

**EXHIBIT A**

**2024-3717-ZC**

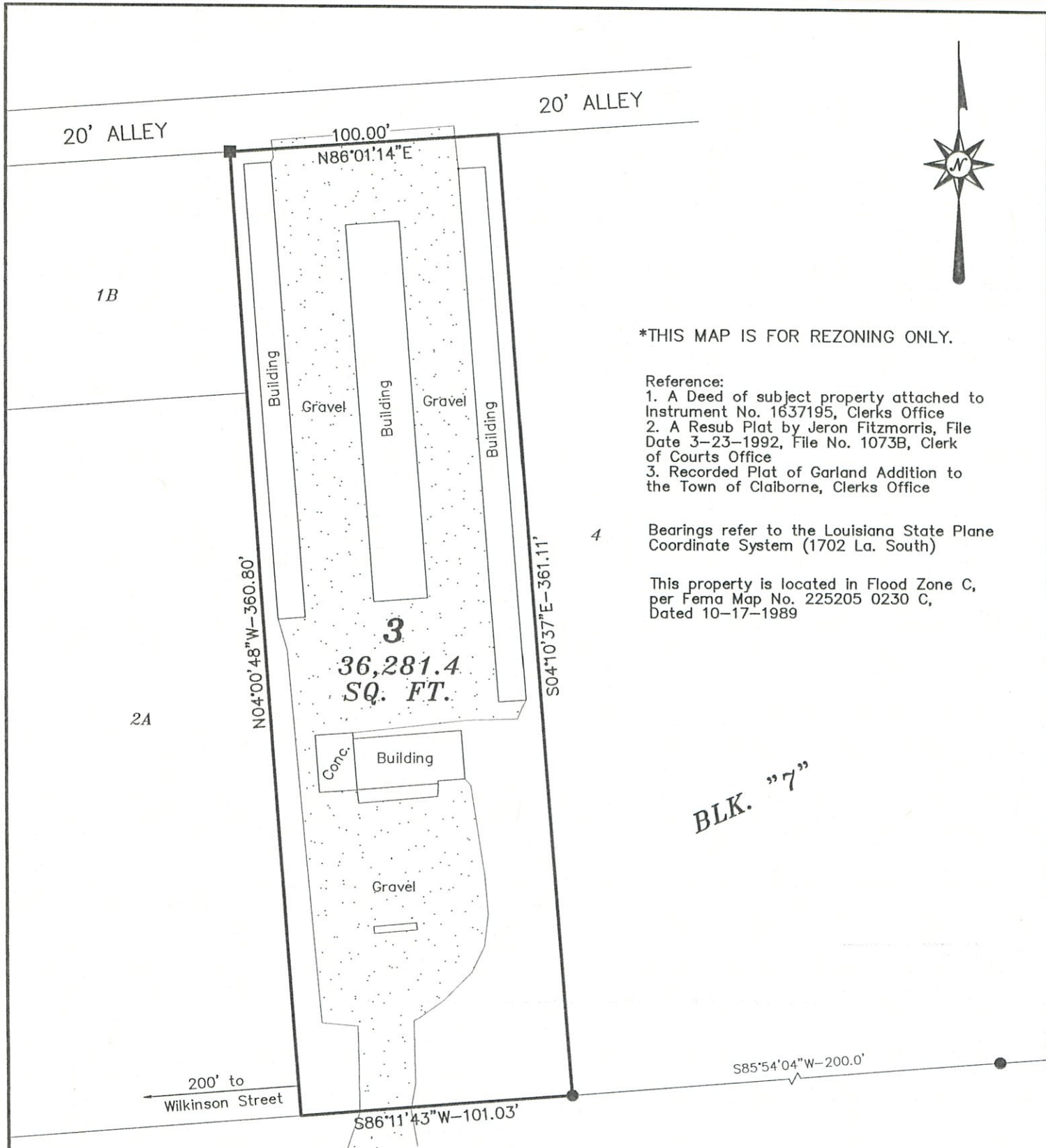
All That Certain Lot or Parcel of Ground, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Garland Addition, Covington, St Tammany Parish, Louisiana to wit:

Lot 3, Block 7 of said subdivision and more fully described as follows:

Said Lot 3 measures 100.00 feet front on the Covington-Abita Springs Highway, same width in the rear, by a depth of 361.1 feet on the sideline and adjoining Lot 4 and a depth on the opposite sideline of 360.8 feet.

All in accordance with a survey by Gerald Fussell, Louisiana Registered Land Surveyor, dated August 23, 1978, Survey No. 78-4877.

Being the same property acquired by Transferors from Lee Cox by Act dated May 20, 1998 recorded in the official records of St. Tammany Parish as Instrument Number 1097983.



\*THIS MAP IS FOR REZONING ONLY.

Reference:

1. A Deed of subject property attached to Instrument No. 1637195, Clerks Office
2. A Resub Plat by Jeron Fitzmorris, File Date 3-23-1992, File No. 1073B, Clerk of Courts Office
3. Recorded Plat of Garland Addition to the Town of Claiborne, Clerks Office

4. Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South)

This property is located in Flood Zone C, per Fema Map No. 225205 0230 C, Dated 10-17-1989

BLK. "7"

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 1/2" Iron Pipe

(Must verify prior to Construction)  
 Building Setbacks  
 Front:  
 Side:  
 Rear:  
 Side Street:

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

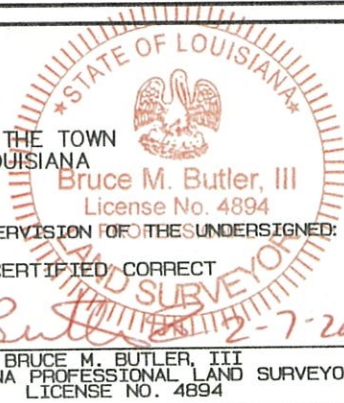
MAP PREPARED FOR **HIGHWAY 36 PROPERTIES, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 3, BLOCK 7, GARLAND ADDITION TO THE TOWN OF CLAIBORNE, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**

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 landsurveyingllc@gmail.com



BRUCE M. BUTLER, III  
 LOUISIANA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4894

SCALE: 1" = 50'

DATE: 1-10-2024

NUMBER: 21528

A-1A

WILKINSON ST

CHANDLER DR

A-2

WARREN RD

GARLAND ST

A-2



NC-4

BULLARD ST

HC-2

36

HC-1

I-1

E 3RD ST

A-4A

A-5

FORMOSA DR

E 4TH ST

C-2

E 1ST ST

E 2ND ST

A-4

BOGUE FALAYA AV

A-3

WARRIOR RD

Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3717-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 north side of Louisiana Highway 36, east of Wilkinson Street, west of Bullard Street, Covington; S42, T6S, R11E; Ward 3, District 2

**Petitioner:** Lange Gambel

**Posted:** March 11, 2024

**Owner:** Highway 36 Properties, LLC - Lange Gambel

**Commission Hearing:** April 2, 2024

**Size:** .832 acres

**Determination:** Approved



**Current Zoning**

NC-4 Neighborhood Institutional District

**Requested Zoning**

HC-2 Highway Commercial District

**Future Land Use**

Commercial

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone AE

**Critical Drainage:**

Yes

**Elevation Requirements:**

Proposed BFE 27' + 1' Freeboard = 28' FFE

**FINDINGS**

1. The applicant is requesting to rezone .832 acres from NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. The property is located on the north side of Louisiana Highway 36, east of Wilkinson Street, west of Bullard Street, Covington.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
96-044	Unknown	C-2 Commercial
10-2234	C-2 Commercial	NC-4 Neighborhood Institutional District

*Site and Structure Provisions*

2. Per the petitioner's application the subject property is currently developed with an existing mini-storage facility.

Administrative Comment

May 2, 2024

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Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential (Garland's Covington & Claiborne Addition)	A-2 Suburban District
South (Across Highway 36)	Industrial	I-1 Industrial District
East	Residential	NC-4 Neighborhood Institutional District
West	Commercial	NC-4 Neighborhood Institutional District

4. The subject property abuts properties zoned NC-4 Neighborhood Institutional District to the east and west, the latter being a similar rezoning case that was heard and recommended to be approved by the Zoning Commission at the March 5, 2024 meeting (2024-3696-ZC) to change the zoning from NC-4 Neighborhood Institutional District to HC-2 Highway Commercial District. The property to the south of Highway 36 is zoned I-1 Industrial District and was developed as the former DOTD Facility. The property to the north is zoned A-2 Suburban District and is developed with single family residential dwellings which are part of the Garland's Covington & Claiborne Addition subdivision.

5. 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 because of scheduled gatherings, classes or meetings. Permitted uses include the following:

All uses permitted in the NC-3 district and; 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 daycare centers; Nursery schools. The maximum building size within the NC-4 Neighborhood Institutional District is 12,500sqft.

6. The purpose of the proposed 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 under the HC-2 Highway Commercial District are as follows:

All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

7. The minimum lot size required per the HC-2 Highway Commercial District is 20,000 sf. which the subject property currently meets. Per the petitioner's application, the objective of the request is to bring the existing mini-storage facility currently located on the property into compliance with the correct zoning classification.

Administrative Comment

May 2, 2024

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Additional Development Information

8. The subject property is also within the vicinity of a Parish lateral which would be subject to the following requirements per the Department of Engineering:
- No structures within 20' of top-of-bank (each side)

Consistency with New Directions 2040

**Commercial:** areas 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 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses

