A"

2024-3978-ZC

All that certain lot of ground, together with all improvements, rights ways, and servitudes and appurtenances thereunto belonging or in anywise appertaining thereto, and being situated in the Parish of St. Tammany, State of Louisiana, near the Town of Covington, forming a portion of Section 42, Township 6 South, Range 11 East, Greensburg Land District, more fully described according to a survey and plan of a larger tract of land out of which the hereinafter described property is taken, made by C.R. Schultz, Surveyor, on September 29, 1931, as follows, to-wit:

Commencing at a point on the South side of Garland Avenue at its junction with the East line of Military Road, thence South 30 degrees 15 minutes West 509 feet along said East line of Military Road to the Point of Beginning of the hereinafter described property; thence continuing along said East line of Military Road South 30 degrees 15 minutes West 100 feet; thence South 65 degrees East 150 feet; thence North 30 degrees 15 minutes East 100 feet; thence North 65 degrees West 150 feet to the Point of Beginning heretofore established on the Military Road.

GTON



Administrative Comment

December 5, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3978-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 Military Road, north of Louisiana Highway 36, being 72258 Military Road, Covington; S42, T6S, R11E; Ward 3, District 2

Council District: 2

Petitioner: Terry Stuard, Fire Chief

Posted: October 21, 2024

Owner: St. Tammany Fire District 12

Commission Hearing: November 6, 2024

Size: .34 acres

Determination: Approved

Current Zoning

R-2 Rural Residential District

Requested Zoning

PF-1 Public Facilities 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 .34-acre parcel from R-2 Rural Residential District to HC-2 Highway Commercial District. The property is located on the east side of Military Road, north of Louisiana Highway 36, being 72258 Military Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
84-058B	Unknown	SD-2 Special District
10-2234	SD-2 Special District	R-2 Rural Residential District (previously A-1A Suburban District)

Site and Structure Provisions

3. The site is currently developed with a single-family dwelling.

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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	Residential	R-2 Rural Residential District
South	Fire Station	PF-1 Public Facilities District
East	Residential	R-2 Rural Residential District
West (across from Military Road)	Undeveloped	R-2 Rural Residential District

5. The subject site abuts residential property zoned R-2 Rural Residential District to the north, Fire District 12 to the south zoned PF-1 Public Facilities District, undeveloped property across Military Road to the west, and residential property zoned R-2 Rural Residential District and NC-2 Neighborhood Commercial District to the east.
6. The purpose of the R-2 Rural Residential District is to provide a single-family residential environment at a low-density level. The R-2 District is located primarily in less populated areas where the character of the area should be preserved through low densities. The minimum parcel size for lots under the R-2 Rural Residential District is 3 acres with a minimum lot width of 200'. As such, the subject property is legal non-conforming under the current zoning classification.
7. The purpose of the PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public. Permitted uses include the following:
- Animal services; Animal services, breeding and care for farm or research animals; Animal services, housing government (indoor/outdoor); Animal services, training; Electrical energy substation*; Funeral home or crematorium; Government maintenance facility; Government office; Office; Place of worship; Post office; Small wireless facility*; Stormwater retention or detention facility*; Tower, radio, telecommunications, television or microwave*; Transportation terminal; Veterinary clinic, no outdoor kennels.
8. The reason for the request is to utilize the subject property as a parking lot for the adjacent fire station.

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 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.
- ii. Strategy 4.3.2: Coordinate with the Parish's Fire Districts to identify newly developed or other areas lacking adequate fire protection.
- iii. Goal 4.4: Our residents - particularly vulnerable groups such as people with disabilities, elderly people living alone, and veterans - will have access to resources to ensure their health, safety, and basic needs.

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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.

