

Exhibit "A"

2022-3173-ZC

Square 78 and a portion of 7th Avenue (revoked), Alexiusville, located in Section 48, Township 7 South, Range 11 East, St Tammany Parish, Louisiana, and more fully described as follows:

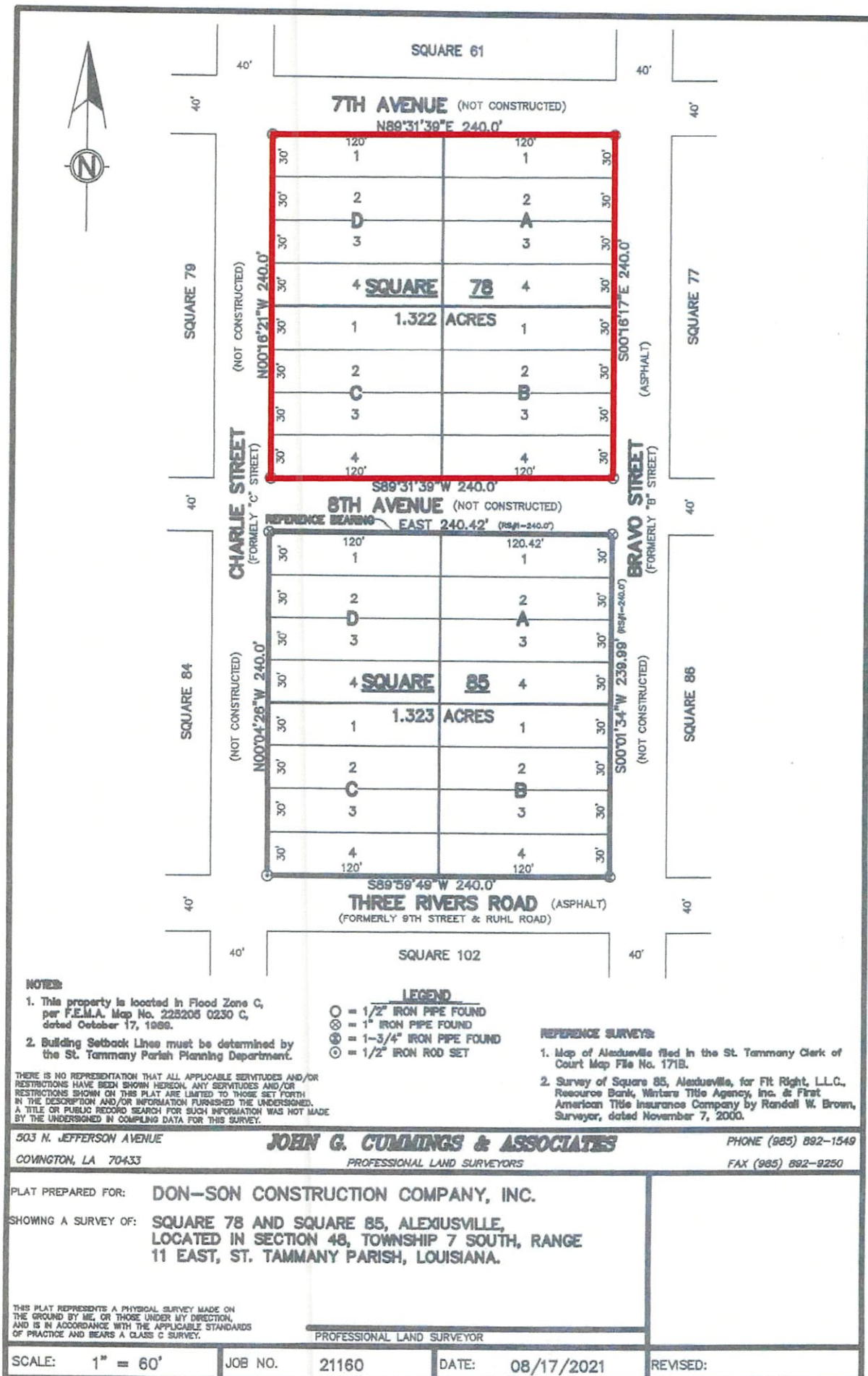
Commencing from a 1-inch iron pipe found at the intersection of the North Side of 8 Avenue (revoked) and the West Side of Bravo Street being the Southeast Comer of Square 78 and the POINT OF BEGINNING,

Thence South 89 degrees 31 minutes 39 seconds West 240.0 feet along the North Side of 8th Avenue (revoked) to ½-inch iron rod found on the East Side of Charlie Avenue (not constructed),

Thence North 00 degrees 16 minutes 21 seconds West 240.0 feet along the east side of said street to a ½-inch iron pipe found on the South Side of 7th Avenue (revoked), Thence North 00 degrees 30 minutes 09 seconds East 39.73 feet along the East Side of Charlie Street to a ½-inch iron pipe found on the North Side of 7th Avenue (revoked), Thence South 89 degrees 59 minutes 18 seconds East 239.65 feet along the north side of said revoked avenue to a 1-inch iron pipe found on the West Side of Bravo Street, Thence South 00 degrees 00 minutes 36 seconds West 37.70 feet along the west side of said street to a ½-inch iron rod found on the South Side of 7th Avenue (revoked), Thence South 00 degrees 16 minutes 17 seconds East 240.0 feet along the West Side of Bravo Street to the POINT OF BEGINNING, containing 1.535 Acres.

2022-3173-ZC

Subject Property





Administrative Comment

March 2, 2023

Department of Planning & Development



ZONING STAFF REPORT
2022-3173-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the north side of Three Rivers Road, west of Bravo Street, Covington; S48, T7S, R11E; Ward 3, District 5
Council District: 5

Owner: Jones Fussell – Jeff Schoen

Posted: January 19, 2023

Applicant: Bevolo Gas & Electric Lights, LLC – Chris Bevolo

Commission Hearing: February 7, 2023

Size: 1.535 acres

Determination: Approved



Current Zoning

A-3 Suburban District

HC-3 Highway Commercial District

Requested Zoning

I-2 Industrial District

Future Land Use

Commercial

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

FINDINGS

1. The applicant is requesting to rezone the undeveloped 1.535-acre property from A-3 Suburban District and HC-3 Highway Commercial District to an I-2 Industrial District. The property is located on the north side of Three Rivers Road, west of Bravo Street, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
05-047	Unknown	Multi-Family
09-2116	Multi-Family	A-6 Multi-Family Residential District

Site and Structure Provisions

3. The 1.535-acre site is currently undeveloped and consists of Square 78 of the Town of Alexiusville Subdivision, as well as a revoked portion of 7th Avenue (not constructed) that was assimilated into the property.
4. The minimum lot size of the I-2 Industrial District is 20,000 square feet. If approved, the applicant will have to go through the Resubdivision process to make it single development site.
5. A concurrent application has been filed (2022-3172-ZC) to rezone from A-6 Suburban District NC-4 Neighborhood Institutional District, which, if approved, would allow for the construction of an office space to be used in conjunction with the proposed storage buildings.

Compatibility or Suitability with Adjacent Area

Zoning Commission
February 7, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

MSK
2022-3173-ZC

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6. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	HC-3 Highway Commercial District
South	Undeveloped (Sister Property)	A-6 Multi-Family Residential District
East	Commercial	HC-3 Highway Commercial District
West	Undeveloped	A-6 Multi-Family Residential District

7. The site is presently zoned A-3 Suburban District whose purpose is provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. A portion of the property is also zoned HC-3 Highway Commercial District, whose purpose 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.
8. The purpose of the requested 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.
9. If the request for the I-2 Industrial District is approved, the applicant will be able to obtain building permits for the requested warehouse space and must comply with all parking, landscaping, and drainage, signage and all other applicable Parish requirements.

Consistency with New Directions 2040

Commercial: areas that 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:

- Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.

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