

EXHIBIT A

2024-4055-ZC

All that certain piece or parcel of land, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more particularly described in accordance with a map and plat of survey prepared by Land Engineering Service, Inc. Dated July 10, 1973, as follows, to-wit: From the northwest corner of Section 46, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, run South 89 degrees 22 minutes East a distance of 5,541.46 feet to a point; thence run North 00 degrees 55 minutes East a distance of 40.3 feet to a point on the North right-of-way line of State Highway No. 21 and the point of beginning. From the point of beginning, run North 89 degrees 10 minutes West along the right-of-way line of State Highway No. 21 a distance of 100.0 feet to a point; thence run North 00 degrees 55 minutes East a distance of 400.0 feet to a point; thence run South 89 degrees 10 minutes East a distance of 100.0 feet to a point; thence run South 00 degrees 55 minutes West a distance of 400.0 feet to the point of beginning heretofore set; all in accordance with the aforesaid map and plat of survey.

AND

All that certain piece or parcel of land, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more particularly described in accordance with a map and plat of survey prepared by Eddie J. Champagne, Surveyor, dated July 7, 1975, as follows, to-wit: From the northwest corner of Section 46, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, run South 89 degrees 22 minutes East a distance of 5419.26 feet to a point; thence run North 00 degrees 55 minutes East a distance of 39.87 feet to a point on the North right-of-way line of State Highway No. 21 and the point of beginning. From the point of beginning run West along the arc of the curve on the North right-of-way line of State Highway No. 21 a distance of 77.80 feet to a point; thence run North 00 degrees 55 minutes East a distance of 395.6 feet to a point; thence run South 89 degrees 10 minutes East a distance of 22.2 feet to a point; thence run South 00 degrees 55 minutes West a distance of 400 feet to a point on the North right-of-way line of State Highway No. 21; thence run North 89 degrees 10 minutes West along the North right-of-way line of State Highway No. 21 a distance of 22.2 feet to the point of beginning heretofore set; all in accordance with the aforesaid map and plat of survey.

LESS AND EXCEPT:

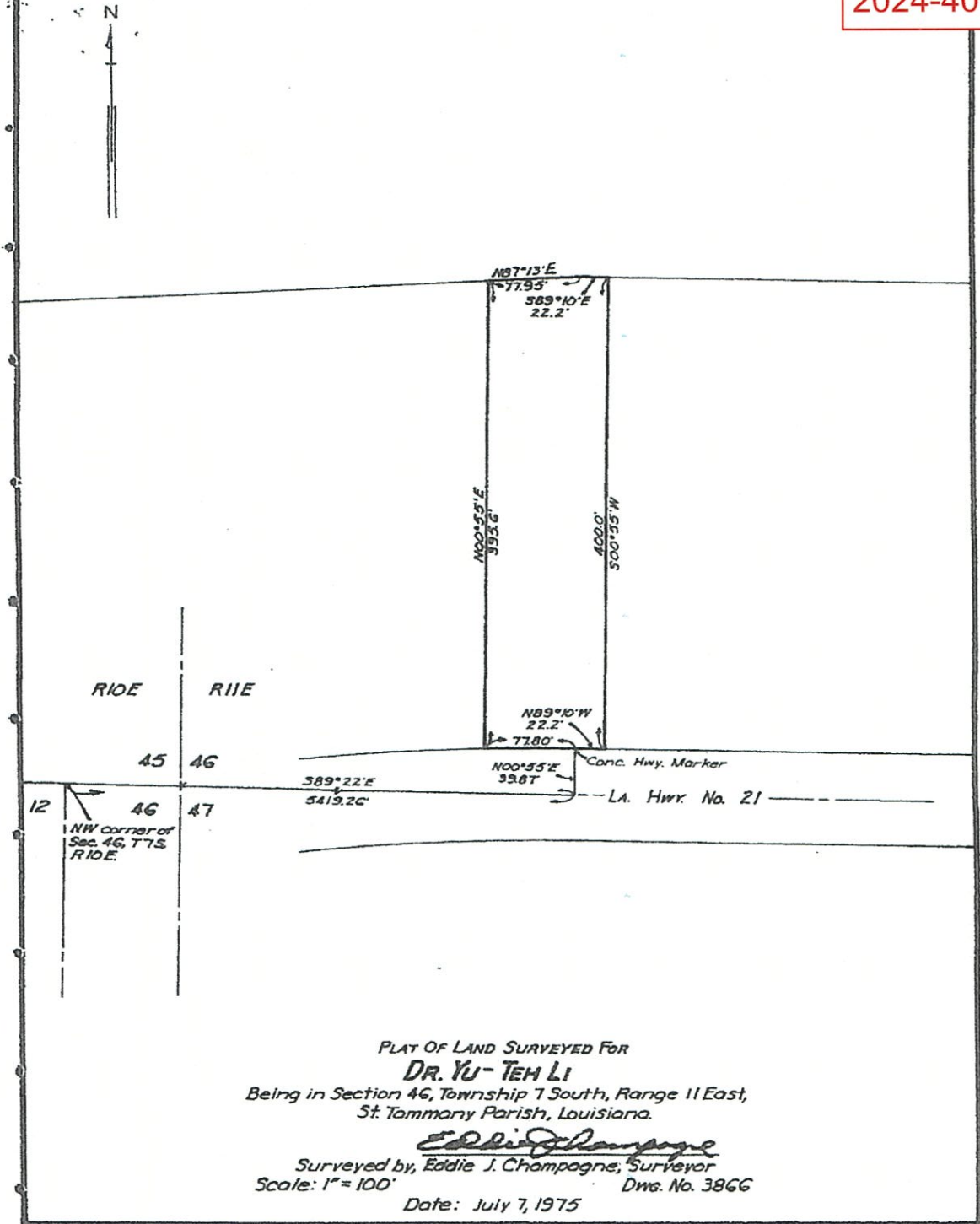
A certain piece or portion of ground situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana. Commencing at Station 53+29.95 on State Project No. 05-01-0026 adopted baseline, run South 03 degrees 01 minutes 34 seconds East a distance of 23.05 feet to a point on the northerly right-of-way line of La. Hwy. 21 and the point of beginning. From the point of beginning, leaving said La. Hwy. 21 right-of-way, run North 00 degrees 44 minutes 04 seconds West a distance of 20.00 feet to a point; thence run North 89 degrees 38 minutes 01 seconds East a distance of 100.00 feet to a point; thence run South 00 degrees 44 minutes 04 seconds West a distance of 20.00 feet to a point on the northerly right-of-way line of La. Hwy. 21; thence run along said La. Hwy. 21 right-of-way South 89 degrees 20 minutes 56 seconds West a distance of 100.00 feet back to the point of beginning.

Said piece or portion of ground contains 0.05 acres (1,974.28 sq. ft.) more or less.

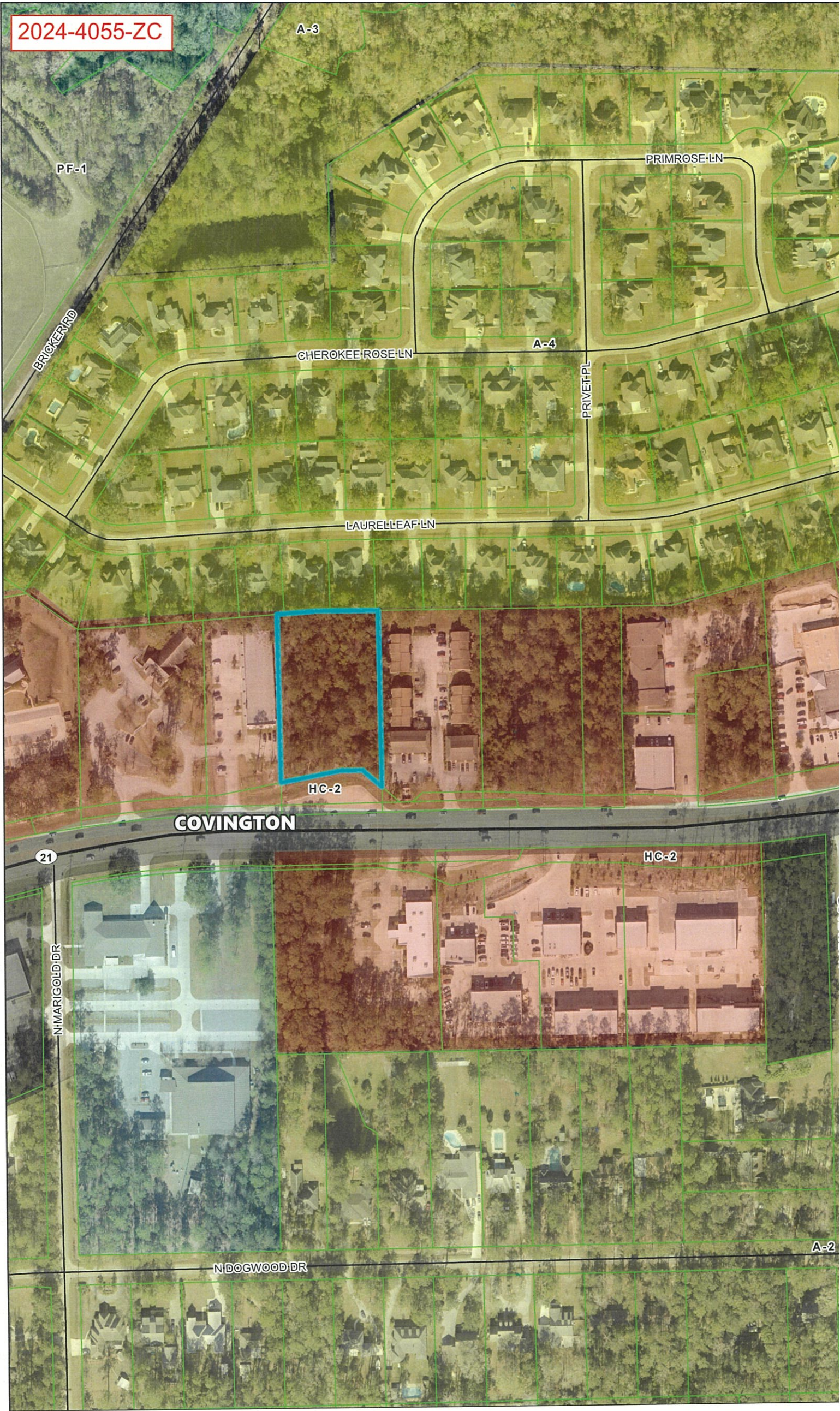
AND

A certain piece or portion of ground situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana. Commencing at Station 54+29.95 on State Project No. 05-01-0026 adopted baseline, run South 03 degrees 01 minutes 34 seconds East a distance of 23.85 feet to a point on the northerly right-of-way line of La. Hwy. 21 and the point of beginning. From the point of beginning, leaving said La. Hwy. 21 right-of-way, run North 00 degrees 44 minutes 04 seconds East a distance of 19.50 feet to a point; thence run North 89 degrees 38 minutes 01 seconds East a distance of 99.99 feet to a point; thence run South 00 degrees 44 minutes 04 seconds West a distance of 19.00 feet to a point on the northerly right-of-way line of La. Hwy. 21; thence run along said La. Hwy. 21 right-of-way South 89 degrees 20 minutes 56 seconds West a distance of 100.00 feet back to the point of beginning.

Said piece or portion of ground contains 0.04 acres (1,924.29 sq. ft.) more or less.



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Administrative Comment

February 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
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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 north side of LA Highway 21, east of Bricker Road, Covington; S46, T7S, R11E; Ward 1, District 1

Council District: 1

Petitioner: Bryan Burns

Posted: December 20, 2024

Owner: Su-Chen Li

Commission Hearing: January 7, 2025

Size: 1.408 acres

Determination: Approved



Current Zoning

HC-2 (Highway Commercial District)

Requested Zoning

M-H (High Multi-Family Residential 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 1.408 acres from HC-2 Highway Commercial District to M-H High Multi-Family Residential District. The property is located on the north side of LA Highway 21, east of Bricker Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-060	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	HC-2 Highway Commercial District

3. The site in question was the subject of a previous zoning change request to HC-3 Highway Commercial Zoning District, in August 2024 (2024-3917-ZC). The reason for the previous request was due to the fact that multi-family uses were removed from the existing HC-2 Highway Commercial District in the newly-implemented Unified Development Code, and are only allowed in the HC-3 Highway Commercial District OR a multi-family zoning designation. The case was withdrawn by the applicant.

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Site and Structure Provisions

4. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

5. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) (Timber Branch Subdivision
South (across LA Highway 21)	Commercial	HC-2 Highway Commercial District
East	Multi-Family	HC-3 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

6. The subject property abuts HC-2 Highway Commercial District on the west and south sides of the property, HC-3 Highway Commercial District on the east side and a single family residential subdivision, zoned S-1 Suburban Residential District on the north side.

7. The purpose of the existing 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 designed to provide services to a portion of the parish. Permitted uses include the following:

Animal service; Art studio; Athletic field; Auto repair and service*; Automobile sales; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Food processing; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Kennels, commercial; Laboratory; Liquor store; Marina, commercial; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking Lot; Personal service establishment; Place of Worship; Playground; Printing establishment; Recreational vehicle park; Residential care facility; Restaurant, delicatessen; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Restaurant, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental*; Stormwater retention or detention facility; Tower, radio, telecommunications, television, or microwave; Veterinary clinic, no outdoor kennels; Veterinary clinic, outdoor kennels; Warehouse, self-storage; Wholesale goods.

8. The M-H High Multi-Family Residential District is intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets.
9. The maximum net density for the M-H High Multi-Family Residential District is 1 unit per 1,500sqft of property. As the size of the property is 1.408 acres (61,332.48sqft), the allowable number of units would be 41. However, the total allowable number of units may be affected by the Parish requirements including but not limited to landscaping, parking, and drainage requirements.

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Consistency with New Directions 2040

Commercial: Areas that 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 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- ii. Strategy 1.8.3: Continue efforts to ensure that renters and homeowners have access to healthy housing without the presence of housing quality problems. Educate landlords about required standards of quality in their rental properties and warn them about potential violations of fair housing rules.

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.

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