

EXHIBIT "A"

2024-4094-ZC

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 21, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows, to-wit:

From the corner common to Sections 16, 17, 20 & 21, Township 6 South, Range 11 East, thence go South 1363.30 feet to a point; thence go East 8.0 feet to an iron, said iron serving as the Point of Beginning.

From the Point of Beginning, thence go North 88 degrees 55 minutes 53 seconds East a distance of 1335.92 feet to an iron; thence go South 01 degrees 04 minutes 05 seconds East a distance of 749.35 feet to an iron; thence go South 82 degrees 21 minutes 45 seconds West a distance of 286.40 feet to an iron; thence go South 63 degrees 07 minutes 26 seconds West a distance of 160.46 feet to an iron; thence go South 73 degrees 17 minutes 49 seconds West a distance of 121.74 feet to an iron; thence go South 63 degrees 03 minutes 29 seconds West a distance of 107.24 feet to an iron; thence go North 84 degrees 58 minutes 10 seconds West a distance of 695.60 feet to an iron located on the easterly boundary of Airport Road; thence go North 01 degrees 10 minutes 19 seconds West along the easterly boundary of Airport Road a distance of 857.68 feet back to the Point of Beginning.

This parcel contains 26.280 acres, more or less.

All as more fully shown on the (preliminary) survey of Foresight Surveying & Mapping LLC, File: 2024.0222, dated October 30, 2024.

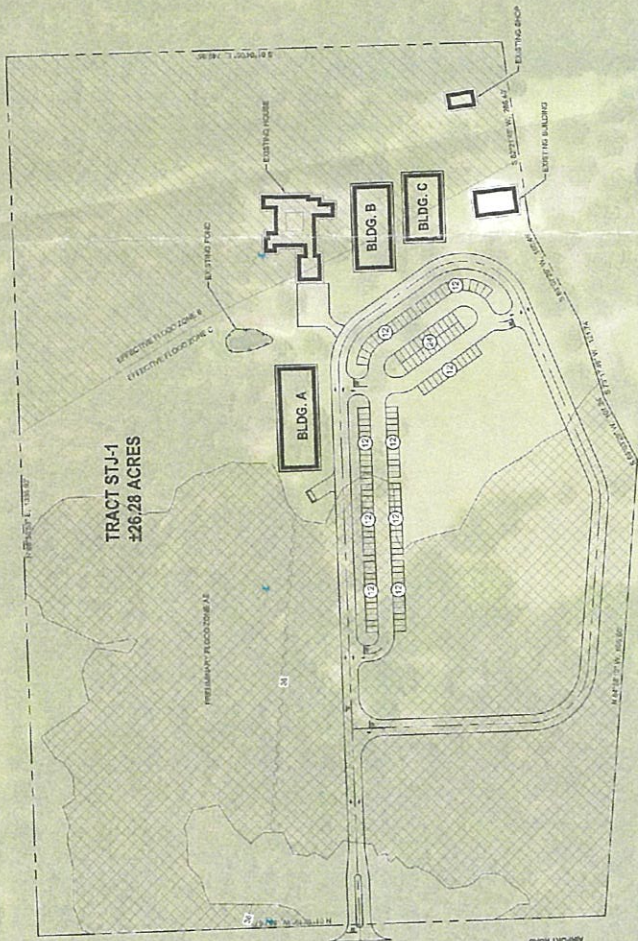
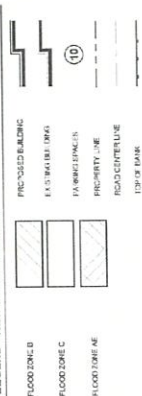
AREA ANALYSIS	
TRACT STJ-1	±26.28 ACRES
SITE ANALYSIS	
PROPOSED BUILDING A	±10,368 S.F.
PROPOSED BUILDING B	±8,619 S.F.
PROPOSED BUILDING C	±6,912 S.F.
PARKING REQUIRED*	72 SPACES
PARKING PROVIDED	132 SPACES
RATIO	6:10 / 1000 S.F.

*STAMINITY PARKING REQUIREMENTS:
 - SPACE PER EACH EMPLOYEE PLUS 1 SPACE FOR EVERY 10 STUDENTS
 ASSUMPT ONS: 375 STUDENTS, 24 CLASSROOMS, 1 TEACHER PER
 CLASSROOM, 10 ADMINISTRATION FACULTY
 (1) X 36' + (275 / 10) = 71.5 = 72 SPACES

CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:

10. **DESIGNED POINTS:** PARTICIPANTS' THOUGHTS, FEELINGS, AND BELIEFS ABOUT THE EFFECTS OF THE PLAN WERE NOT ONLY RECORDED BUT ALSO DISCUSSED AND DEBATED. THE DISCUSSIONS WERE HELD IN SMALL GROUPS OF 4-6 MEMBERS, AND THE RESULTS WERE REPORTED TO THE ENTIRE CLASS.
11. **INTERVIEW:** TO OBTAIN ADDITIONAL INFORMATION, INTERVIEWS WERE CONDUCTED WITH SEVERAL STUDENTS. THE INTERVIEWS WERE HELD IN SMALL GROUPS OF 4-6 MEMBERS, AND THE RESULTS WERE REPORTED TO THE ENTIRE CLASS.
12. **DEBATE:** A DEBATE WAS HELD IN WHICH STUDENTS WERE DIVIDED INTO TWO GROUPS. ONE GROUP WAS IN FAVOR OF THE PLAN, AND THE OTHER GROUP WAS AGAINST IT. THE DEBATE WAS HELD IN A SMALL GROUP OF 4-6 MEMBERS, AND THE RESULTS WERE REPORTED TO THE ENTIRE CLASS.
13. **CONCLUSION:** THE RESULTS FROM THE SURVEY, PREPARED BY EACH STUDENT SURVIVING A NATURAL DISASTER, INDICATED THAT THE PLAN WAS NOT ONLY EFFECTIVE BUT ALSO HELPFUL IN PREPARING STUDENTS FOR A NATURAL DISASTER. THE STUDENTS WERE ABLE TO IDENTIFY THE EFFECTS OF THE PLAN AND TO REPORT THEM TO THE ENTIRE CLASS.
14. **ACKNOWLEDGMENT:** THE AUTHOR WOULD LIKE TO THANK THE STUDENTS WHO PARTICIPATED IN THE STUDY AND THE TEACHERS WHO ASSISTED IN THE STUDY.
15. **REFERENCES:** THE FOLLOWING REFERENCES WERE USED IN THE PREPARATION OF THIS PAPER:
1. *Journal of Earth System Science*, Vol. 110, No. 1, 1999, pp. 1-10.
2. *Journal of Earth System Science*, Vol. 110, No. 2, 1999, pp. 1-10.
3. *Journal of Earth System Science*, Vol. 110, No. 3, 1999, pp. 1-10.
4. *Journal of Earth System Science*, Vol. 110, No. 4, 1999, pp. 1-10.
5. *Journal of Earth System Science*, Vol. 110, No. 5, 1999, pp. 1-10.
6. *Journal of Earth System Science*, Vol. 110, No. 6, 1999, pp. 1-10.
7. *Journal of Earth System Science*, Vol. 110, No. 7, 1999, pp. 1-10.
8. *Journal of Earth System Science*, Vol. 110, No. 8, 1999, pp. 1-10.
9. *Journal of Earth System Science*, Vol. 110, No. 9, 1999, pp. 1-10.
10. *Journal of Earth System Science*, Vol. 110, No. 10, 1999, pp. 1-10.
11. *Journal of Earth System Science*, Vol. 110, No. 11, 1999, pp. 1-10.
12. *Journal of Earth System Science*, Vol. 110, No. 12, 1999, pp. 1-10.
13. *Journal of Earth System Science*, Vol. 110, No. 13, 1999, pp. 1-10.
14. *Journal of Earth System Science*, Vol. 110, No. 14, 1999, pp. 1-10.
15. *Journal of Earth System Science*, Vol. 110, No. 15, 1999, pp. 1-10.

LEGEND - NEW IMPROVEMENTS



HARD HAT DRIVE

**** NOTE ****
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY
DEPENDENT ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC.
THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA
REQUIRED DUE TO SLOPES, PARKING, ETC.

CONCEPTUAL PLAN



2024-4094-ZC

SITE DATA:
1. No. LOTS: 2
2. TOTAL ACREAGE: 34.764

GENERAL NOTES:
1. THIS SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND WAS BASED SOLELY ON INFORMATION PROVIDED BY THE CLIENT. NO ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF PROPERTY.
2. A WELL AND INVESTIGATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY.
3. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY PERMISSION OF THIS FIRM.
4. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND OR RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE FURNISHED BY THE CLIENT.
5. NOT ALL IMPROVEMENTS LOCATED.
6. SETBACKS: SEE LOCAL GOVERNMENT FOR CURRENT SETBACKS.

○ DENOTES "Pd 1/2" I.R." (UNLESS OTHERWISE NOTED)
○ DENOTES "Pd 1/2" I.P." (UNLESS OTHERWISE NOTED)
○ DENOTES "Set 1/2" I.P." (UNLESS OTHERWISE NOTED)

FLOOD CERTIFICATION:
ACCORDING TO FEMA F.I.R.M. PANEL ID 225260150C EFFECTIVE DATE 10-12-1989; THIS PROPERTY LIES IN FLOOD ZONES "C" & "B"

REFERENCES:
1. MAP SHOWING A PORTION OF GROUND
LOCATED IN SECTION 21, T6S-R11E, PARISH OF ST. TAMMANY, LA
BY HERBERT C. SANDERS, P.L.S., DATED 1-23-1986

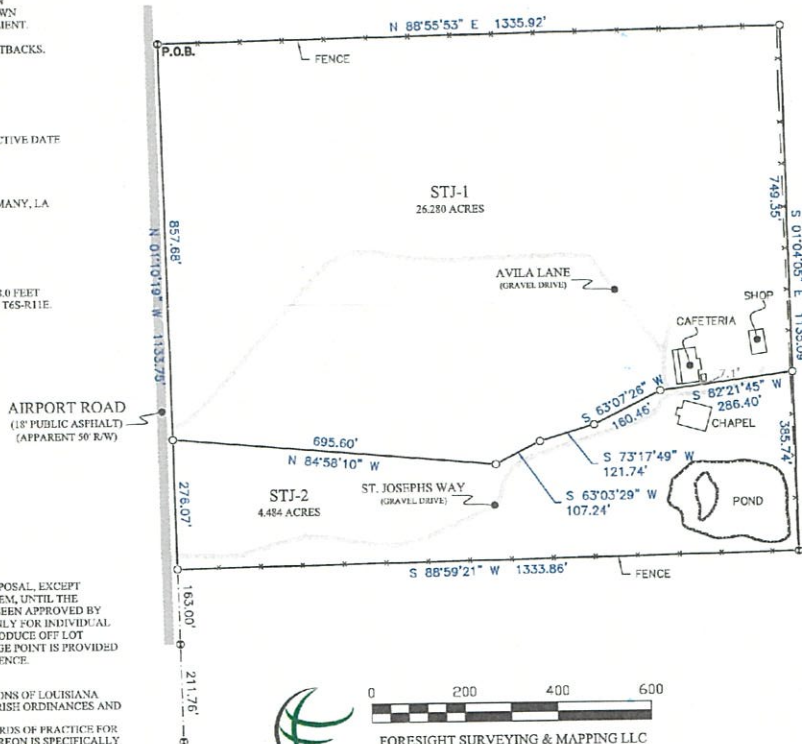
BASE BEARING:
GPS-CAGNET RTN (LA SOUTH ZONE - NAD83)

POINT OF BEGINNING:
THE POINT OF BEGINNING IS SOUTH 1363.30 FEET & EAST 8.0 FEET
FROM THE CORNER COMMON TO SECTIONS 16, 17, 20 & 21, T6S-R11E.
(REF. #1)

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH. LOTS ARE APPROVED ONLY FOR INDIVIDUAL SEWAGE SYSTEM TECHNOLOGY WHICH WILL NOT PRODUCE OFF LOT DISCHARGES UNLESS A SUITABLE SEWAGE DISCHARGE POINT IS PROVIDED PRIOR TO COMMENCING CONSTRUCTION OF ANY RESIDENCE.

CERTIFICATION:
THIS MAP IS MADE IN ACCORDANCE WITH THE PROVISIONS OF LOUISIANA REVISED STATUTES 33:5951 AND CONFORMS TO ALL PARISH ORDINANCES AND LAWS AT THE TIME OF THIS SURVEY.
THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR A CLASS "C" BOUNDARY SURVEY. THE CERTIFICATE HEREON IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THIS REQUIRED SUBDIVISION OF PROPERTY ONLY. IT DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER.

MAP SHOWING MINOR SUBDIVISION OF A 34.7-AC TRACT INTO TRACTS STJ-1 (26.280 AC) & STJ-2 (8.484 AC)
LOCATED IN SECTION 21 OF T6S-R11E - EAST OF ST. HELENA MERIDIAN
GREENSBURG LAND DISTRICT - PARISH OF ST. TAMMANY - STATE OF LOUISIANA
SURVEY MADE AT THE REQUEST OF THE SOCIETY OF ST. TERESA OF JESUS



FILE No. _____ DATE FILED _____
APPROVED:
CHAIRMAN OF THE PLANNING COMMISSION _____ DATE _____
SECRETARY OF THE PLANNING COMMISSION _____ DATE _____
DIRECTOR OF ENGINEERING _____ DATE _____
CLERK OF COURT _____ DATE _____

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
KYLE A. SHARP
Name
PRELIMINARY
5294
PLS Lic. No.
PRELIMINARY
KYLE A. SHARP
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5294
DATE: OCTOBER 30, 2024
FILE: 2024.0222



0 200 400 600
FORESIGHT SURVEYING & MAPPING LLC
1914 FLORIDA BLVD. ALBANY, LA 70711
(225) 567-6202



L-1

L-1

L-1

PAINTERS ROW

I-2

FABRICATION ROW

L M SPELL

L-1

HARD HAT DR

I-2

STAINLESS RD

AVILA

ST JOSEPHS

L-1

I-2

PF-2

L-1

BURNS

PHEASANT LN

R-1

L-1

L-1

Administrative Comment

March 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4094-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 east side of Airport Road, across Hard Hat Drive, Covington; S21, T6S, R11E; Ward 3, District 2

Council District: 2

Petitioner: Jones-Fussell, L.L.P. - Jeffrey D. Schoen

Posted: January 17, 2025

Owner: Sisters of the Society of St. Theresa of Jesus

Commission Hearing: February 4, 2025

Size: 26.28 acres

Determination: Approved

Current Zoning

L-1 Large Lot Residential District

Requested Zoning

ED-1 Primary Education District

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone B

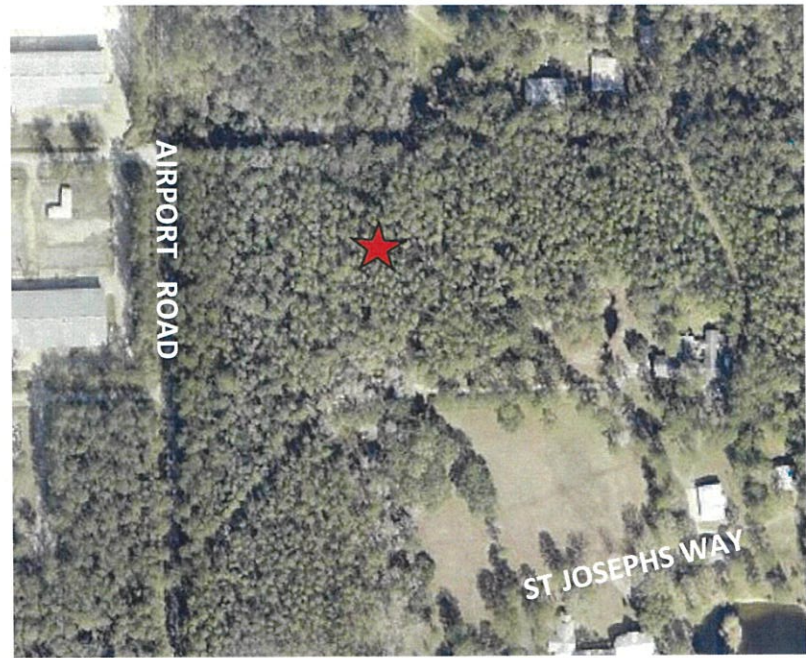
Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE = 36'



FINDINGS

1. The applicant is requesting to rezone the 26.28-acre parcel from L-1 Large Lot Residential District to ED-1 Primary Education District. The parcel is located on the east side of Airport Road across from Hard Hat Drive, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	ID Institutional District
10-2234	ID Institutional District	L-1 Large Lot Residential District

Site and Structure Provisions

3. The site is currently developed with an existing convent/retreat center.

Administrative Comment

March 6, 2025

Department of Planning & Development



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Director

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

5. Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District
South	Residential	L-1 Large Lot Residential District
East	Residential	L-1 Large Lot Residential District
West (across Airport Road)	Industrial	I-2 Industrial District

6. The subject site abuts residential properties to the north, south, and east zoned L-1 Large Lot Residential District. To the west across Airport Road is the Covington Industrial Park Subdivision which is zoned I-2 Industrial District.
7. The existing L-1 Large Lot Residential District is intended to provide a single-family residential environment at a low-density level. The L-1 Large Lot is located primarily in less populated areas where the character of the area should be preserved through low densities. The minimum parcel size in the L-1 Large Lot Residential District is 1 acre with a minimum lot width of 150’.
8. The purpose of the requested ED-1 Primary Education District is to provide for the location of public or private schools that are generally served by buses or serve smaller student populations.
- Permitted uses include art studio, day care or adult care center, educational facility, adult secondary, learning center, elementary or middle school, electrical energy substation*, small wireless facility*, stormwater retention or detention facility.
9. Per the petitioner’s application, the reason for the request is to develop the site to construct an approximately 35,000sqft private school for grades Pre-K through 12.
10. If approved, the site will need to comply with all parish requirements including parking, drainage, and landscaping standards.

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.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 4.3: Neighborhoods throughout the Parish will share high access to quality public facilities and services, including schools, public safety facilities, recreation facilities, and libraries.

Administrative Comment

March 6, 2025

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PLANNING & DEVELOPMENT
Ross Liner
Director

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.

