

EXHIBIT "A"

2023-3513-ZC

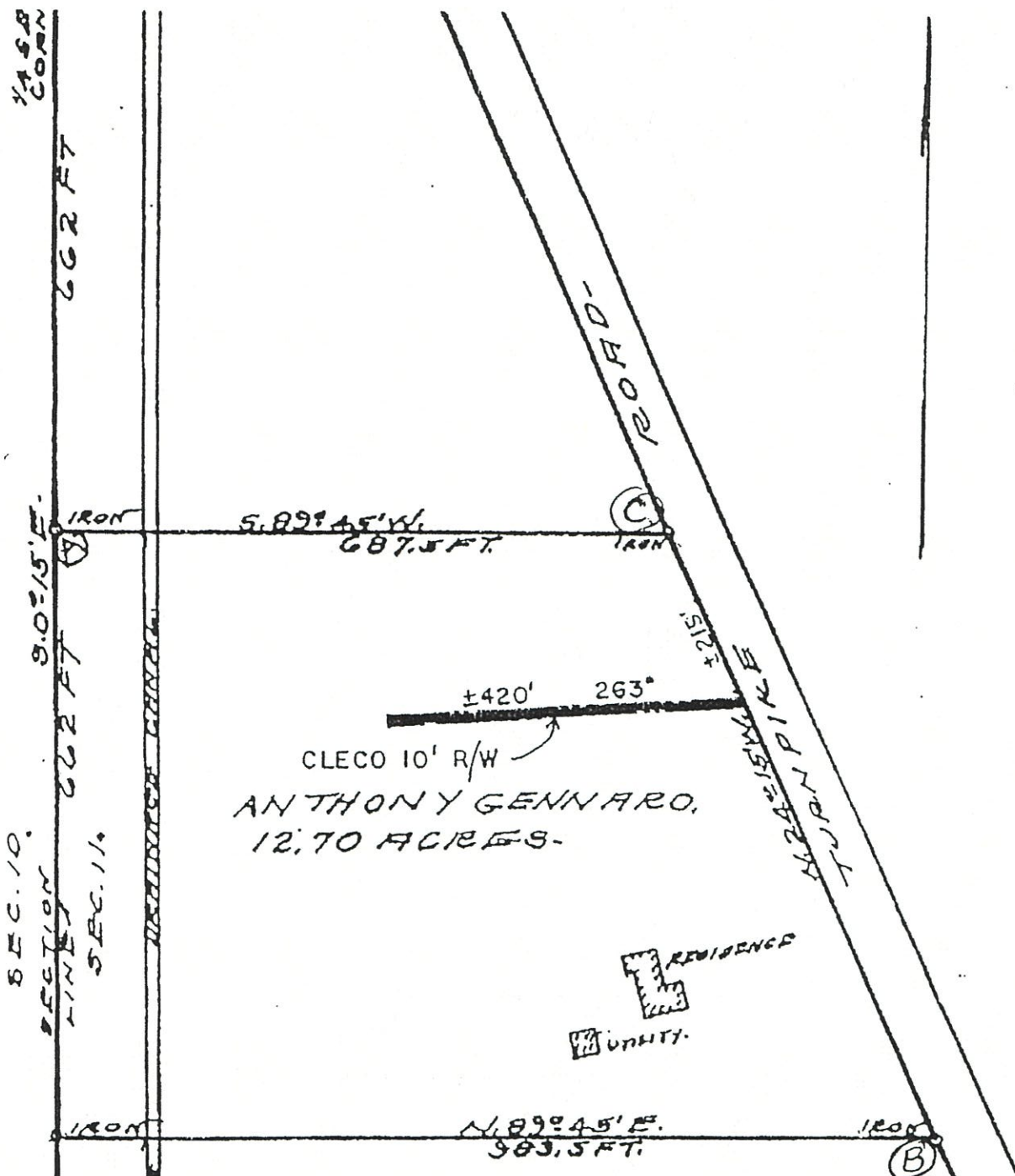
PROPERTY DESCRIPTION OF GENNARO FAMILY ON LA. HWY. 1077
(APPROXIMATELY 4 ACRES):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section Eleven (11), Township Seven (7) South, Range Ten (10) East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

From the quarter corner common to Sections 10 and 11, Township 7 South, Range 10 East, run South 0 degrees 15 minutes East 662.0 feet to an iron rod; thence run North 89 degrees 45 minutes East a distance of 385.05 feet to a point, said point serving as the Point of Beginning.

From the Point of Beginning, thence continue North 89 degrees 45 minutes East a distance of 302.45 feet to a point located on the westerly boundary of La. Hwy. 1077; thence go along the westerly boundary of La. Hwy. 1077 South 24 degrees 15 minutes East a distance of 629.99 feet to a point; thence go South 89 degrees 45 minutes West a distance of 302.45 feet to a point; thence go North 24 degrees 15 minutes West a distance of 629.99 feet back to the Point of Beginning.

This tract contains 4.0 acres, more or less.



MAP SHOWING SURVEY IN SECTION
 11-T-7-S-R-10-E-GREENSBURG-DISTRICT
 ST. TAMMANY PARISH, LOUISIANA.
 SCALE-1. INCH = 200 FT.
 NOV. 7-1963-

E. R. Schultz
 SURVEYOR
 COVINGTON, LA.

R/W WIDTH 10'

R/W LENGTH ±420'

R/W WIDTH _____

R/W LENGTH _____

TLN NUMBER _____

CENTRAL LOUISIANA ELECTRIC COMPANY PINEVILLE, LOUISIANA		
PROPOSED ELECTRIC LINE RIGHT OF WAY ACROSS THE PROPERTY OF		
GENNARO		
WARD I	IN SECTION 11 T-7S ST, TAMMANY	R-10 E PARISH, LOUISIANA

2023-3513-ZC

NEW CAMELLIA

1077

I-2

SEYMOUR MYERS

HC-2

HC-2

BELINGTON

HC-2

HC-3

HC-2

PBC-2

A-4

REAKNESS

KEENELAND

A-3

A-3

A-2

A-2

A-2

BREWSTER



Administrative Comment

March 7, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3513-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 west side of Louisiana Highway 1077, south of Interstate 12, Covington; S11, T7S, R10E; Ward 1, District 1 **Council District:** 1

Owners: Anthony Gennaro Jr. & Lisa Gennaro **Posted:** January 19, 2024

Petitioner: Jeffrey Schoen **Commission Hearing:** February 6, 2024

Size: 12.70 acres

Prior Determination: Postponed October 10, 2023 & November 1, 2023 meetings. Community meetings held on November 13, 2023 & January 24, 2024. Postponed January 3, 2024 meeting.

Determination: Approved as amended to rezoning 4 acres to HC-2 Highway Commercial District



Current Zoning

A-3 Suburban District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Residential: Medium-Intensity

Mixed-Use

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage:

Yes

FINDINGS

- 1. The applicant is requesting to rezone the 12.70-acre parcel from A-3 Suburban District to HC-2 Highway Commercial District. The property is located on the west side of Louisiana Highway 1077, south of Interstate 12, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	A-3 Suburban District

Site and Structure Provisions

- 3. The subject property is currently developed with a single-family residence and an accessory unit.

Compatibility or Suitability with Adjacent Area

- 4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	HC-2 Highway Commercial District
South	Residential	A-2 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-4 Single-Family Residential District

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5. The subject property abuts single-family zoning to the east, south, and west, as well as a commercial property zoned HC-2 Highway Commercial District to the north. 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.
6. 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.
7. 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.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

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 NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. 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.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.

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