

Exhibit “A”

2022-3172-ZC

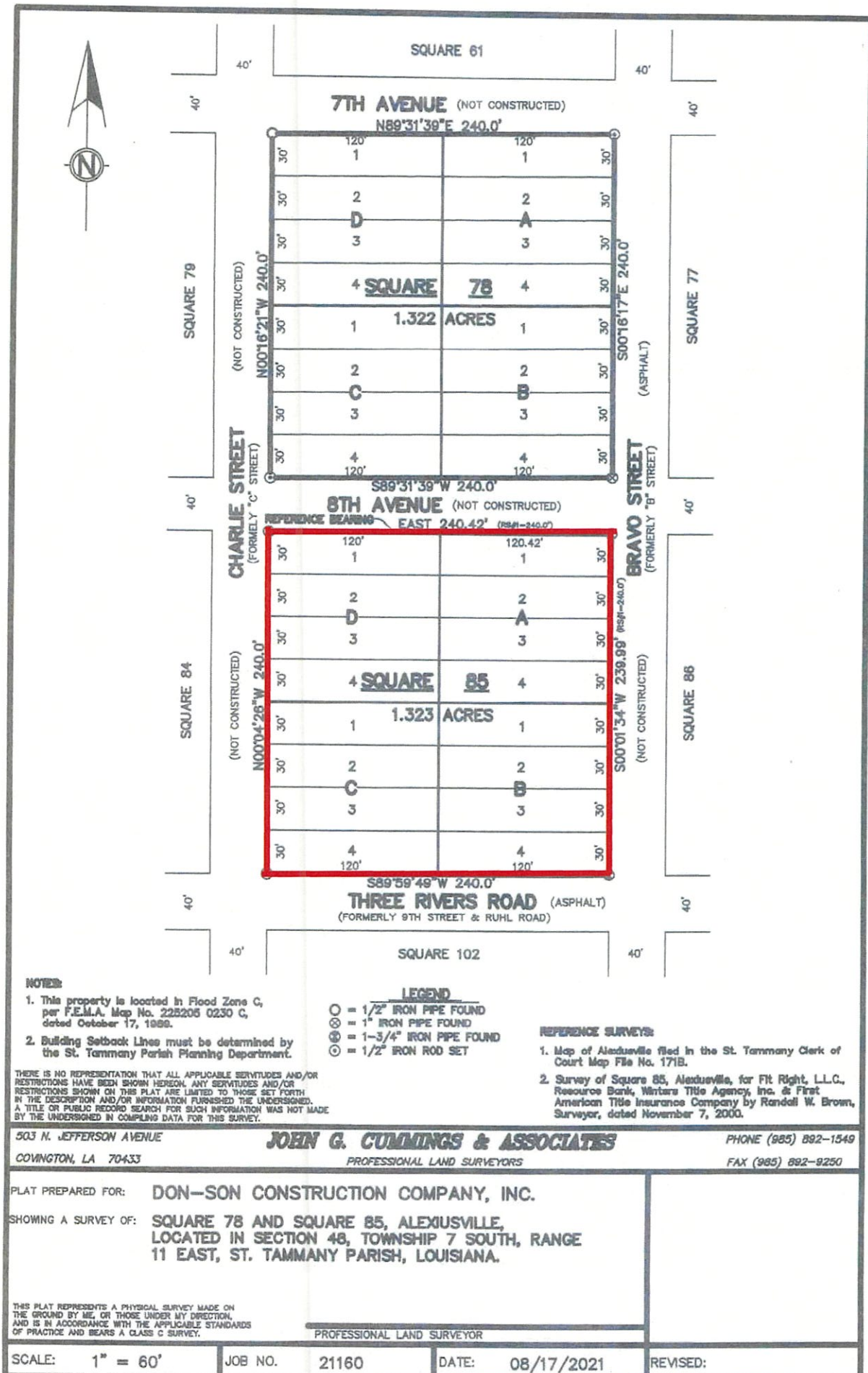
Square 85 and a portion of 8th Avenue (revoked), Alexiusville, located in Section 48, Township 7 South, Range 11 East, St, Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a 1-3/4-inch iron pipe found at the intersection of the North Side of Three Rivers Road and the West Side of Bravo Street being the Southeast Comer of Square 85 and the POINT OF BEGINNING, Thence South 89 degrees 59 minutes 49 seconds West 240.0 feet along the North Side of Three Rivers Road to a Zi inch iron rod found on the East Side of Charlie Street (not constructed),

Thence North 00 degrees 04 minutes 26 seconds West 240.0 feet along the east side of said street to a 1-inch iron pipe found on the South Side of 8th Avenue (revoked), Thence North 01 degree 03 minutes 08 seconds East 38.03 feet along the East Side of Charlie Street (not constructed) to a 1/2-inch iron rod found on the North Side of 8th Avenue (revoked), Thence North 89 degrees 31 minutes 39 seconds East 240.0 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 22 minutes 53 seconds West 40.01 feet along the west side of said street to a 1 inch iron pipe found on the South Side of 8th Avenue (revoked), Thence South 00 degrees 01 minute 34 seconds West 240.0 feet along the West Side of Bravo Street to the POINT OF BEGINNING, containing 1.538 Acres.

2022-3172-ZC

Subject Property





Administrative Comment

March 2, 2023

Department of Planning & Development



ZONING STAFF REPORT
2022-3172-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 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: 1.538 acres

Determination: Approved



Current Zoning

A-6 Multiple Family Residential District

Requested Zoning

NC-4 Neighborhood Institutional 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 vacant 1.538-acre property from A-6 Multiple-Family Residential District to NC-4 Neighborhood Institutional District. The property is located within the Town of Alexiusville Subdivision 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 1.538-acre site is currently undeveloped and consists of Square 85 of the Town of Alexiusville Subdivision, as well as a revoked portion of the unconstructed 8th Ave right-of-way that was assimilated into the property.
4. The maximum building size under the requested NC-4 Neighborhood Institutional District is 12,500 square feet, and requires lots with a minimum width of 60ft. If approved, the applicant must apply for a resubdivision to create a single development site. The petitioner has stated on their application that they would like to construct a 4,350 sqft. office building. A concurrent application has been filed (2022-3173-ZC) to rezone the adjacent site from A-3 Suburban District and HC-3 Highway Commercial District to I-2 Industrial District.

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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-3 Suburban and HC-2 Highway Commercial District
South	Residential	A-6 Multi-Family Residential District
East	Commercial	HC-3 Highway Commercial District
West	Undeveloped	A-6 Multi-Family Residential District

6. The site is presently zoned A-6 Multi-Family Residential District which purpose is to provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments.
7. The purpose of the requested NC-4 Neighborhood Institutional District is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings.
8. If the request for the NC-4 Neighborhood Institutional District is approved, the applicant will be able to apply for building permits for the requested office space which 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:

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

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