

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6959

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. LORINO

ON THE 5 DAY OF MAY , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF HIGHWAY 190 SERVICE ROAD, NORTH OF INTERSTATE 12, AND SOUTH OF HELENBIRG ROAD; COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 6 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 (PROFESSIONAL OFFICE DISTRICT) AND NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT) (WARD 3, DISTRICT 5) (2021-2635-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2635-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present NC-1 (Professional Office District) and NC-4 (Neighborhood Institutional District) to an HC-3 (Highway Commercial District) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as HC-3 (Highway Commercial District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present NC-1 (Professional Office District) and NC-4 (Neighborhood Institutional District) to an HC-3 (Highway Commercial District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 2 DAY OF JUNE , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: APRIL 27 , 2022

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2021-2635-ZC

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN ST. TAMMANY PARISH, SECTION 22, TOWNSHIP-7-SOUTH, RANGE-11-SOUTH, GREENSBURG LAND DISTRICT OF LOUISIANA, BEING A PORTION OF THE BIRG SUBDIVISION, SOUTHERN DISTRICT, BEING DESIGNATED AS A 6.00 ACRE PORTION OF LOT 3A, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN LINE OF LOT 3A AND THE NORTHERN RIGHT OF WAY LINE OF US HIGHWAY 190 SERVICE ROAD, THENCE PROCEED IN A SOUTHWESTERN DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF US HIGHWAY 190 SERVICE ROAD, A BEARING OF S87°37'52"W, A DISTANCE OF 35.47' (TITLE), 35.10' (ACTUAL) TO A POINT; THENCE PROCEED IN A NORTHWESTERN DIRECTION ALONG A CURVE TO THE RIGHT BEING THE NORTHERN RIGHT OF WAY LINE OF US HIGHWAY 190 SERVICE ROAD AN ARC LENGTH OF 83.23' (TITLE) 83.08' (ACTUAL), A RADIUS OF 270.00', A CHORD BEARING OF N84°09'41"W (TITLE), N83°33'15"W (ACTUAL), A DISTANCE OF 82.90 (TITLE), 82.75' (ACTUAL) TO A POINT; THENCE PROCEED IN NORTHWESTERN DIRECTION ALONG THE NORTHERN RIGHT OF WAY LINE OF US HIGHWAY 190 SERVICE ROAD, A BEARING OF N74°44'21"W, A DISTANCE OF 219.14' TO A POINT; THENCE PROCEED IN A NORTHEASTERN DIRECTION, A BEARING OF N00°35'28"E, A DISTANCE OF 786.79' TO A POINT; THENCE PROCEED IN A SOUTHEASTERN DIRECTION, A BEARING OF S89°24'32"E, A DISTANCE OF 309.64' TO A POINT; THENCE PROCEED IN A SOUTHEASTERN DIRECTION, A BEARING OF S00°12'46"E, A DISTANCE OF 447.25' TO A POINT; THENCE PROCEED IN A SOUTHEASTERN DIRECTION, A BEARING OF S7448'34"E, A DISTANCE OF 2.56' TO A POINT; THENCE PROCEED IN A SOUTHWESTERN DIRECTION ALONG A CURVE TO THE LEFT HA VINO AN ARC LENGTH OF 167.57', A RADIUS OF 1,580.08', A CHORD BEARING OF S00°53'15"W, A CHORD DISTANCE OF 167.49' TO A POINT; THENCE PROCEED IN A SOUTHEASTERN DIRECTION, A BEARING OS S02°18'42"E, A DISTANCE OF 246.83' (TITLE), 233.88 ' (ACTUAL) TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS BASED ON A RESUBDIVISION PLAT MADE BY NATHAN JOHN JUNIUS, PROFESSIONAL LAND SURVEYOR, DATED AUGUST 22, 2017 AND IS ALSO SUBJECT TO CHANGE BASED ON AN ACTUAL GROUND SURVEY.

Case No.: 2021-2635-ZC

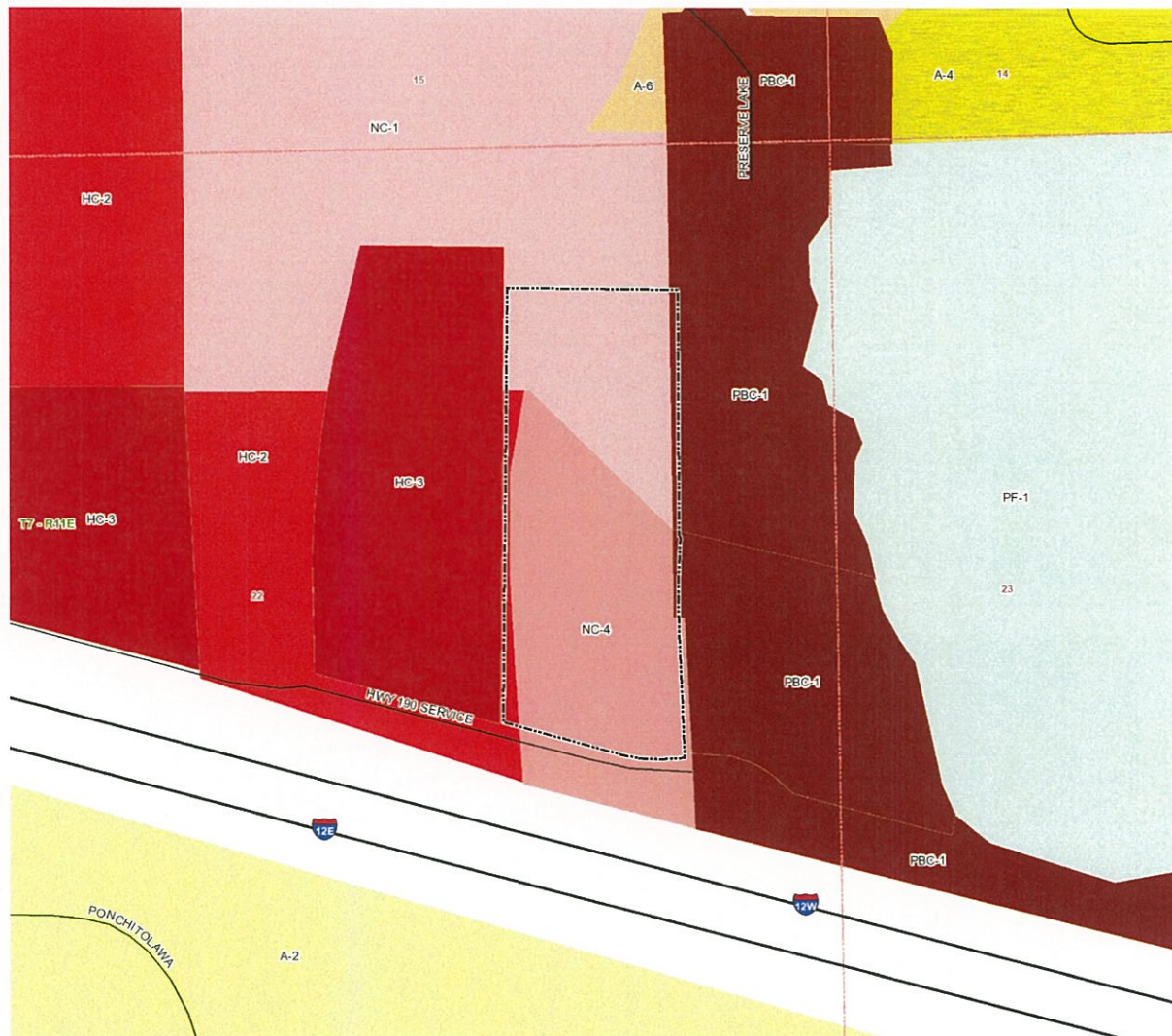
PETITIONER: Gulf States Construction Services, INC. - Mike Saucier

OWNER: Three Dogs Run LLC - Ronald Stossell, MKMHB, LLC – Marilyn Stoessell Seifert, Alfred Lloyd Stoessell Revocable Trust, Trustee: Pamela B. Stoessell, Joan Prieto Doolittle, Robert T. Doolittle, Jr., Benjamin Doolittle, Golden Properties, LLC - Lauren B. Golden, Golden Properties, LLC - Molloy C. Golden, Ernest Prieto, Marie Elise Prieto, PTP Properties, LLC - Don Scot Prieto, Calla Isabel Prieto, PTP Properties, LLC – Carrie Prieto Segrave, PTP Properties, LLC – Kent Jackson, PTP Properties, LLC – Janet Ruth Jackson, Succession of Clay Carl Prieto represented by Roslyn Fillippello Prieto, Independent Executrix, MMH 2020 Trust and Estate of Margery M Hanisee, by James Miles Hanisee, Trustee and Executor, David M. Moore Living Trust and the Succession of David M. Moore, by Paul D. Rees, Trustee and Executor

REQUESTED CHANGE: From NC-1 Professional Office District and NC-4 Neighborhood Institutional District to HC-3 Highway Commercial District

LOCATION: Parcel located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington

SIZE: 6 acres



RESUBDIVISION OF
PORTIONS OF LOTS 44-52 SQUARE 1;
LOTS 46-52, PORTIONS OF LOTS 36-45 SQUARE 2;
LOTS 1-68, 70, 72, PORTIONS OF LOTS 69, 71, 73, 74, 76 AND
78 SQUARE 3;
LOTS 1-14, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37,
39, 41, 43, 45, 47, 49, 51, 53 AND 55, PORTIONS OF LOTS 16,
18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46,
48, 50, 52 AND 54, 56-59, 61, 63, 65, 67, 69, 71, 73 AND 75
SQUARE 4;
PORTION FORMER BIRG BLVD. RIGHT OF WAY;
PORTION FORMER FIRST AVE. RIGHT OF WAY;
INTO LOTS 1A, 2A, 3A, AND 4A
THE BIRG SUBDIVISION
SOUTHERN DIVISION
SECTIONS 15 AND 22 T7S-R11E
ST. TAMMANY PARISH
LOUISIANA

NOTE: 2A IS DESIGNATED AS PASSIVE SELECT CUT GREEN SPACE / NO BUILD AREA &
4A IS DESIGNATED AS PASSIVE SELECT CUT GREEN SPACE/ NO BUILD AREA/
RESTRICTED FOR EXISTING BILLBOARD USE ONLY

4A IS DESIGNATED AS PASSIVE SELECT CUT GREEN SPACE/ NO BUILD AREA/
NO BUILT AREA/

LEGEND

---	EXIST. SECTION LINE
---	EXIST. BOUNDARY LINE
-----	DEVIATES FROM ROAD FOUND
•	DEVIATES 1/2" FROM ROAD SET
U	

NOTES:

1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE LOCATIONS WHERE FOUND. THE SURFACE FEATURES OF UTILITIES ARE SHOWN, THE ACTUAL NONVISIBLE LOCATION MAY VARY FROM THOSE SHOWN HEREON. EACH UTILITY SHOULD BE CONTACTED RELATIVE TO THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND LOGGING CALL A ONE CALL (1-800-272-3020).
2. THIS IS A CLASS B BOUNDARY SURVEY.
3. NO TITLE RESEARCH OR BOUNDARY RESEARCH WAS PERFORMED BY THE SURVEYOR.
4. PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 223203 0240 E. EFFECTIVE DATE AUGUST 16, 1994, THE SITE IS ZONES A0, B AND C. (FLOOD INSURANCE 11.0)
5. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE LOCATIONS WHERE FOUND. THE SURFACE FEATURES OF UTILITIES ARE SHOWN, THE ACTUAL NONVISIBLE LOCATION MAY VARY FROM THOSE SHOWN HEREON. EACH UTILITY SHOULD BE CONTACTED RELATIVE TO THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND LOGGING CALL A ONE CALL (1-800-272-3020).
6. BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.

REF ID: A75338

1. EXIT SERVICE PROVIDED BY KELLY J. WUCHICH & ASSOCIATES, INC. ENTITLED "PROPOSAL, TO EXTEND PARISH CLERK OF COURT, NO. 10, 2006, AS CONTAINED IN INSTRUMENT #1009070 ST. TAMMANY PARISH CLERK OF COURT."
2. SURVEY BY KELLY J. WUCHICH & ASSOCIATES, INC. ENTITLED "2,889 ACRES & 3,783 ACRES, SECTIONS 14, 22 & 23, T-2-S, R-1-E, ST. TAMMANY PARISH, LOUISIANA", DATED MARCH 10, 2008. FILED AS MAP #46334 ST. TAMMANY PARISH CLERK OF COURT.
3. SURVEY BY LAND ENGINEERING SERVICES, INC. CORVOGITA, LOUISIANA ENTITLED "SECTION 22, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA" DATED AUGUST 30, 1972. PREPARED BY L.L. JAMES CO., INC.
4. SURVEY FOR TITLED "PART OF THE SOUTHERN DIVISION OF THE BRIG BOULEVARD ON THE ST. J. & W. R. R. CLERK OF COURT FOR THE PARISH OF ST. TAMMANY. FILED AS MAP #19584 AND MAP #19585 ST. TAMMANY PARISH CLERK OF COURT."
5. SURVEY BY M. J. BOWEN, INC. OF 8.45 ACRES, 16.14 ACRES, 2.83 ACRES, PARCELS 5 AND 10, SECTION 15, TOWNSHIP 21 NORTH, RANGE 21 WEST, ST. TAMMANY PARISH, LOUISIANA, FILED SEPTEMBER 19, 1993. FILED AS MAP #16932 OF ST. TAMMANY PARISH CLERK OF COURT.

CURVE	ARC LENGTH	RADIUS	DEFLECTION ANGLE	CHORD BEARING	CHORD LENGTH
G1	167.57	1500.08	64.03°	S 06°53'11" W	167.49
G2	63.23	276.00	71°39'42"	S 84°09'41" E	82.90
G3	1185.64	2235.99	29°48'58"	S 17°42'38" W	1152.54
G4	101.73	350.00	71°39'47"	S 64°09'41" E	101.33
G5	222.62	2239.99	16°29'10"	N 07°02'41" E	219.49
G6	443.92	2239.99	11°19'55"	N 21°57'08" E	442.30

APPROVAL:

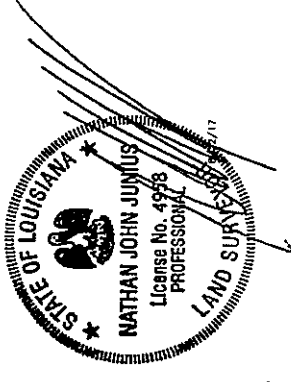
A REVISIONED LIST OF PORTIONS OF LOTS 42-44 AND 78 SQUARE 1:
 LOTS 48-52, PORTIONS OF LOTS 35-39, 41-45 SQUARE 1;
 LOTS 1-64, 70, PORTIONS OF LOTS 65, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 156

DIRECTOR OF THE DEPARTMENT OF ENGINEERING


SECRETARY/PARISH PLANNING COMMISSION

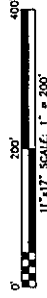
CLERK OF COURT

DATE FILLED _____ FILE NO. _____



NATHAN J. JUNKUS, P.E., P.L.S.
DATE OF PLAT: AUGUST 22, 2017
LH&J JOB No. 17-047
{504} 533-3100

 **LINFIELD, HUNTER & JUNIUS, INC.**
PROFESSIONAL ENGINEERS, ARCHITECTS,
LANDSCAPE ARCHITECTS AND SURVEYORS
3608 18th Street, Suite 200
Metairie, Louisiana 70002





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 29, 2022
Case No.: 2021-2635-ZC
Posted: March 18, 2022

Meeting Date: April 5, 2022
Prior Determination: Postponed until February 1, 2022
Prior Determination: Postponed until March 2, 2022
Prior Determination: Postponed until April 5, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Gulf States Construction Services, INC. - Mike Saucier

OWNER: Three Dogs Run LLC - Ronald Stoessell, MKMHB, LLC – Marilyn Stoessell Seifert, Alfred Lloyd Stoessell Revocable Trust, Trustee: Pamela B. Stoessell, Joan Prieto Doolittle, Robert T. Doolittle, Jr., Benjamin Doolittle, Golden Properties, LLC - Lauren B. Golden, Golden Properties, LLC - Molloy C. Golden, Ernest Prieto, Marie Elise Prieto, PTP Properties, LLC - Don Scot Prieto, Calla Isabel Prieto, PTP Properties, LLC – Carrie Prieto Segrave, PTP Properties, LLC – Kent Jackson, PTP Properties, LLC – Janet Ruth Jackson, Succession of Clay Carl Prieto represented by Roslyn Fillippello Prieto, Independent Executrix, MMH 2020 Trust and Estate of Margery M Hanisee, by James Miles Hanisee, Trustee and Executor, David M. Moore Living Trust and the Succession of David M. Moore, by Paul D. Rees, Trustee and Executor

REQUESTED CHANGE: From NC-1 Professional Office District and NC-4 Neighborhood Institutional District to HC-3 Highway Commercial District

LOCATION: Parcel located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington

SIZE: 6 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	NC-1 Professional Office District
South	Interstate 12	N/A
East	Medical	PBC-1 Planned Business District
West	Commercial	HC-3 Highway Commercial District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from NC-1 Professional Office District and NC-4 Neighborhood Institutional District to HC-3 Highway Commercial District. The site is located at the end of Highway 190 Service Road, north of Interstate 12, and south of Helenbirg Road; Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with new commercial uses on undeveloped tracts within existing commercial districts.

The subject site is a 6-acre undeveloped tract of property located along the Highway 190 Service Road. The property is flanked by medical and commercial uses and zoning classifications of various intensity, including HC-3 Highway Commercial District. The purpose of the existing NC-1 Professional Office District is to provide for the location of small professional offices in close proximity to residential development. The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time. The purpose of the requested HC-3

Highway Commercial District is to provide for the location of large-scale, heavy commercial retail, office, and service uses with primary access being collectors or arterial roadways. A change in zoning will allow for more intense, but compatible commercial uses to be located on a property that is flanked by existing commercial and medical uses, undeveloped land to the north and Interstate 12 to the south.

Table 1: Zoning Classifications			
	Max Height	Max Building Size	Permitted Uses
Current Zoning: NC-1 Professional Office District	35 ft.	5,000 sq. ft.	Law office; Architectural Office; Accountant Office; Real Estate Office; Insurance Office; Business Office; Daytime Doctor, Dentist, and Chiropractor Office; Veterinary Clinics Without Outdoor Kennels; Other Professional Office; One Single-Family Dwelling; Garage Apartments or guest homes under 1,000 sq. ft.;
Current Zoning: NC-4 Neighborhood Institutional District	35 ft.	12,500 sq. ft.	All uses permitted in the NC-3 District; Dance studios; Music studios; Aerobic/weight loss studios; Educational learning centers; Churches, temples, synagogues, and mosques; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions; Child day care centers; Nursery Schools
Proposed Zoning: HC-3 Highway Commercial District	60 ft.	250,000 sq. ft.	All uses permitted in the HC-2 District; Automotive service stations, centers, and sales; Indoor recreation establishments; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked and impounded vehicles; Commercial recreation; Lodging greater than 100 rooms; Nightclubs, bars, and lounges; Entertainment which typically consists of live performances; Bus, truck or other transportation terminals; Outdoor retail sales and storage yards; Portable storage containers used for storage; Outdoor display area of pre-assembled buildings, pools, and playground equipment; Crematorium; Cemeteries