

EXHIBIT "A"

2026-4514-ZC

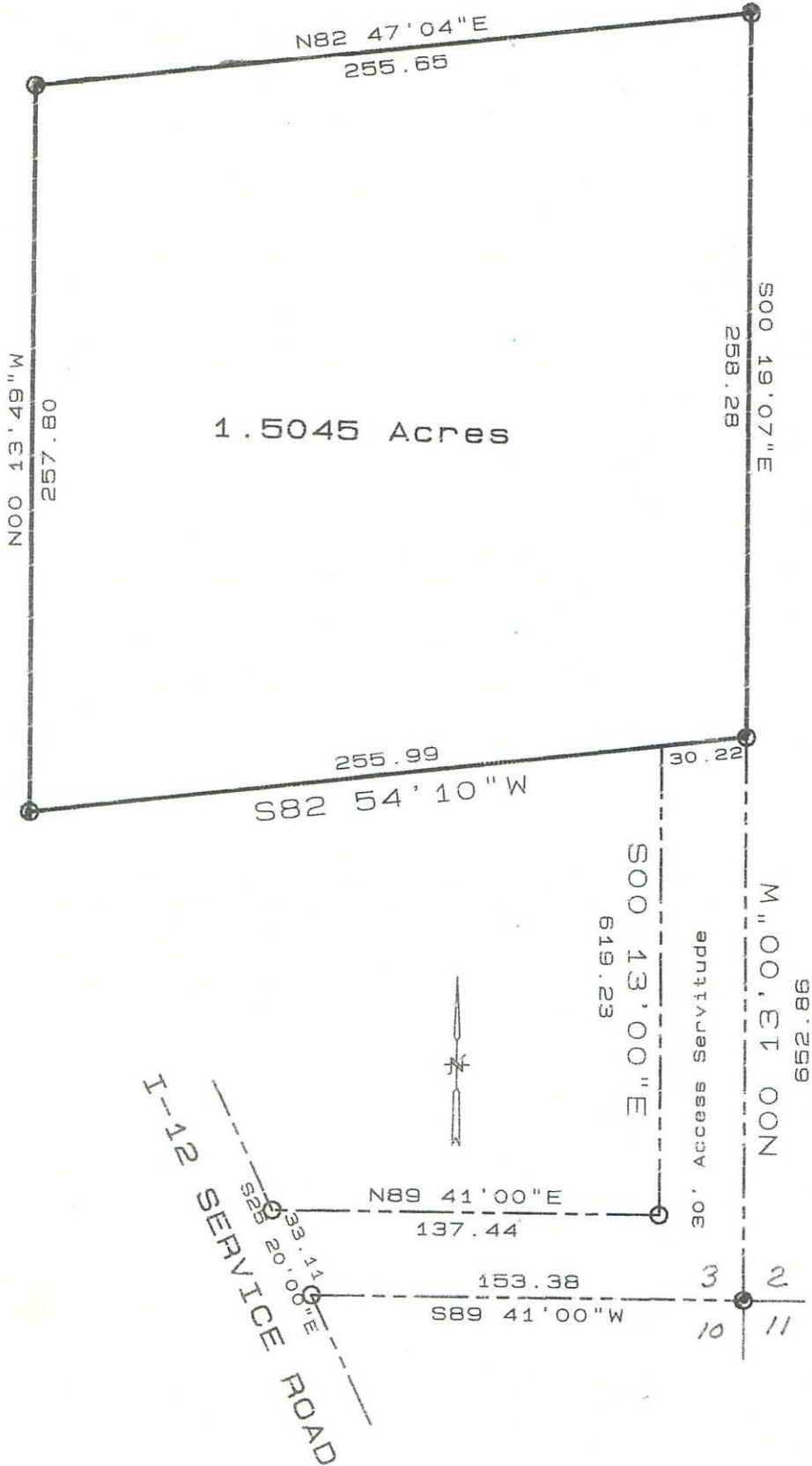
A certain parcel of land located in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana more fully described as follows, to wit;

Commence at the Southeast corner of Section 3, and run North 00 degrees 13 minutes 00 seconds West, 652.86 feet, to the POINT OF BEGINNING, thence South 82 degrees 54 minutes 10 seconds West, 255.99 feet, thence North 00 degrees 13 minutes 49 seconds West, 257.80 feet, thence North 82 degrees 47 minutes 04 seconds West, 255.65 feet, thence South 00 degrees 19 minutes 07 seconds West, 258.28 feet, to the POINT OF BEGINNING, containing 1.5045 acres as per plat of survey by Ned R. Wilson, PLS, March 22, 2006.

**LEGAL DESCRIPTION:**

2026-4514-ZC

A parcel of land located in Section 3, Township 7 South Range 10 East, St. Tammany Parish, Louisiana, as shown hereon, reference to survey by Fred L. Tilley, dated 23 May, 1986, Number 86-38.



CERTIFIED TO:

R. J. COMEAUX

**LEGEND:**

- SET 1/2" IRON ROD
- FOUND IRON ROD
- FOUND OLD WOOD
- FENCE ---X---X---
- BEARINGS: RECORD
- SETBACK LINES ---
- FRONT SIDES
- REAR STREET

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE APPROPRIATE CITY/PARISH GOVERNING OFFICIALS.

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a SUBURBAN survey and the applicable standards of practice cited in LAC 46: LXI. Signature must be in INK and sealed by the undersigned for this plat to be certified correct.

NED R. WILSON  
REG No. 4336  
REGISTERED

**NED R. WILSON, PLS**

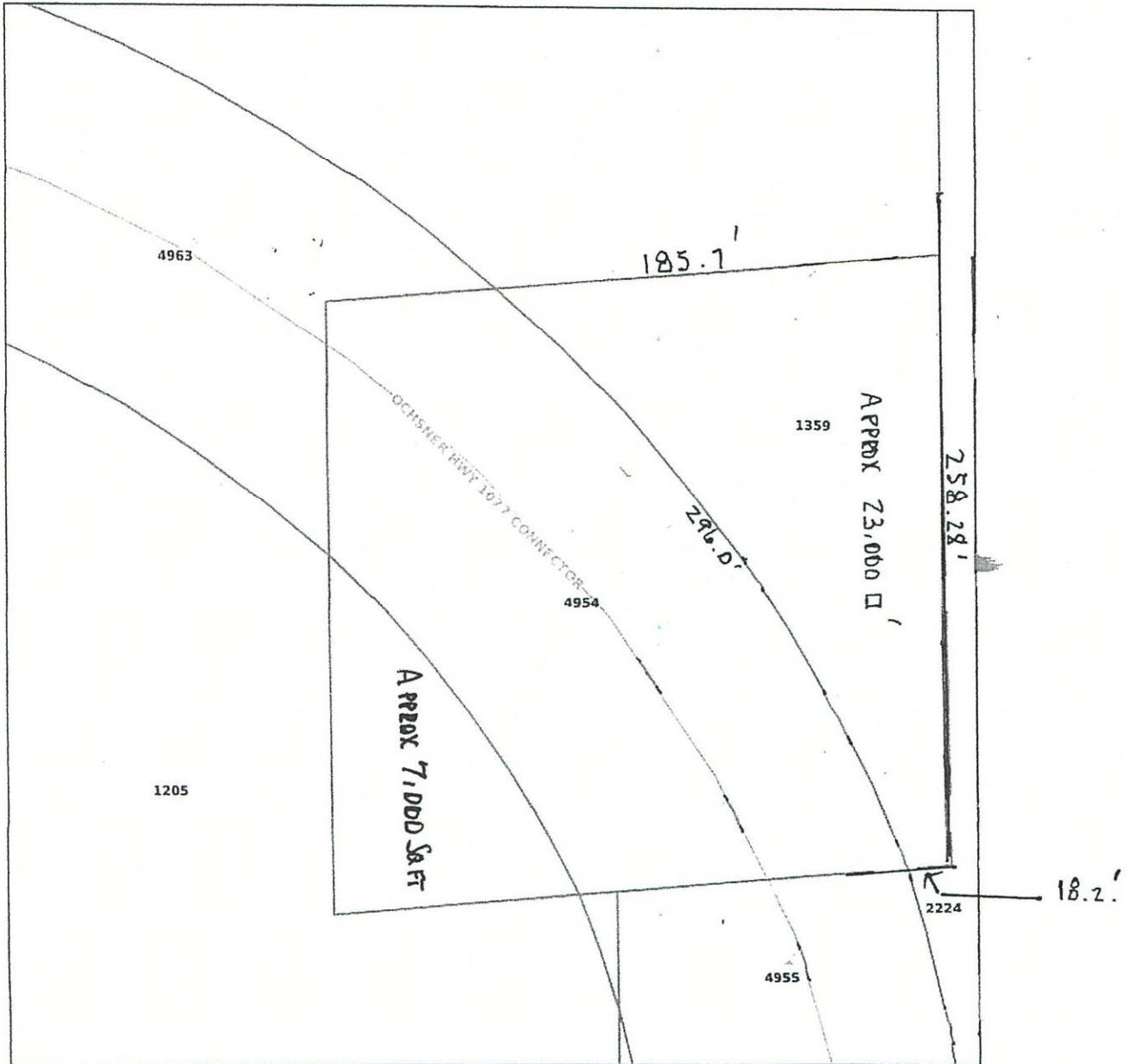
LOUISIANA REGISTERED LAND SURVEYOR NO. 4336

1990 SURGI DRIVE  
MANDEVILLE, LOUISIANA 70448

TEL: (985) 626-5651 FAX: (985) 626-5626

CLASS/TYPE	"C"	CPN:
BOUNDARY	22 MAR 06	FIRM DATE:
FORMBOARDS		FIRM ZONE:
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	11651	SCALE: 1 inch = 60 ft

Geoportal Map



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Tammany Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

SETBACK FROM ROADWAY 25.0'  
SETBACK FROM SIDELINES 10.0'  
DIMENSIONS ARE APPROX  
ZONED NC2, POSSIBLE RE-ZONING TO C1



**USACE**

**PRELIMINARY**

JURISDICTIONAL DETERMINATION

FSV: 12 DECEMBER 2024

BOTANIST: LINDSAY MALOAN

FOR: MR. ROBERT COMEAUX

ACCOUNT #: MVN-2024-00645-SM



Non-wetland waters



Review Area

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Maxar, Microsoft



**MVN-2024-00645-SM**



Map Center: 90.176739°W 30.461793°N

Map Created by: Lindsay Maloan  
Date: 2/6/2025

Coordinate System: WGS 1984 Web  
Mercator Auxiliary Sphere

2026-4514-ZC

WISKEYMAKES

R-1

HC-2

OCHSNER

NC-2

Fox Branch

1077

HC-1

LAKE EMED

LAKE EMED

D01CW01016

12



2026-4514-ZC

**PUBLIC NOTICE**  
An application has been made to the  
Planning or Zoning Commission  
**CASE NUMBER**

**2026-4514-ZC**

will be heard at the St. Tammany  
Parish Council Chambers - 21490  
Koop Drive Mandeville, LA at 6:00 PM on

**03/09/2026**

For more information  
call: (985) 898-2529 or  
email: [planning@sttppov.org](mailto:planning@sttppov.org)  
[www.sttppov.org/development](http://www.sttppov.org/development)  
Posted on 2/10/2026 by [unclear]

FEB 10 2026 08:51

**Administrative Comment**

April 9, 2026

**Department of Planning and Development**



**ZONING STAFF REPORT**  
2026-4514-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 and east sides of W. Ochsner Blvd, Covington; S3, T7S, R10E; Ward 1, District 1

**Petitioner:** Robert Comeaux

**Posted:** February 10, 2026

**Owner:** Sarco, Inc

**Commission Hearing:** March 9, 2026

**Size:** 1.5045 acres

**Determination:** Approved



**Current Zoning:**

NC-2 (Neighborhood Commercial District)

**Requested Zoning:**

HC-1 (Highway Commercial District)

**Future Land Use:**

Mixed Use

**Flood Zone**

Effective Flood Zone: C

Preliminary Flood Zone: X

**Critical Drainage:** No

**Elevation Requirements:**

FFE is 12" above crown of street elevation

**FINDINGS**

1. The applicant is requesting to rezone 1.5045-acre tract of land from NC-2 Neighborhood Commercial District to HC-1 Highway Commercial District. The parcel is located on the west and east sides of W. Ochsner Blvd., Covington.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
09-2116	Uknown	NC-2 (Neighborhood Commercial District)

*Site and Structure Provisions*

2. The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 (Rural Residential District)
South	Undeveloped	HC-1 (Highway Commercial District) & HC-2 (Highway Commercial District)
East	Undeveloped	NC-2 (Neighborhood Commercial District)
West	Undeveloped	HC-1 (Highway Commercial District)

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3. As shown in Table 2, the subject property is bordered by R-1 (Rural Residential District) to the north, HC-1 (Highway Commercial District) zoning to the south and west, NC-2 (Neighborhood Commercial District) to the east.
4. The purpose of the NC-2 Neighborhood Commercial District is to provide for the location of small retail and service establishments near residential development to provide goods and services to the residents of the neighborhood with minimal impact.
  - a. The maximum building size allowed under the NC-2 Neighborhood Commercial District is 10,000 square feet with a maximum lot coverage of 50% of the total area of the lot.
  - b. Permitted uses include the following:

Animal services; Art studio; Bed and breakfast; Club or lodge; Community home\*; Day care center, adult; Day care center, child; Day care home; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Garden supply and greenhouse; Medical facility, clinic; Office; Personal service establishment; Place of worship; Restaurant, delicatessen; Restaurant, dine-in without lounge; Retail establishment; Short term rental\*; Stormwater retention or detention facility; Veterinary clinic, no outdoor kennels.
5. The purpose of the requested HC-1 Highway Commercial District is to provide for the location of commercial uses oriented toward a highway or interstate, designed to provide services to residents of the parish and the region.
  - a. The maximum building size in the HC-1 District is 20,000 square feet.
  - b. Permitted uses include the following:

Animal services, Art studio, Athletic field, Auto repair and service\*, Automobile sales, Bank or financial institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home\*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Catering facility, Civic, Club or lodge, Community center, Community home\*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental\*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave\*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment, Dwelling, Multiple-Family, Outdoor Storage Yard, Microbrewery\* or Micro distiller.
6. If the request for HC-1 (Highway Commercial District) is approved, the applicant can apply for a building or site work permit to construct any of the above referenced permitted uses.

## Administrative Comment

April 9, 2026

### Department of Planning and Development



#### ZONING STAFF REPORT

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Director

7. Although the original survey and legal description identify the parcel as containing 1.5045 acres, the property is now bisected by W. Ochsner Boulevard. As a result, the remaining configuration appears to provide insufficient buildable areas to satisfy general commercial development standards, including required landscaping, parking, and drainage. A rezoning of the property and any subsequent development would likely necessitate multiple variances from the Board of Adjustment.

#### *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 1.5: Adequate infrastructure and utilities will be available in areas permitted for new development.
- ii. Strategy 1:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.

*Standards for Review (Sec. 200-3.3.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 conditions, 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.

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April 9, 2026

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