

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6959

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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KATRINA L. BUCKLEY, COUNCIL CLERK

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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

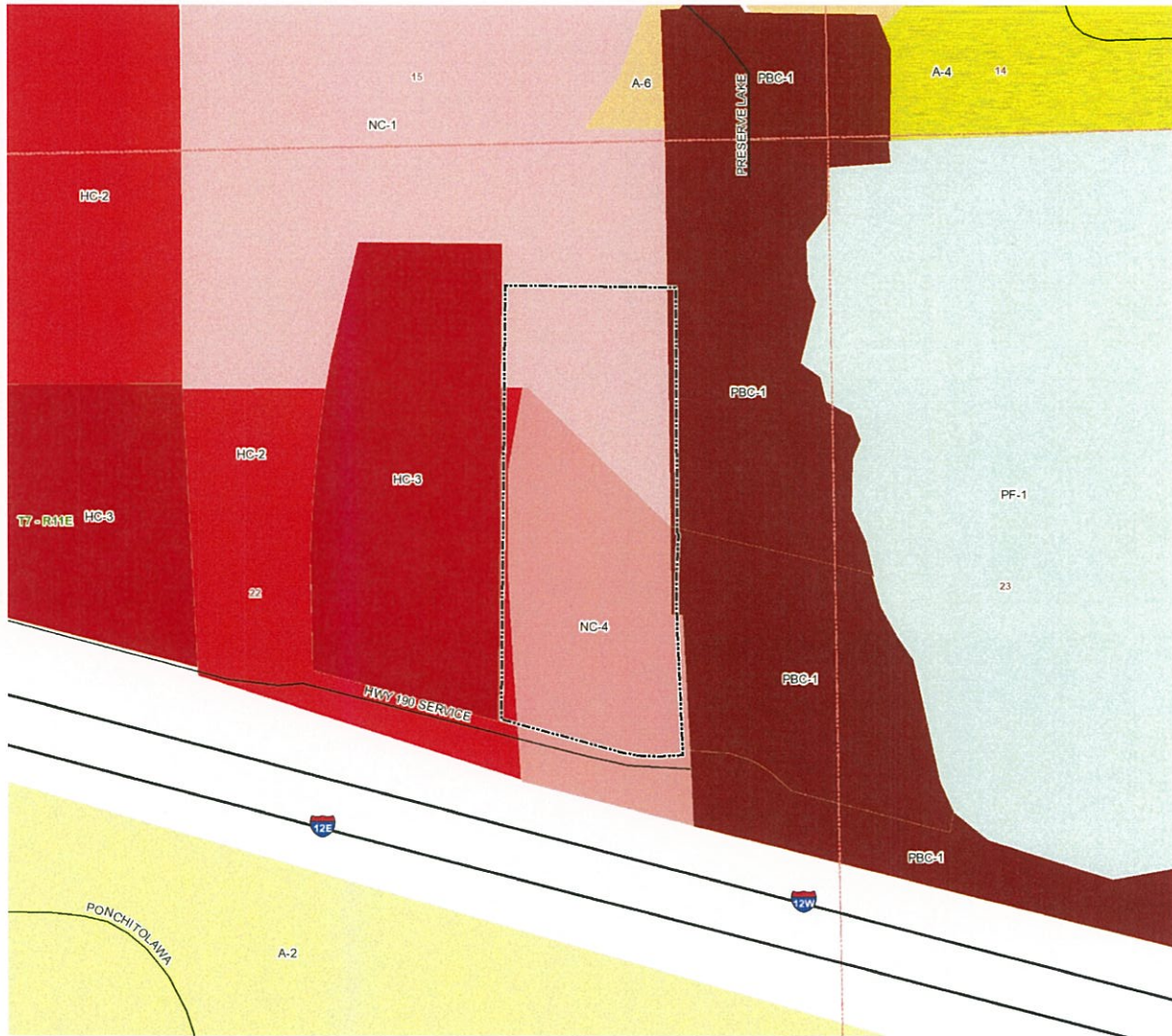
**PETITIONER:** Gulf States Construction Services, INC. - Mike Saucier

**OWNER:** Three Dogs Run LLC - Ronald Stossell, MKMHB, LLC – Marilyn Stoessel Seifert, Alfred Lloyd Stoessel Revocable Trust, Trustee: Pamela B. Stoessel, 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 1-6B, 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

| LEGEND |                           |
|--------|---------------------------|
| ---    | EXIST. SECTION LINE       |
| ---    | EXIST. SECTION CORNER     |
| ○      | EXISTS FROM OLD RECORDS   |
| ○      | EXISTS 1/2" DIA. IRON SET |

- NOTES:
- THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA ENTERED FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. THE LOCATION OF ANY UNDERGROUND UTILITIES NOT SHOWN HEREON SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE INFORMATION CONTAINED HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA ONE CALL (1-800-272-3020).
  - THIS IS A CLASS B BOUNDARY SURVEY.
  - NO TITLE RESEARCH OR UTILITY SERVICE RESEARCH WAS PERFORMED BY THE SURVEYOR.
  - AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 225005 0240 E, EFFECTIVE DATE AUGUST 16, 1995, THE SITE IS IN ZONES A6, B AND C. (AG ELEVATION=12.0)
  - THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
  - BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.

- REFERENCE PLATS:
- EXHIBIT PREPARED BY KELLY J. HUGHES & ASSOCIATES, INC. ENTITLED "PROPOSAL TO EXTEND I-12 SERVICE ROAD", DATED MAY 10, 2006 AS CONTAINED IN INSTRUMENT #1609870 ST. TAMMANY PARISH CLERK OF COURT.
  - SURVEY BY KELLY J. HUGHES & ASSOCIATES, INC. ENTITLED "2,699 ACRES & 3,783 ACRES, SECTIONS 14, 15, 22 & 23, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA", DATED MARCH 10, 2008. FILED AS MAP #633A ST. TAMMANY PARISH CLERK OF COURT.
  - SURVEY BY LAND ENGINEERING SERVICES, INC., CONVICTION, LOUISIANA ENTITLED "SECTION 22, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA", DATED AUGUST 30, 1972. PREPARED FOR T.L. JAMES CO., INC.
  - SURVEY ENTITLED "PLAT OF THE SOUTHERN DIVISION OF THE BIRG BOULEVARD ON THE ST. J. & BIRG BLVD. CORNERS OF THE ST. TAMMANY PARISH, LOUISIANA", DATED MARCH 1911. FILED AS MAP #185A WITH THE CLERK OF COURT FOR THE PARISH OF ST. TAMMANY.
  - SURVEY BY LAND SURVEYING, INC. OF 6.45 ACRES, 46.14 ACRES, 2.83 ACRES, PARCELS E AND LOT WITHIN THE CORNERS OF THE ST. TAMMANY PARISH, LOUISIANA, DATED MARCH 1911. FILED AS MAP #185A WITH THE CLERK OF COURT FOR THE PARISH OF ST. TAMMANY.
  - SECTION 15, 1933. FILED AS MAP #1932 OF ST. TAMMANY PARISH CLERK OF COURT.

| CURVE | ARC LENGTH | RADIUS  | DELTA ANGLE | BEGINN. BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|-----------------|--------------|
| C1    | 117.37     | 1740.00 | 37.3342°    | S 61°02'31" E   | 63.580       |
| C2    | 183.37     | 2760.00 | 57.3342°    | S 61°02'31" E   | 63.580       |
| C3    | 1163.84    | 2235.99 | 29°46'56"   | S 17°42'38" W   | 1152.54      |
| C4    | 101.75     | 1550.00 | 17°35'47"   | S 84°09'41" E   | 101.33       |
| C5    | 272.67     | 1235.99 | 18°29'01"   | N 07°02'31" E   | 219.49       |
| C6    | 443.97     | 2235.99 | 11°13'55"   | N 21°32'08" E   | 428.38       |

APPROVAL:

A RESUBDIVISION OF PORTIONS OF LOTS 42-44 SQUARE 1; LOTS 46-52, PORTIONS OF LOTS 36-39, 41-45 SQUARE 2; 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; AND 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, TAMMANY PARISH, LOUISIANA

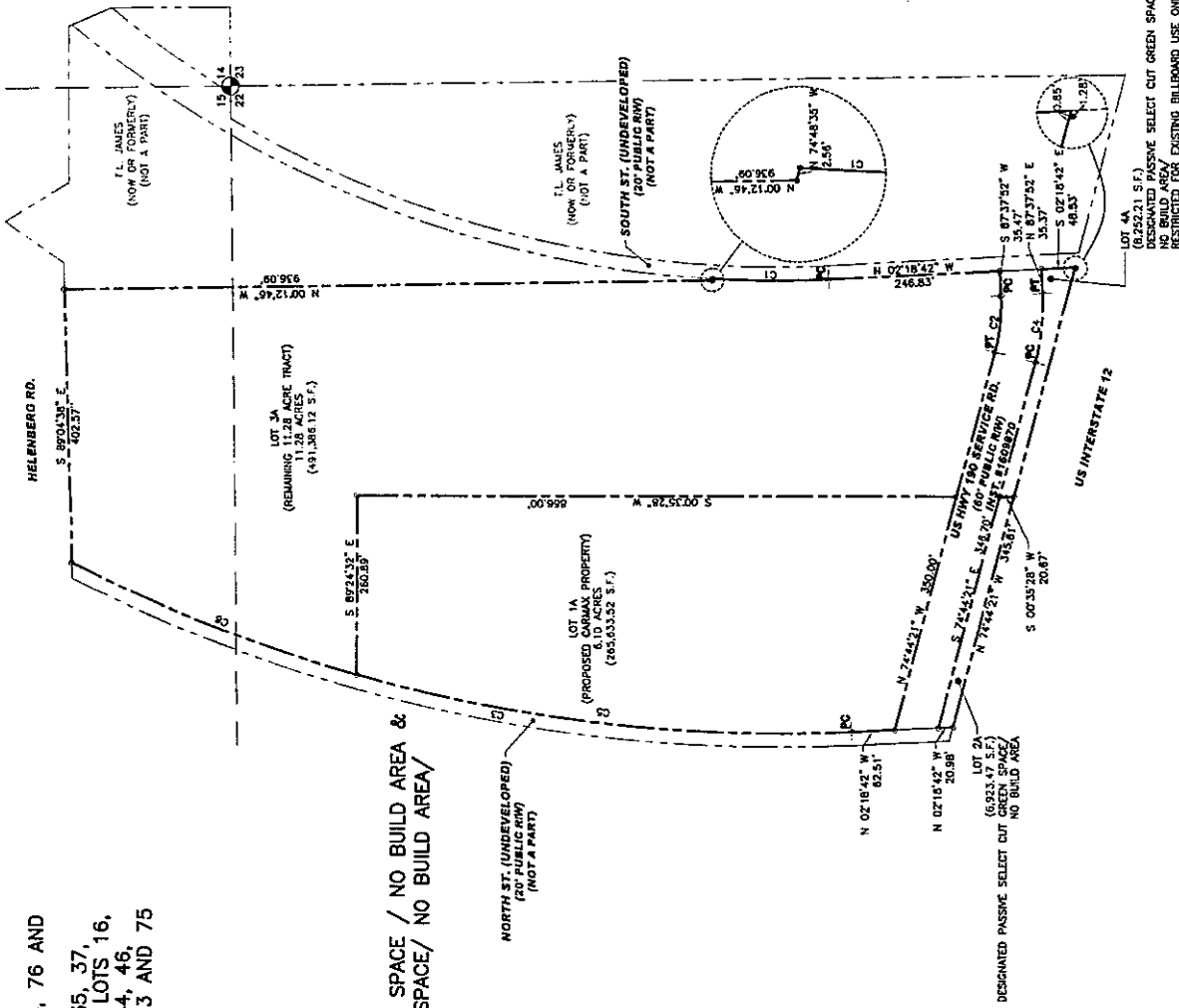
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

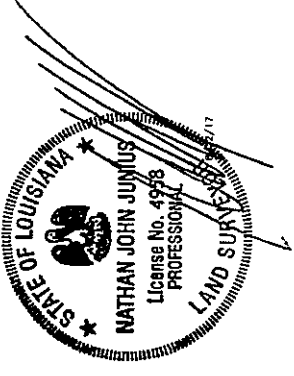
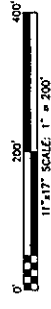
DATE FILED

FILE NO.



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

NATHAN J. JUNIUS, P.E., P.L.S.  
 DATE OF PLAT: AUGUST 22, 2017  
 UNL#2 JOB No. 17-047  
 (504) 833-5300



RESUBDIVISION OF PORTIONS OF LOTS 44-52 SQUARE 1; LOTS 48-52, PORTIONS OF LOTS 38-45 SQUARE 2; LOTS 1-88, 70, 72, PORTIONS OF LOTS 89, 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;

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| LEGEND |                          |
|--------|--------------------------|
| —      | EXIST. BOUNDARY LINE     |
| —      | EXIST. BOUNDARY LINE     |
| ○      | EXIST. BOUNDARY LINE     |
| ○      | EXEMPT 1/2" HIGH 800 SET |

**NOTES:**

1. THE LOCATIONS OF UNDEVELOPED AND OTHER UNUSABLE UTILITIES SHOWN HEREON WERE CHECKED AND NOTED BASED UPON DATA OBTAINED FROM THE ARCHIVES CONTAINING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE ARCHIVES CONTAINING SUCH RECORDS. WE MAKE NO WARRANTY AS TO THE ACCURACY OF SUCH DATA AND/OR RECORDS. WE MAKE NO WARRANTY AS TO THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN OUR OWN. WE MAKE NO WARRANTY AS TO THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN OUR OWN. WE MAKE NO WARRANTY AS TO THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN OUR OWN.
2. THIS IS A CLASS B BOUNDARY SURVEY.
3. NO TITLE RESEARCH OR UTILITY RESEARCH WAS PERFORMED BY THE SURVEYOR.
4. AS PER RECORDS, UNUSABLE PART MAP, COMMUNITY-PANORAMA NUMBER 82808 040 8, EFFECTIVE DATE AUGUST 18, 1965, THE ATE A, N, ZONES A, B AND C, HAS ELEVATION 1200.
5. THE SURVEYOR'S REASON IS MADE BY THE SURVEYOR IN THE MARGIN OF THIS SURVEY. THE SURVEYOR'S REASON IS MADE BY THE SURVEYOR IN THE MARGIN OF THIS SURVEY. THE SURVEYOR'S REASON IS MADE BY THE SURVEYOR IN THE MARGIN OF THIS SURVEY.
6. BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.

**REFERENCE PLATS:**

1. SURVEY PREPARED BY KELLY J. HUGHES & ASSOCIATES, INC. ENTITLED "PROPOSAL TO EXTEND L-23 SERVICE ROAD, DATED MAY 10, 2004, AS CONTAINED IN INSTRUMENT #108070 ST. TAMMANY PARISH CLERK OF COURT.
2. SURVEY BY KELLY J. HUGHES & ASSOCIATES, INC. ENTITLED "2.849 ACRES ±, 3/289 ACRES, SECTIONS 14, 15, 22 & 23, T-7S, R-11E, ST. TAMMANY PARISH, LOUISIANA", DATED MARCH 10, 2004, FILED AS MAP #828 ST. TAMMANY PARISH CLERK OF COURT.
3. SURVEY BY LAND ENGINEERING SERVICES, INC., CONVENTION, LOUISIANA ENTITLED "SECTION 22, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA" DATED AUGUST 30, 1972, PREPARED FOR T.L. JAMES CO., INC.
4. SURVEY ENTITLED "PLAN OF THE SOUTHERN DIVISION OF THE BIRG BOLLIVARD ON THE ST. & BIRG BLVD. ST. TAMMANY PARISH, LOUISIANA", DATED MARCH 1911, FILED AS MAP #1184 WITH THE CLERK OF COURT FOR THE PARISH OF ST. TAMMANY.
5. SURVEY BY LAND ENGINEERING SERVICES, INC., CONVENTION, LOUISIANA ENTITLED "SECTION 15 AND 22, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA" DATED SEPTEMBER 16, 1981, FILED AS MAP #1184 WITH THE CLERK OF COURT FOR THE PARISH OF ST. TAMMANY.

| CHUNK | WIDE  | LENGTH | BEARING  | BEARING         | BEARING | BEARING | BEARING | BEARING | BEARING |
|-------|-------|--------|----------|-----------------|---------|---------|---------|---------|---------|
| 1     | 18.57 | 180.00 | 60° 00'  | S 02° 31' 0" W  | 187.43  |         |         |         |         |
| 2     | 18.57 | 180.00 | 120° 00' | S 86° 51' 0" E  | 187.43  |         |         |         |         |
| 3     | 18.57 | 180.00 | 180° 00' | S 172° 51' 0" E | 187.43  |         |         |         |         |
| 4     | 18.57 | 180.00 | 240° 00' | S 278° 51' 0" E | 187.43  |         |         |         |         |
| 5     | 18.57 | 180.00 | 300° 00' | S 384° 51' 0" E | 187.43  |         |         |         |         |
| 6     | 18.57 | 180.00 | 360° 00' | S 490° 51' 0" E | 187.43  |         |         |         |         |

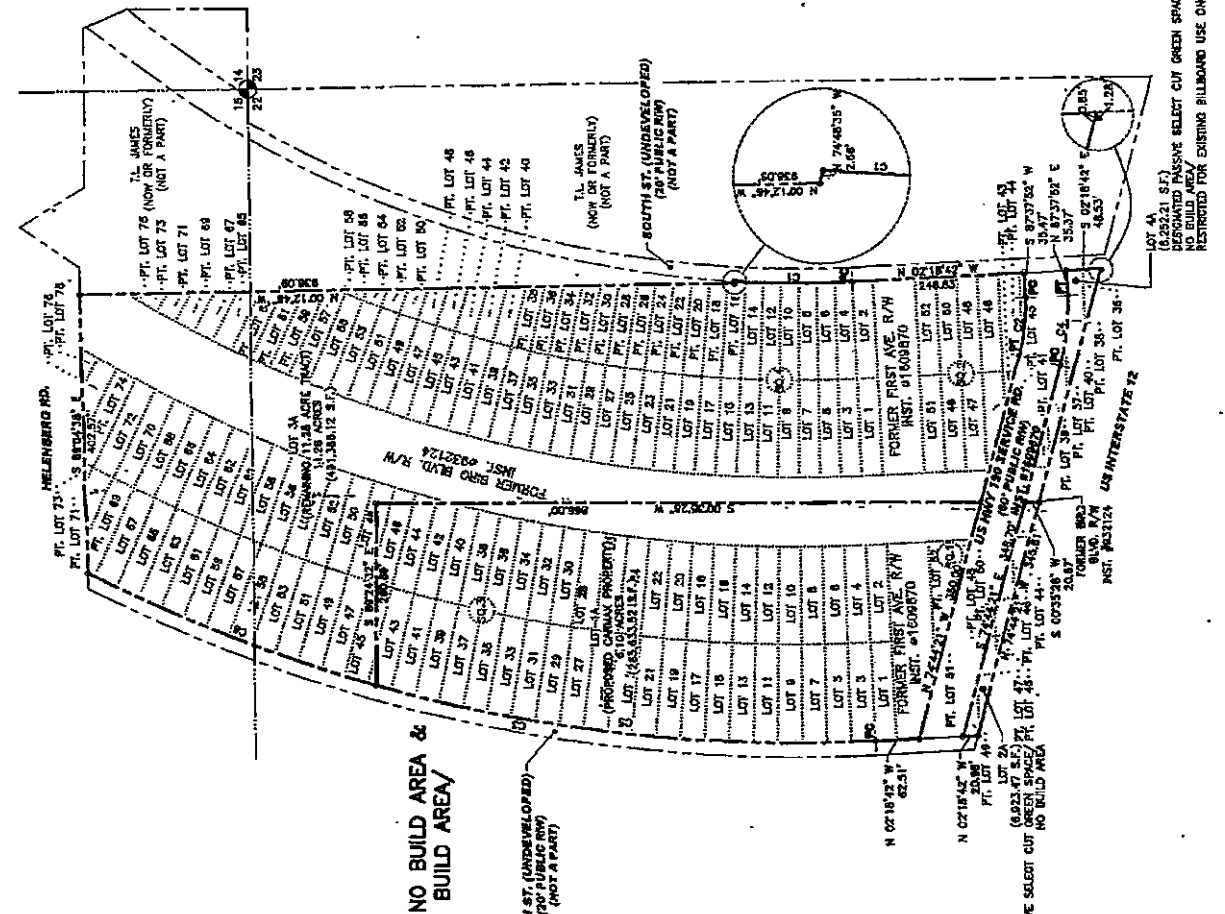
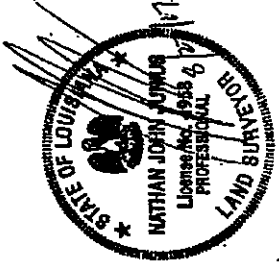
**ABSTRACT:**

A RESUBDIVISION OF PORTIONS OF LOTS 42-44 SQUARE 1; LOTS 48-52, PORTIONS OF LOTS 38-45 SQUARE 2; LOTS 1-88, 70, 72, PORTIONS OF LOTS 89, 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, TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE GEODESIC SURVEYING COMMISSION

*Don Keller*  
 SECRETARY/TERRITORY PLANNING COMMISSION

*Dy Shana Hess*  
 Shana Hess, Deputy Clerk  
 CLERK OF COURT  
 02.07.2018  
 FILE NO.



**LINFIELD, HUNTER & JUNIUS, INC.**  
 PROFESSIONAL ENGINEERS, ARCHITECTS,  
 LANDSCAPE ARCHITECTS AND SURVEYORS  
 3608 18th Street, Suite 201  
 Metairie, Louisiana 70002



NATHAN J. JUNIUS, P.E., P.L.S.  
 DATE OF PLAN AUGUST 24, 2017  
 LHAJ JOB NO. 17-87  
 (864) 433-5300



2021-2635-ZC

HELENBIRG

A-6

15

A-6

14

A-4

PBC-1

PRESERVE LAKE

NC-1

PBC-1

PF-1

HC-3

T7-R11E

22

NC-4

23

PBC-1

HC-2

HWY 190 SERVICE

PBC-1

A-2





**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

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**GENERAL INFORMATION**

**PETITIONER:** Gulf States Construction Services, INC. - Mike Saucier  
**OWNER:** Three Dogs Run LLC - Ronald Stoessel, MKMHB, LLC – Marilyn Stoessel Seifert, Alfred Lloyd Stoessel Revocable Trust, Trustee: Pamela B. Stoessel, 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

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**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.

| <b>Table 1: Zoning Classifications</b>                             |                   |                          |   |
|--|-------------------|--------------------------|---|
|  | <b>Max Height</b> | <b>Max Building Size</b> | <b>Permitted Uses</b>   |
| <b>Current Zoning:</b><br>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.;  |
| <b>Current Zoning:</b><br>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   |
| <b>Proposed Zoning:</b><br>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 |