

## EXHIBIT A

### 2022-3104-ZC

A certain parcel of ground situated in Section 17, Township 6 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, and being more fully described as follows:

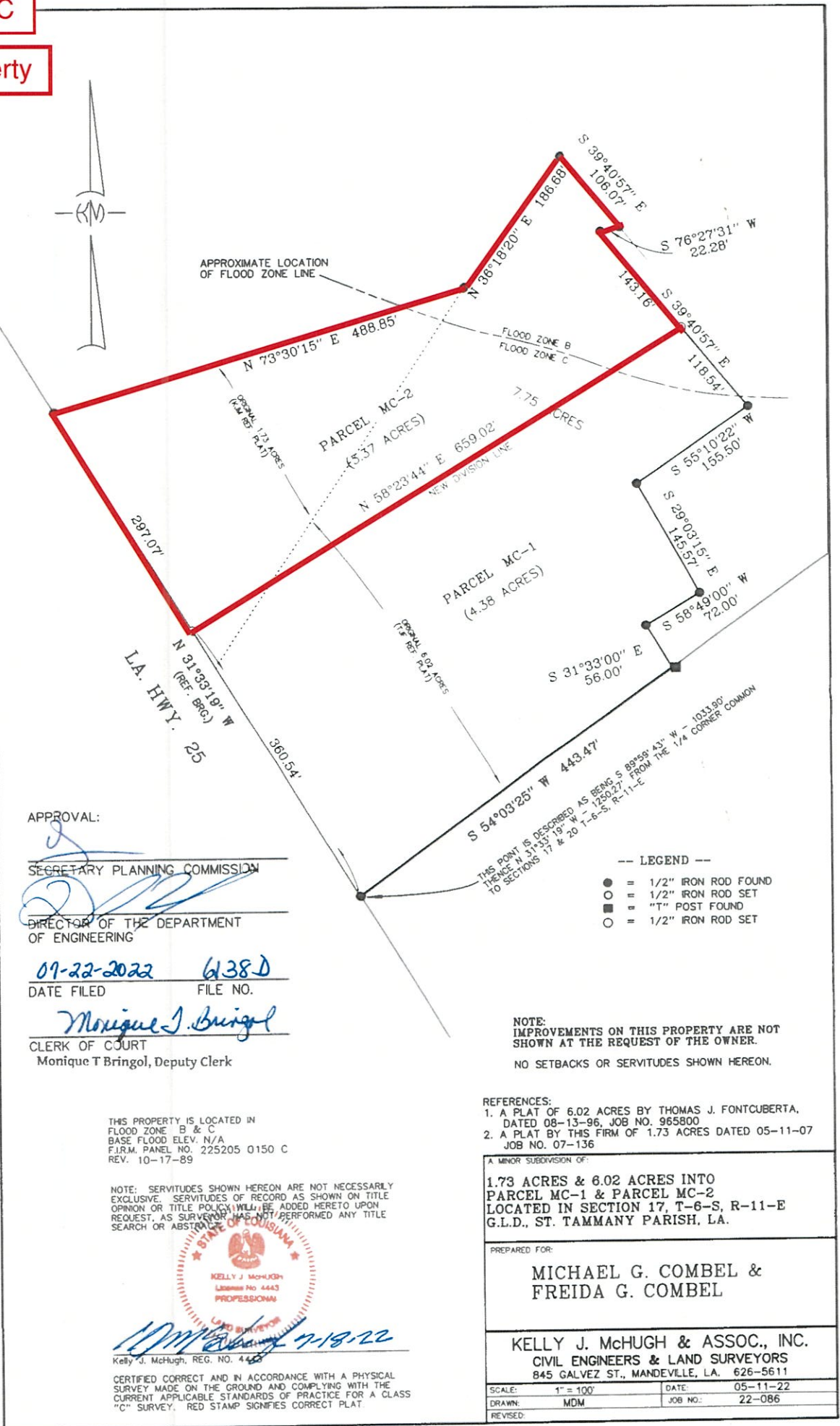
Commence at the V\* corner common to sections 17 and 20, T-6-South, R-11- East and measure South 89 degrees 59 minutes 43 seconds West a distance of 1033.90 feet, Thence North 31 degrees 33 minutes 19 seconds West a distance of 1250.27 feet, Thence North 31 degrees 33 minutes 19 seconds West a distance of 360.54 feet; to the Point Of Beginning

From the Point Of Beginning measure, North 31 degrees 33 minutes 19 seconds West a distance of 297.07 feet to a corner; Thence North 73 degrees 30 minutes 15 seconds East a distance of 488.85 feet to a corner; Thence North 36 degrees 18 minutes 20 seconds East a distance of 186.68 feet to a corner; Thence South 39 degrees 40 minutes 57 seconds East a distance of 106.07 feet to a corner; Thence South 76 degrees 27 minutes 31 seconds West a distance of 22.28 feet, to a corner; Thence South 39 degrees 40 minutes 57 seconds East a distance of 143.16 feet: to a corner; Thence South 58 degrees 23 minutes 44 seconds West a distance of 659.02 feet to a corner which is the Point Of Beginning, and containing 3.37 acre(s) of land, more or less.

All as per plat by KJM and Assoc, filed 07-22-2022, map file no. 6138D

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Subject Property







A-2

A-2

RIVER

NC-1

A-2

NC-2

17  
T6-R11E

NC-2

A-2

M/P PLANCHE

A-3

HC-2

25

HIGHLAND HEIGHTS

A-4A

HC-2

A-3

ST GERTRUDE

JOHNSON

A-1

HC-2



Administrative Comment

March 2, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2022-3104-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 east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2  
**Council District:** 2

**Owner:** Michael Combel  
**Posted:** December 8, 2022

**Applicant:** Michael Combel  
**Commission Hearing:** February 7, 2023

**Size:** 3.37 acres  
**Prior Determination:** Postponed – January 3, 2023

**Determination:** Approved as amended to NC-2 Indoor Retail and Service District



**Current Zoning**

A-2 Suburban District

NC-2 Indoor Retail and Service District

**Requested Zoning**

NC-6 Public, Cultural, and Recreational District

**Future Land Use**

Mixed-Use

**Flood Zone**

Effective Flood Zone B

Preliminary Flood Zone X

**Critical Drainage:** Yes

**Findings**

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District and NC-2 Indoor Retail and Service District to NC-6 Public, Cultural, and Recreational District. The site is located on the east side of LA Highway 25, south of River Road, Covington.

**Zoning History**

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-2 Suburban District – Comprehensive Rezoning

2. The 3.37-acre parcel known was created through a recent minor subdivision.

**Compatibility or Suitability with Adjacent Area**

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped and Residential	A-2 Suburban District NC-1 Professional Office District
South	Commercial/ banquet hall	NC-2 Indoor Retail and Service District
East	Commercial/religious facility & residential	NC-2 Indoor Retail and Service District
West	Undeveloped & mini storage	NC-2 Indoor Retail and Service District HC-2 Highway Commercial District

4. The subject property is currently split zoned both A-2 Suburban District and NC-2 Indoor Retail and Service District. The objective of the A-2 zoning district is intended to provide a single-family residential environment on parcel sizes of a minimum of 1 acre. The objective of the NC-2 zoning district is to provide for the location of small retail and services in close proximity to residential development with minimal impact.



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5. The objective of the requested NC-6 zoning district is to provide for the location of public, cultural, and recreational facilities. The NC-6 zoning district differs both in its allowable uses and size/structure provisions from property's current A-2 Suburban District and NC-2 Indoor Retail and Service District as shown in Table 3.

6. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Building Size	Allowable Uses	Purpose
A-2 Suburban District (Existing)	Not to exceed 15% of the total area of the lot	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on large, multi-acre lots. The A-2 District is located primarily in less populated areas where the character of the area shall be preserved through low densities.
NC-2 Indoor Retail and Service District (Existing)	5,000 sq. ft.	All uses permitted in the NC-1 District; Antique Shops; Art and School Supply Stores; Art Galleries; Bakeries; Barbershops and Beauty Shops; Book or stationary stores; Utility Collection offices; Custom dressmaking and sewing shops; Florists; Delicatessens; Drug stores; Dry cleaning; Garden Supply centers and greenhouses; Gift shops; Hardware stores; Hobby Shops; Ice cream shops; Interior decorating shops; Jewelry stores; Photography shops and studios; Restaurants without lounge; Shoe stores and repair shops; Sporting goods stores; Toy stores; Wearing apparel shops	To provide for the location of small retail and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.
NC-6 Public, Cultural, and Recreational District (Proposed)	15,000 sq. ft. with no more than 20% additional upstairs mezzanine space for storage.	All uses permitted in the NC-1, NC-2, NC-3, NC-4, and NC-5 Districts; Golf courses and practice ranges; Community Centers; Parks and Playgrounds; Sports or gymnasiums; Athletic fields; Convention and conference centers; Marinas; Recreational vehicle parks	To provide for the location of public, cultural, and recreational facilities in near proximity to residential areas while mitigating the impacts of these facilities, such as traffic and lighting.

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7. The applicant is requesting the entire 3.37-acre parcel be rezoned to NC-6 Public, Cultural and Recreational District in order to allow for more intense uses and correct the current split zoned parcel. If the zoning change is approved, any development on the property will be subject to the UDC parking, landscaping, lighting & signage requirements and all other applicable Parish regulations.

*Consistency with New Directions 2040*

**Mixed-Use:** areas that 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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
  - i. Goal 1.2: New development and redevelopment will be orderly, carefully planned, and predictable.
  - ii. Goal 1.5: Goal 5: Adequate infrastructure and utilities will be available in areas permitted for new development.
  - iii. 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.



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