

## EXHIBIT A

### 2023-3585-ZC

Two (2) certain squares of ground in Section 10, Township 7 South, Range 11 East, in that Section known as Alexiusville, one and one-half miles South of Covington on the Mandeville-Turnpike, which said Squares are designated by the Nos. 66 and 73, and according to survey of K.H. Barrow, L.E.S., dated June 4, 1910, and on file in the Office of the Clerk of Court, Parish of St. Tammany, Louisiana, measure as follows:

Square No. 66 is bounded by 6th Avenue, "G" Street, 7th Avenue, and "H" street and measures 240 feet front on 6th and 7th Avenues by a depth and front on "G" and "H" Streets of 240 feet.

Square No. 73 is bounded by 7th Avenue, "G" Street, 8th Avenue, and "H" Street and measures 240 feet front on 7th and 8th Avenues by a depth and front between equal and parallel lines on "G" and "H" Streets of 240 feet.

Acquired by Garic K. Barranger from Earl Clairain by act dated September 28, 1972, recorded COB 690, Folio 500.

Being a portion of the same property acquired by Zenith Interest Partnership from Miriam Garic Barranger, Dalton J. Barranger, and Garic Kenneth Barranger by virtue of that certain act dated April 14, 1978 and recorded April 18, 1978 as COB 870, Folio 506, Instrument No. 386779 in the official records of the Parish of St. Tammany, State of Louisiana.

Being a part of bulk property tax assessment no.107-014-0775.

AND

All that certain portion of ground situated in Section 48, Township 7 South, Range 11 East and more fully described as follows:

From the Southwest Corner of Square 66 Town of Alexiusville said point formed by the intersection of the Easterly Right-of-way of G Street and the Northerly Right-of way of 7th Avenue this being the Point of Beginning.

From the Point of Beginning run along the Northerly Right-of-way of 7th Avenue North 89 degrees 09 minutes 51 seconds East, 240.0 feet to a point on the Westerly Right-of way of H Street;

Thence run along said Westerly Right-of-way South 01 degrees 02 minutes 47 seconds East, 39.26 feet to a point on the Southerly Right-of-way of 7th Avenue;

Thence run along said Southerly Right-of-way South 89 degrees 03 minutes 30 seconds West, 240.58 feet to a point on the Easterly Right-of-way of G Street;

Thence run along said Easterly Right-of-way South 00 degrees 44 minutes 48 seconds East, 239.95 feet to a point on the Northerly Right-of-way of 8th Avenue;

Thence run along said Northerly Right-of-way South 89 degrees 14 minutes 58 seconds West, 40.00 feet to a point on the Westerly Right-of-way G Street;

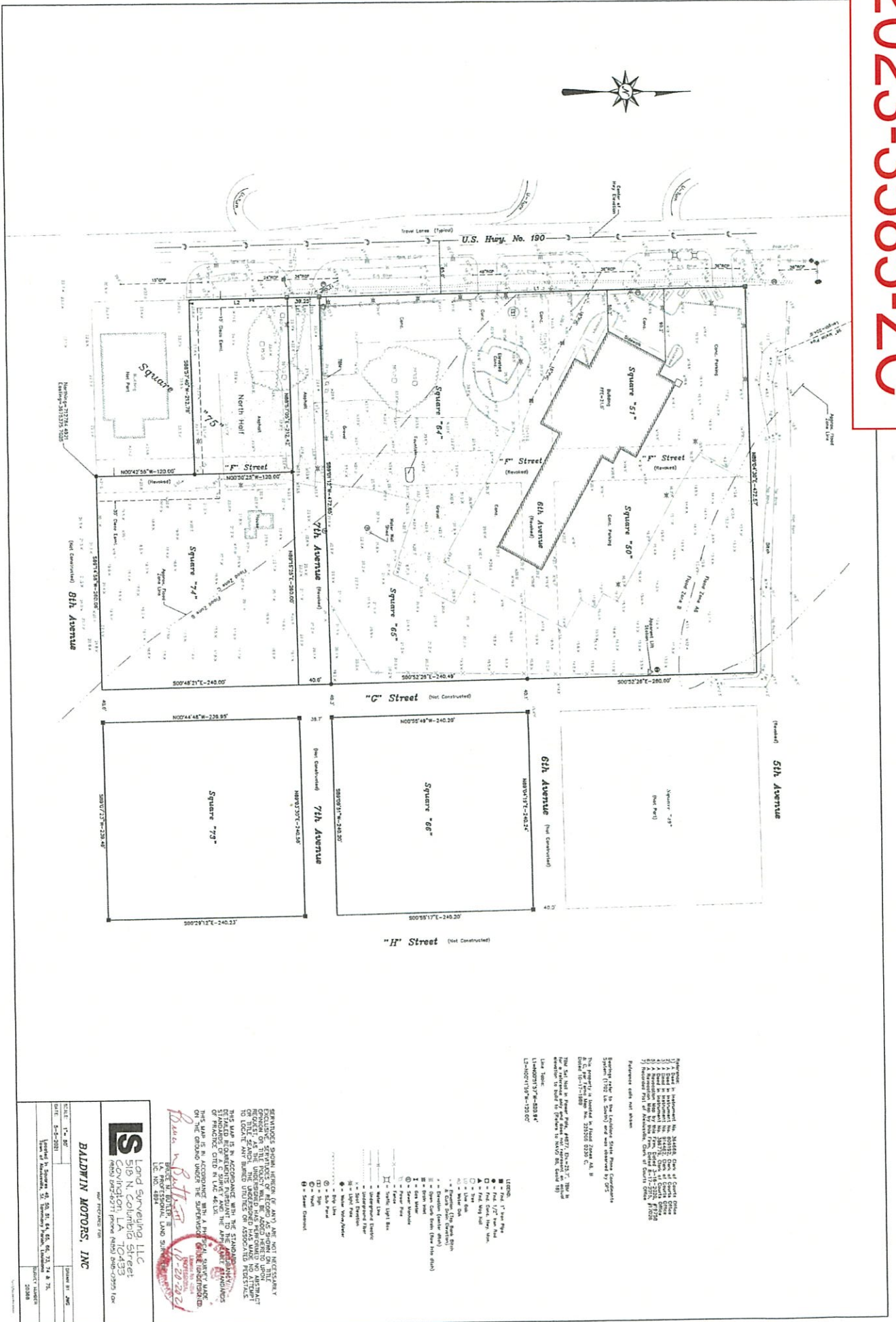
Thence run along said Westerly Right-of-way North 00 degrees 48 minutes 21 seconds West, 240.00 feet to a point;

Thence continue along said Right-of-way North 00 degrees 35 minutes 51 seconds West, 40.00 feet;

Thence continue along said Right-of-Way North 00 degrees 52 minutes 26 seconds West 240.49 feet to a point on the Southerly Right-of-way of 6th Avenue;

Thence run along said Southerly Right-of-way South 89 degrees 45 minutes 04 seconds East, 40.01 feet to a point on the Easterly Right-of-way of G Street;

Thence run along said Easterly Right-of-way South 00 degrees 55 minutes 49 seconds East, 240.20 feet back to the Point of Beginning.









Administrative Comment

January 11, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2023-3585-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

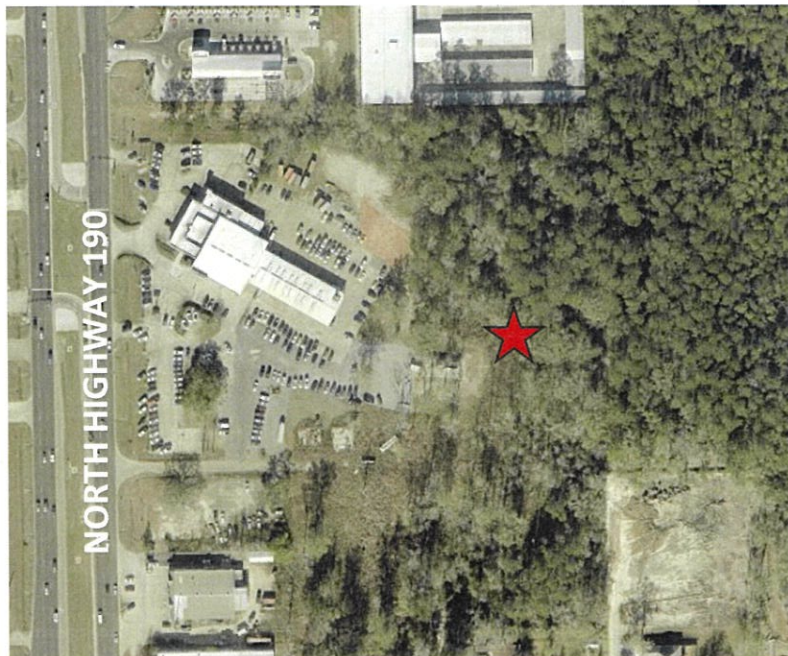
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located east of U.S. Highway 190, west of Falconer Drive, south of Harrison Avenue, and north of 8th Avenue, Covington; S10 and S48, T7S, R11E; Ward 3, District 2      **Council District:** 2

**Petitioner:** Richard Baldwin      **Posted:** November 21, 2023

**Owner:** Baldwin Investments – John T. Baldwin      **Commission Hearing:** December 5, 2023

**Size:** 3.34 acres      **Determination:** Approved



**Current Zoning**

- A-4A Single Family Residential District
- HC-1 Highway Commercial District

**Requested Zoning**

- HC-2 Highway Commercial District

**Future Land Use**

Commercial

**Flood Zone**

Effective Flood Zone B

Preliminary Flood Zone AE

**Critical Drainage:**

Yes

**BFE**

Proposed BFE 16' + 1' Freeboard = 17' FFE

**FINDINGS**

- The applicant is requesting to rezone a 3.34-acre parcel from A-4A Single Family Residential District and HC-1 Highway Commercial District to HC-2 Highway Commercial District. The subject property is adjacent to the applicant's existing Baldwin Motors facility and consists of Squares 66 and 73, as well as a revoked portion of 7<sup>th</sup> Avenue and G street.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
83-022B and 88-015	Unknown	C-2 Commercial District and A-2 Suburban District
09-2116	C-2 Commercial District and A-2 Suburban District	HC-1 Highway Commercial District and A-4A Single Family Residential District

*Site and Structure Provisions*

- The subject property is composed of Squares 66 and 73 within Town of Alexiusville subdivision and .697 acres of revoked right-of-way which was purchased from the Parish in 2022. These lots are currently undeveloped.
- The existing A-4A Single Family Residential District requires a minimum 7,260 sqft parcel size and minimum lot width of 60 ft.



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*Compatibility or Suitability with Adjacent Area*

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-4A Single Family Residential District
South	Residential	A-4A Single Family Residential District
East	Undeveloped	A-4A Single Family Residential District
West	Commercial	HC-3 Highway Commercial District

- The applicant's main facility, Baldwin Motors, is located on the west side of the subject property. That property was rezoned from HC-1 Highway Commercial District to HC-3 Highway Commercial District in 2022 which allows for Baldwin Motors to sell, display, and service automotive vehicles (Council Ord. 22-4470). The subject property is surrounded by A-4A Single Family Residential District zoning on all other sides (north, south, and east). The properties to the north and east are currently undeveloped and there are single-family dwellings to the south.
- Approximately 2.86 acres of the 3.34-acre subject property is zoned A-4A Single Family Residential District. The purpose of the A-4A Single Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density, central utility systems, convenience to commercial and employment centers, and efficient access to major transportation routes are locational characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses. All strictly commercial uses are prohibited in the A-4ASingle-Family Residential District.
- The remaining portion of the subject property is zoned HC-1 Highway Commercial District which does not allow for the applicant's desired automotive display and storage uses. The requested HC-2 Highway Commercial District allows for such uses, as shown in the table below:

Zoning	Max Building Size	Allowable Uses
<b>Existing</b> HC-1 Highway Commercial District	20,000 sq. ft.	Automotive parts stores; Business college or business schools operated as a business enterprise; Catering establishments; Department stores; Funeral homes and mausoleums; Instruction of fine arts; Physical culture and health establishments; Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes; Printing, lithography and publishing establishments; Wholesale merchandise broker/agent including associated offices and indoor storage facilities; Drug stores; Dry cleaning, laundries and self-service laundries; Food stores; Public parking lots and garages; Single-family dwelling units above the first floor in a building designed for business uses; Veterinary clinics (no outdoor kennels); Public or private auditoriums; Restaurants and restaurants with lounges; Car wash; Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area; Indoor research and testing laboratories; Specialty food processing.
<b>Proposed</b> HC-2 Highway Commercial District	40,000 sq. ft.	All uses permitted in the HC-1 District; Banks and financial institutions (greater than 3,000 square feet); Convenience stores (with gas), when the criteria of section 130-2213(51)a are met; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 square feet; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet); 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 repair and service facilities not to exceed 10,000 square feet; Automotive sales not to exceed two acres of display and storage; Outdoor retail sales and storage yards; Portable storage



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			containers use for storage; Outdoor display area of pre-assembled building, pool and playground equipment.
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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 requested zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish’s tax base and provide living wage jobs to residents of varying skill levels.

