

## **EXHIBIT “A”**

### **2022-2835-ZC**

COMMENCING FROM THE SOUTHWEST CORNER OF LOT 1, SINGING RIVER ESTATES, PHASE 1 AND THE NORTHERN RIGHT OF WAY LINE OF HARRISON AVENUE AND GO ALONG SAID RIGHT OF WAY LINE OF HARRISON AVENUE SOUTH 89 DEGREES 42 MINUTES 24 SECONDS WEST A DISTANCE OF 1048.49 FEET, THENCE LEAVING THE NORTHERN RIGHT OF WAY LINE OF HARRISON AVENUE GO NORTH A DISTANCE OF 880.01 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE NORTH A DISTANCE OF 64.51 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS EAST A DISTANCE OF 510.89 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS A DISTANCE OF 64.51 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 24 SECONDS WEST A DISTANCE OF 510.90 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.757 ACRES OF GROUND, MORE OR LESS

**CASE NUMBER:** 2022-2835-ZC

**PETITIONER:** Jeffrey Schoen

**OWNER:** St. Tammany Humane Society

**REQUESTED CHANGE:** A-2 (Suburban District) to PF-1 (Public Facilities District)

**LOCATION:** Parcel located on the north side of Harrison Avenue, east of Primrose Drive, and west of Flowers Drive, Covington; S2, T7S, R11E, Ward 3, District 2

**SIZE:** .757 acres



Resubdivision of  
PARCELS A1-A4, A1-A3, & A2-A  
LAMBERT INVESTMENTS MINOR SUBDIVISION  
SECTION 2 - TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
PARCEL A1-A5

2022-2835-ZC

PARCEL  
A3-A

LOT  
59

LOT  
58

LOT  
57

LOT  
56

LOT  
55

LOT  
54

LOT  
40

LOT  
1

APPROXIMATE LOCATION  
OF FEMA FLOOD ZONE  
TRANSITION LINE

SINGING RIVER ESTATES SUBDIVISION

WILD AZALEA DR. R/W

APPROXIMATE LOCATION  
OF FEMA FLOOD ZONE  
TRANSITION LINE

Subject Property

S89°42'24"W  
510.89'

PARCEL  
A1-A5  
11.08 ACRES

S89°42'24"W 511.06'

HARRISON AVE.

FLOOD ZONE "A6"  
FLOOD ZONE "B"

FLOOD ZONE "C"

35' ACCESS  
SERVITUDE

NORTH 944.52'

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FORMERLY  
PARCEL A1-A4  
6.08 ACRES

FORMERLY  
PARCEL A1-A3  
3.00 ACRES

FORMERLY  
PARCEL A2-A  
2.00 ACRES

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PARCEL A1-A3  
3.00 ACRES

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PARCEL A1-A3  
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FORMERLY  
PARCEL A1-A3  
3.00 ACRES

NOTES:  
1. POND AND DITCHES NOT SHOWN HEREON  
2. ALL IMPROVEMENTS SHOWN HEREON WERE  
LOCATED ON OR BEFORE AUGUST 19, 2016

NOTE: ALL IMPROVEMENTS  
NOT SHOWN HEREON.

○ DENOTES 1/2" IRON PIPE TO BE SET  
● DENOTES 1/2" IRON PIPE FND  
● UNLESS OTHERWISE NOTED

Note: This is to certify that I have consulted the Federal  
Insurance Administration Flood Hazard Boundary Maps  
and found the property described 15 located  
in a special flood hazard area. It is located in Flood Zone A6, B & C.

FIRM Panel# 2252050230C Rev. 10-17-1989

REF 1:  
RESUB. BY RANDALL W. BROWN  
DATE FILED: 12-21-2016  
MAP FILE No: 5597B

REF 2:  
RESUB. BY RANDALL W. BROWN  
DATE FILED: 03-27-2018  
MAP FILE No: 5724D

REF 3:  
RESUB. BY RANDALL W. BROWN  
DATE FILED: 01-28-2019  
MAP FILE No: 5818A

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL  
APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE  
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE  
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"  
FOR A CLASS C SURVEY.

ADVANCED

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

Randall W. Brown  
& Associates, Inc.  
Professional Land Surveyors

228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
info@brownsurveys.com

Date: MARCH 25, 2022  
Survey No. 22192

Scale: 1"=250'±  
Drawn By: J.E.D.  
Revised:

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W:\SurveyShare\225SURVEY\22192.dwg



A-2

A-2

A-2

WILD AZALEA DR

2

T7 - R11E

A-4A PUD

ABITA RIVER DR

MONARCH LN

PF-1

PF-1

HARRISON AV

A-4A 11

GST

FST

DST

BST



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: April 25, 2022  
Case No.: 2022-2835-ZC  
Posted: May 12, 2022

Meeting Date: June 7, 2022  
Determination: Approved

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#### GENERAL INFORMATION

**PETITIONER:** Jeffrey Schoen  
**OWNER:** St. Tammany Humane Society  
**REQUESTED CHANGE:** A-2 (Suburban District) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the north side of Harrison Avenue, east of Primrose Drive, and west of Flowers Drive, Covington; S2, T7S, R11E, Ward 3, District 2  
**SIZE:** .757 acres

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#### GENERAL INFORMATION

##### ACCESS ROAD INFORMATION

**Type:** State                                      **Road Surface:** 2 Lane Asphalt                                      **Condition:** Excellent

##### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Industrial	A-2 Suburban District
South	Undeveloped	PF-1 Public Facilities District
East	Residential	A-2 Suburban District
West	Residential	A-4A Single Family Residential District

##### EXISTING LAND USE:

**Existing development:** No                                      **Multi occupancy development:** No

##### COMPREHENSIVE PLAN:

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to PF-1 Planned Facilities District. The site is located on the north side of Harrison Avenue, east of Primrose Drive, and west of Flowers Drive, Covington. The 2025 Future Land Use Plan appointed the site to be designated for conservation uses through both private and public sector initiatives.

The subject site is flanked by undeveloped property zoned A-2 Suburban District to the north, east, and west, and undeveloped property zoned PF-1 Planned Facilities District to the south. The purpose of the existing A-2 Suburban District zoning classification is to provide for the location of single-family residential lots on one-acre parcel sizes. The purpose of the requested PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public.

The adjacent southern property that is currently zoned PF-1 Planned Facilities District was rezoned through Council Ordinances 16-3633 and 17-3743 and is comprised of 11.08 acres. If approved, the petitioned property will act as a single development site with the contiguous property that is zoned PF-1 to accommodate the development of the future Humane Society campus.