

EXHIBIT "A"

2023-3352-ZC

A CERTAIN PARCEL OF LAND being TRACT A3 situated in Section 11, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, being more fully described as follows:

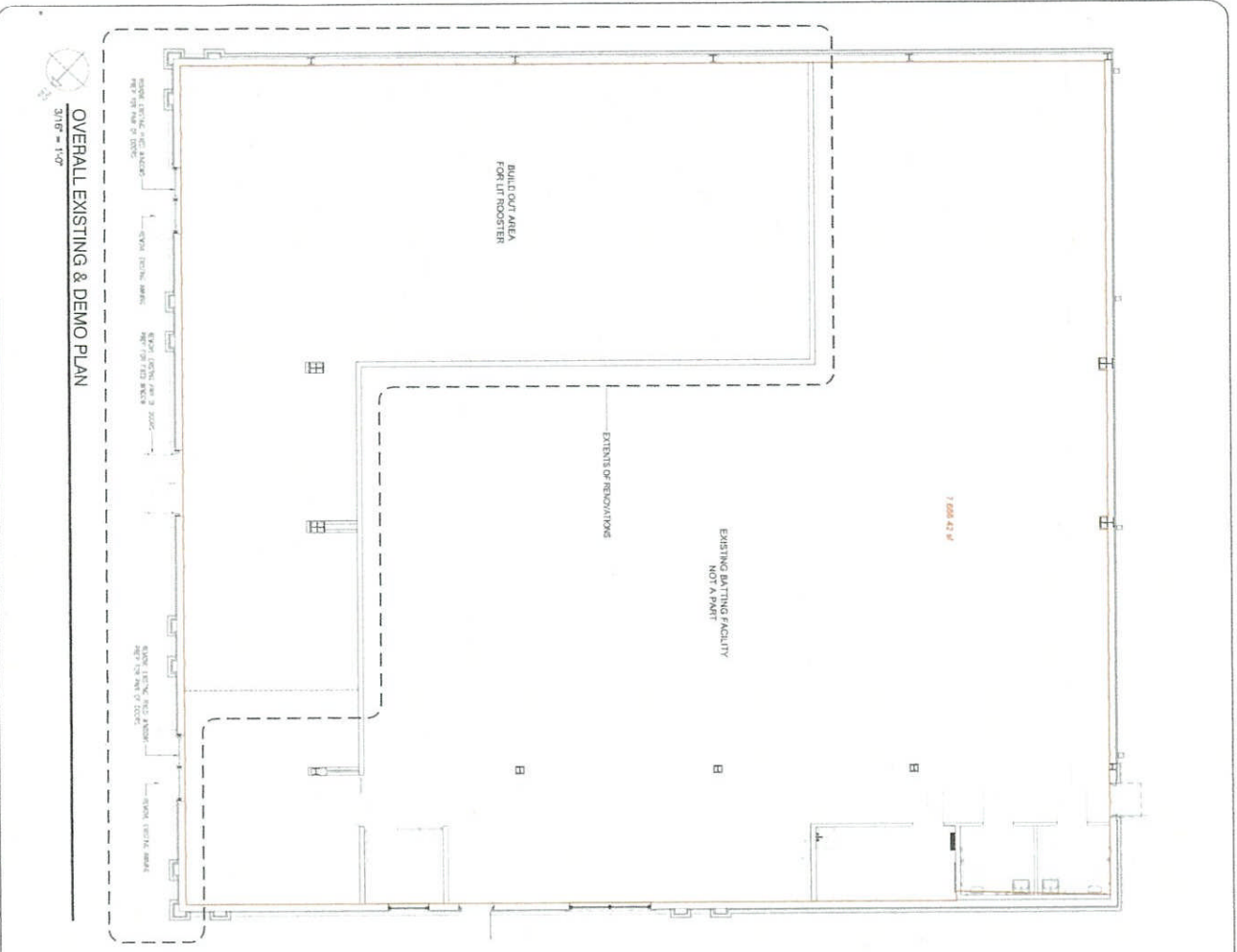
Commencing from the quarter corner common to Sections 10 and 11, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, run South 89 degrees, 52 minutes, 45 seconds East a distance of 388.48 feet to a point on the westerly right-of-way of La. Hwy. 1077; thence run along said right-of-way South 24 degrees, 12 minutes 15 seconds East a distance of 303.83 feet to the Point of Beginning.

From the Point of Beginning, leave said right-of-way and run South 65 degrees, 47 minutes, 45 seconds West for a distance of 208.85 feet to a point; thence run South 24 degrees, 12 minutes, 15 seconds East for a distance of 107.83 feet to a point; thence run North 65 degrees, 47 minutes, 45 seconds East for a distance of 208.85 feet to a point on the westerly right-of-way of La. Hwy. 1077; thence run along said right-of-way, North 24 degrees, 12 minutes, 15 seconds West, a distance of 107.83 feet back to the Point of Beginning.

Said parcel contains 0.52 acres, more or less.

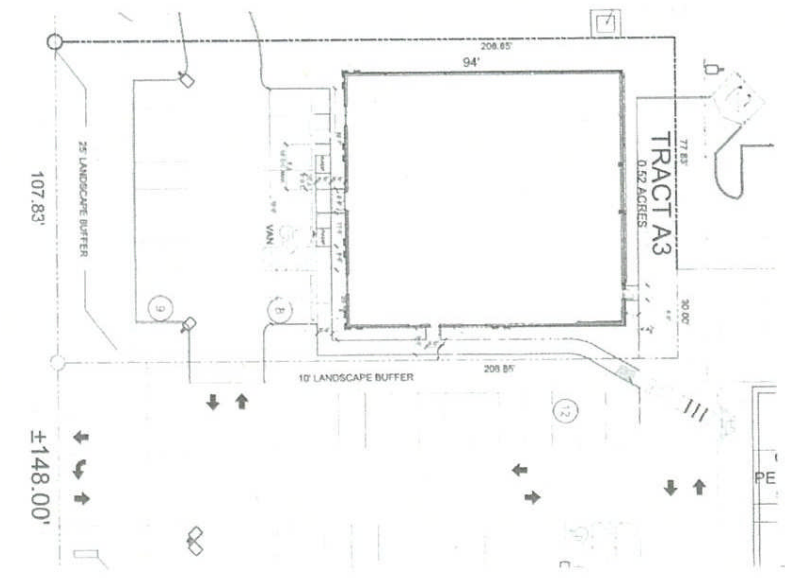
Being the same property shown on that survey by John G. Cummings & Associates, dated November 16, 2017, Job No. 17005-MHH, a copy of which is attached to that certain Act of Conveyance dated November 27, 2017 and recorded on December 1, 2017 at Instrument # 2089350 in the conveyance records of St. Tammany Parish, Louisiana.

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- ARCHITECTURAL NOTES**
1. All work shall be in accordance with the latest editions of the International Building Code (IBC) 2021 Edition.
 2. All work shall be in accordance with the latest editions of the International Energy Conservation Code (IECC) 2021 Edition.
 3. All work shall be in accordance with the latest editions of the International Mechanical Code (IMC) 2021 Edition.
 4. All work shall be in accordance with the latest editions of the International Plumbing Code (IPC) 2021 Edition.
 5. All work shall be in accordance with the latest editions of the International Fire Code (IFC) 2021 Edition.
 6. All work shall be in accordance with the latest editions of the International Electrical Code (IEC) 2021 Edition.
 7. All work shall be in accordance with the latest editions of the International Fire and Safety Code (IFSC) 2021 Edition.
 8. All work shall be in accordance with the latest editions of the International Fire and Alarm Code (IFAC) 2021 Edition.
 9. All work shall be in accordance with the latest editions of the International Fire and Sign Code (IFSC) 2021 Edition.
 10. All work shall be in accordance with the latest editions of the International Fire and Smoke Control Code (IFSCC) 2021 Edition.
 11. All work shall be in accordance with the latest editions of the International Fire and Access Code (IFAC) 2021 Edition.
 12. All work shall be in accordance with the latest editions of the International Fire and Alarm Code (IFAC) 2021 Edition.
 13. All work shall be in accordance with the latest editions of the International Fire and Sign Code (IFSC) 2021 Edition.
 14. All work shall be in accordance with the latest editions of the International Fire and Smoke Control Code (IFSCC) 2021 Edition.
 15. All work shall be in accordance with the latest editions of the International Fire and Access Code (IFAC) 2021 Edition.
 16. All work shall be in accordance with the latest editions of the International Fire and Alarm Code (IFAC) 2021 Edition.
 17. All work shall be in accordance with the latest editions of the International Fire and Sign Code (IFSC) 2021 Edition.
 18. All work shall be in accordance with the latest editions of the International Fire and Smoke Control Code (IFSCC) 2021 Edition.
 19. All work shall be in accordance with the latest editions of the International Fire and Access Code (IFAC) 2021 Edition.
 20. All work shall be in accordance with the latest editions of the International Fire and Alarm Code (IFAC) 2021 Edition.
 21. All work shall be in accordance with the latest editions of the International Fire and Sign Code (IFSC) 2021 Edition.
 22. All work shall be in accordance with the latest editions of the International Fire and Smoke Control Code (IFSCC) 2021 Edition.
 23. All work shall be in accordance with the latest editions of the International Fire and Access Code (IFAC) 2021 Edition.
 24. All work shall be in accordance with the latest editions of the International Fire and Alarm Code (IFAC) 2021 Edition.
 25. All work shall be in accordance with the latest editions of the International Fire and Sign Code (IFSC) 2021 Edition.
 26. All work shall be in accordance with the latest editions of the International Fire and Smoke Control Code (IFSCC) 2021 Edition.
 27. All work shall be in accordance with the latest editions of the International Fire and Access Code (IFAC) 2021 Edition.
 28. All work shall be in accordance with the latest editions of the International Fire and Alarm Code (IFAC) 2021 Edition.
 29. All work shall be in accordance with the latest editions of the International Fire and Sign Code (IFSC) 2021 Edition.
 30. All work shall be in accordance with the latest editions of the International Fire and Smoke Control Code (IFSCC) 2021 Edition.

EXISTING SITE PLAN
 NO SCALE



APPROVED FOR
 STATE OF LOUISIANA
 BY NOTARY PUBLIC JENNIFER
 MILLER

PARKING TABULATION

TYPE	NO. OF SPACES	TOTAL
STREET	1	1
LOT	1	1
TOTAL	2	2

CODE DATA:

2015 NFPA (II)
 2021 INTERNATIONAL BUILDING CODE
 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 INTERNATIONAL FIRE CODE
 2021 INTERNATIONAL ELECTRICAL CODE
 2021 INTERNATIONAL FIRE AND SAFETY CODE
 2021 INTERNATIONAL FIRE AND ALARM CODE
 2021 INTERNATIONAL FIRE AND SIGN CODE
 2021 INTERNATIONAL FIRE AND SMOKE CONTROL CODE
 2021 INTERNATIONAL FIRE AND ACCESS CODE

A01

PLANNED
 DRAWN BY
 DATE

ARCHITECTS CONSULTANTS
 170 River Street, Suite 2000, Metairie, LA 70002
 (504) 885-1111
 www.lacac.com

PROPOSED BUILD OUT FOR THE LIT ROOSTER WINE & SPIRITS
 70327 LA 1077 - SUITE B
 COVINGTON, LA 70433



Rev.	Description	Date

2023-3352-ZC

Seymour Myers Industrial Park

BELINGTON

1077

HC-2

PBC-2

11

A-4

A-3

MHO

Administrative Comment

August 3, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3352-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 west side of LA Highway 1077, south of Belington Avenue, Covington S11, T7S, R10E; Ward 1, District 1 **Council District:** 1

Owner: SILVERBACK HOLDINGS LLC **Posted:** June 16, 2023

Applicant: Jeff Schoen **Commission Hearing:** June 6, 2023

Size: .52 acres **Determination:** Approved



Current Zoning

HC-2 Highway Commercial District

Requested Zoning

HC-3 Highway Commercial District

Future Land Use

Mixed Use

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

FINDINGS

The applicant is requesting to rezone the .52-acre parcel from HC-2 Highway Commercial to HC-3 Highway Commercial District. The property is located on the west side of LA Highway 1077, south of Belington Avenue, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
05-044	Unknown	C-1 Commercial
09-2116	C-1 Commercial	HC-2 Highway Commercial District

Site and Structure Provisions

2. The subject property is currently developed with a baseball training facility that is now vacant.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	HC-2 Highway Commercial District
South	Residential	A-3 Suburban District
East	Undeveloped	PBC-2 Planned Business Campus
West	Residential	A-3 Suburban District

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4. The subject property abuts the residential Madison Farm Subdivision to the west, residential property zoned A-3 Suburban District to the south, and an undeveloped commercial site zoned PBC-2 Planned Business Campus across LA Highway 1077.

5. The site is located within a retail center that encompasses a variety of commercial uses. The entirety of the property is zoned HC-2 Highway Commercial District, which allows 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. The purpose of the HC-3 Highway Commercial District is to provide for the location of larger-scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.

6. Table 3: Dimensional Standards

Zoning & Purpose	Maximum Building Size	Allowable Uses
<p>HC-2 Highway Commercial District</p> <p>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.</p>	<p>Max. building size of 40,000 sqft. <u>(Existing Structure on-site)</u></p>	<p>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 containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.</p>
<p>HC-3 Highway Commercial District</p> <p>To provide for the location of larger-scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.</p>	<p>Max. building size of 250,000 sqft.</p>	<p>Any uses permitted in the NC districts, the HC-1 District, and the HC-2 District and: Automotive service, stations, centers, and sales; Indoor recreation establishments, such as bowling alleys, skating rinks and movie theaters; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (minimum standards apply); Commercial recreation, excluding riverboat gaming and associated facilities, outdoor (no lights); Lodging, greater than 100 rooms (including apartments, hotels, motels); Nightclubs, bars and lounges; Entertainment which typically consists of live or programmed 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 building, pool and playground equipment; Crematorium; Cemeteries</p>

7. The subject property is a former baseball practice facility that is no longer in commerce. Per the petitioner's application, the reason for the request to allow for an interior build-out to accommodate a cigar bar with on-site liquor consumption which is currently not allowable under the HC-2 Highway Commercial District. If approved, the applicant would be allowed to apply for a liquor license with St. Tammany Parish that includes beer, wine and liquor.

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August 3, 2023

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Consistency with New Directions 2040

Mixed Use areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

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

- i. Goal 5.1: Goal 1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

