

EXHIBIT "A"

2023-3296-ZC-ZC

Located as Parcel A in Section 38 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.

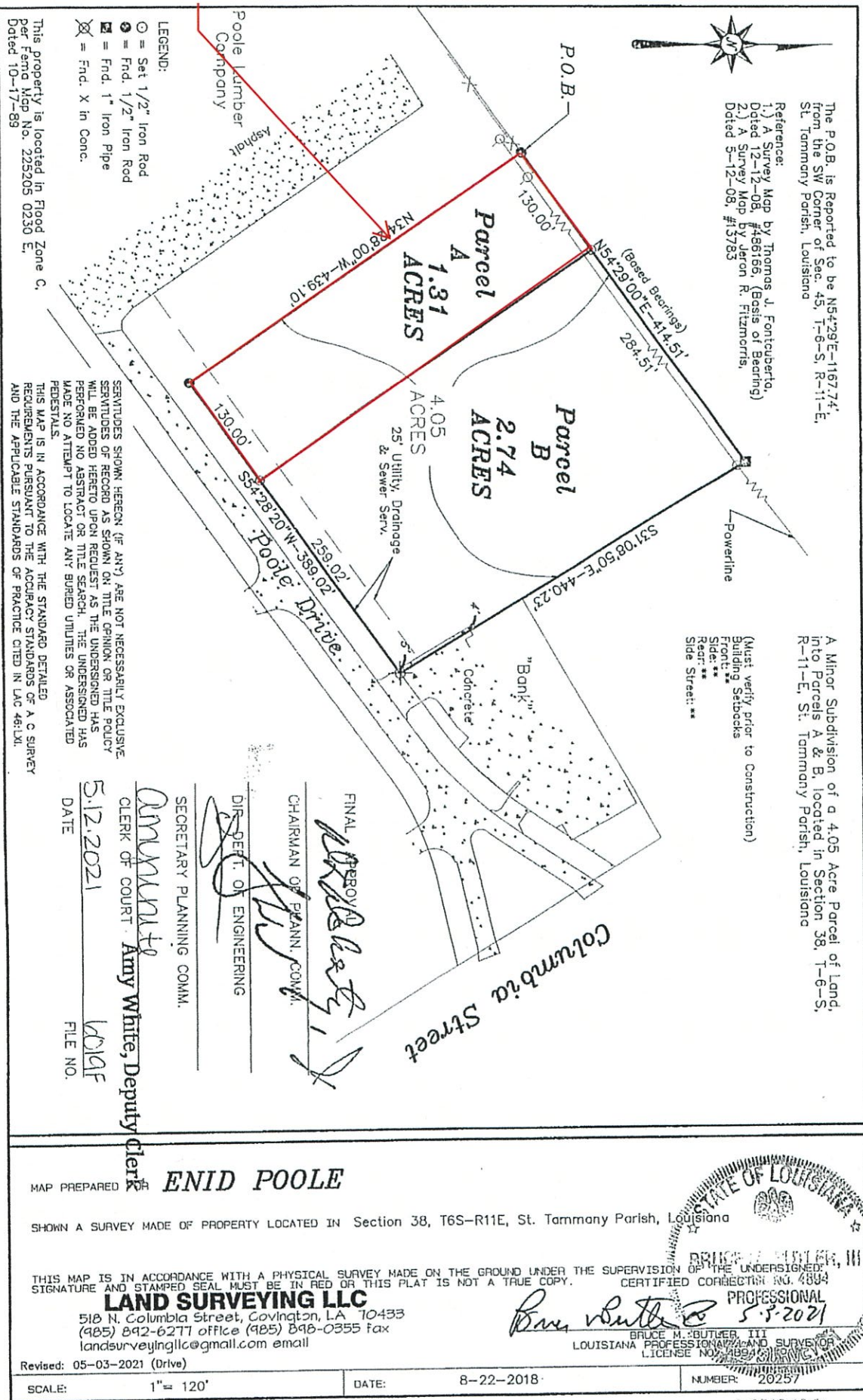
From the SW corner of Section 45 Township 6 South Range 11 East, St. Tammany Parish, Louisiana, run North 54 degrees 29 minutes East, 1167.74 feet to the Point of Beginning.

From the Point of Beginning continue North 54 degrees 29 minutes 00 seconds East, 130.00 feet to a point; thence South 34 degrees 28 minutes East, 439.07 feet to a point; thence South 54 degrees 28 minutes 20 seconds West, 130.00 feet to a point; thence North 34 degrees 28 minutes 00' seconds West, 439.10 feet back to the Point of Beginning.

This tract contains 1.31 Acres as per map prepared by Land Surveying, LLC, dated 8-22-2018 Survey No. 20257. A11 as more fully described on a survey by Land Surveying LLC, dated August 22, 2018, revised June 30, 2021, annexed hereto and made a part hereof.

2023-3296-ZC

Subject Property



This property is located in Flood Zone C, Per FEMA Map No. 229209 0230 E, Dated 10-17-89

SEMI-TITLES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICED SHOWN 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 FEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:141.

MAP PREPARED BY **ENID POOLE**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 38, T6S-R11E, 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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BRUCE M. BUTLER, III
 PROFESSIONAL
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894
 5.5.2021

Revised: 05-03-2021 (Drive)

SCALE: 1" = 120'

DATE: 8-22-2018

NUMBER: 20257

PRIVETTE

25

25

BRANCH CROSSING

I-2

190

CORPORATE

MAIN

HC-2

COLUMBIA

POOLE

HC-2

COLUMBIA

ERIN

PARKVIEW

POOLE

I-1

CHAMPAGNE

NC-4

MOSSY

CHAMPAGNE

FOLDERS

PF-1

MD-3

A-4

Administrative Comment

July 6, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3296-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 Poole Drive, west of North Columbia Street, being 1303 Poole Drive, Covington. S38, TT6S, R11E; Ward 3, District 3 **Council District:** 3

Owner: Nicolas and Kendall Reed Del Bianco **Posted:** May 25, 2023

Applicant: Nicolas and Kendall Reed Del Bianco **Commission Hearing:** June 6, 2023

Size: 1.31 acres **Determination:** Approved



Current Zoning
I-1 Industrial District
Requested Zoning
I-2 Industrial District
Future Land Use
Commercial
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone C
Critical Drainage:
No

FINDINGS

1. The applicant is requesting to rezone the 1.31-acre parcel from I-1 Industrial District to I-2 Industrial District. The property is located on the north side of Poole Drive, west of North Columbia Street, being 1303 Poole Drive, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-047	Unknown	M-1 Manufacturing
10-2234	M-1 Manufacturing	I-1 Industrial District

Site and Structure Provisions

3. The 1.31-acre property is zoned I-1 Industrial District and is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Highway Commercial	HC-2 Highway Commercial District and Covington City Limits
South	Undeveloped	I-1 Industrial District
East	Undeveloped	I-1 Industrial District
West	Industrial	I-1 Industrial District

5. The subject property abuts undeveloped industrially-zoned parcels to the south and east, an undeveloped commercial property to the north, and a lumber yard / hardware store to the west.

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- 6. The purpose of the existing I-1 Industrial District is to provide for the location of industrial uses of moderate size and intensity along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.
- 7. The purpose of the proposed I-2 Industrial District is to provide for the location of industrial uses of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.
- 8. Table 3: Zoning Comparison

Zoning Comparison between I-1 & I-2 Industrial Districts		
Zoning Classification	Max Building Size	Allowable Uses:
Existing I-1 Industrial District	40,000 sq. ft.	Radio & television studios and broadcasting stations; Auto body shops; Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office; Welding shops; Indoor recreational facilities including a restaurant without lounge; Office warehouse; Portable storage containers use for storage; Outdoor display pre-assembled building, pool and playground equipment; Specialty food processing; Crematorium
Proposed I-2 Industrial District	200,000 sq. ft.	Any permitted use under an I-1 district; Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery & Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture & Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork, wood & sheet metal product manufacturing; Television and radio broadcasting transmitters; Tool & Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.

- 9. The purpose of the applicant's request is to allow for the construction a future countertop fabrication & installation facility. If approved, the site will be required to conform with all Parish parking, landscaping, and drainage requirements.

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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 proposed 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.
- ii. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.

