

## EXHIBIT "A"

### 2024-3883-ZC

#### Legal Description of Phase 2-A 96.75-acre tract:

A certain parcel of land, lying and situated in Section 32, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from an old wood found at the Section corner common to Sections 28, 29, 32 & 33, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 01 Degrees 39 Minutes 52 Seconds East a distance of 2432.40 feet to a ½" iron rod found on the northerly right of way line of Interstate Highway Number 12; Thence run along said northerly right of way line of Interstate Highway Number 12 North 58 Degrees 03 Minutes 12 Seconds West a distance of 3215.89 feet to a ½" iron rod set; Thence leaving said northerly right of way line of Interstate Highway Number 12 run North 00 Degrees 36 Minutes 22 Seconds West a distance of 718.17 feet to a ½" iron rod set; Thence run North 89 Degrees 45 Minutes 01 Seconds East a distance of 2665.79 feet and back to the Point of Commencement.

Said parcel contains 96.75 acres of land more or less, lying and situated in Section 32, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

#### Legal Description of Phase 2-B 42.13-acre tract:

A certain parcel of land, lying and situated in Section 28, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From an old wood found at the Section corner common to Sections 27, 28, 33 and 34, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 89 Degrees 16 Minutes 20 Seconds West a distance OF 2718.5 feet to an iron rod found and the Point of Beginning.

From the Point of Beginning run South 89 Degrees 44 Minutes 26 Seconds West a distance of 1360.03 feet to a iron rod found; Thence run North 01 Degrees 21 Minutes 10 Seconds West a distance of 1344.76 feet to an iron rod set; Thence run North 89 Degrees of 47 minutes 32 seconds east a distance of 1371.38 feet to an iron rod set; Thence run South 00 degrees 52 minutes 11 seconds east a distance of 1343.35 feet and back to the point of beginning.

Said parcel contains 42.13 acres of land more or less, lying and situated in Section 28, Township 7 South, Range 12 East, Greensburg Land District, St. Tammany Parish, Louisiana.

#### Legal Description of Phase 2-C 167.22-acre tract:

A certain parcel of land, lying and situated in Section 28, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from an old wood found at the Section corner common to Sections 27, 28, 33 and 34, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 89 Degrees 16 Minutes 20 Seconds West a distance of 2718.15 feet to an iron rod found; Thence run North 00 Degrees 52 Minutes 11 Seconds West a Distance of 2686.70 feet to an iron rod set; Thence run North 89 Degrees 50 Minutes 40 Seconds East a distance of 2731.83 feet to an iron rod set on the Section line common to Sections 27 and 28, Township 7 South, Range 12 East, Greensburg Land District, St. Tammany Parish, Louisiana; Thence run along said Section line South 00 Degrees 34 Minutes 46 Seconds East a distance of 2659.43 feet and back to the Point of Commencement.

Said parcel contains 167.22 acres of land more or less, lying and situated in Section 28, Township 7 South, Range 12 East, Greensburg Land District, St. Tammany Parish, Louisiana.



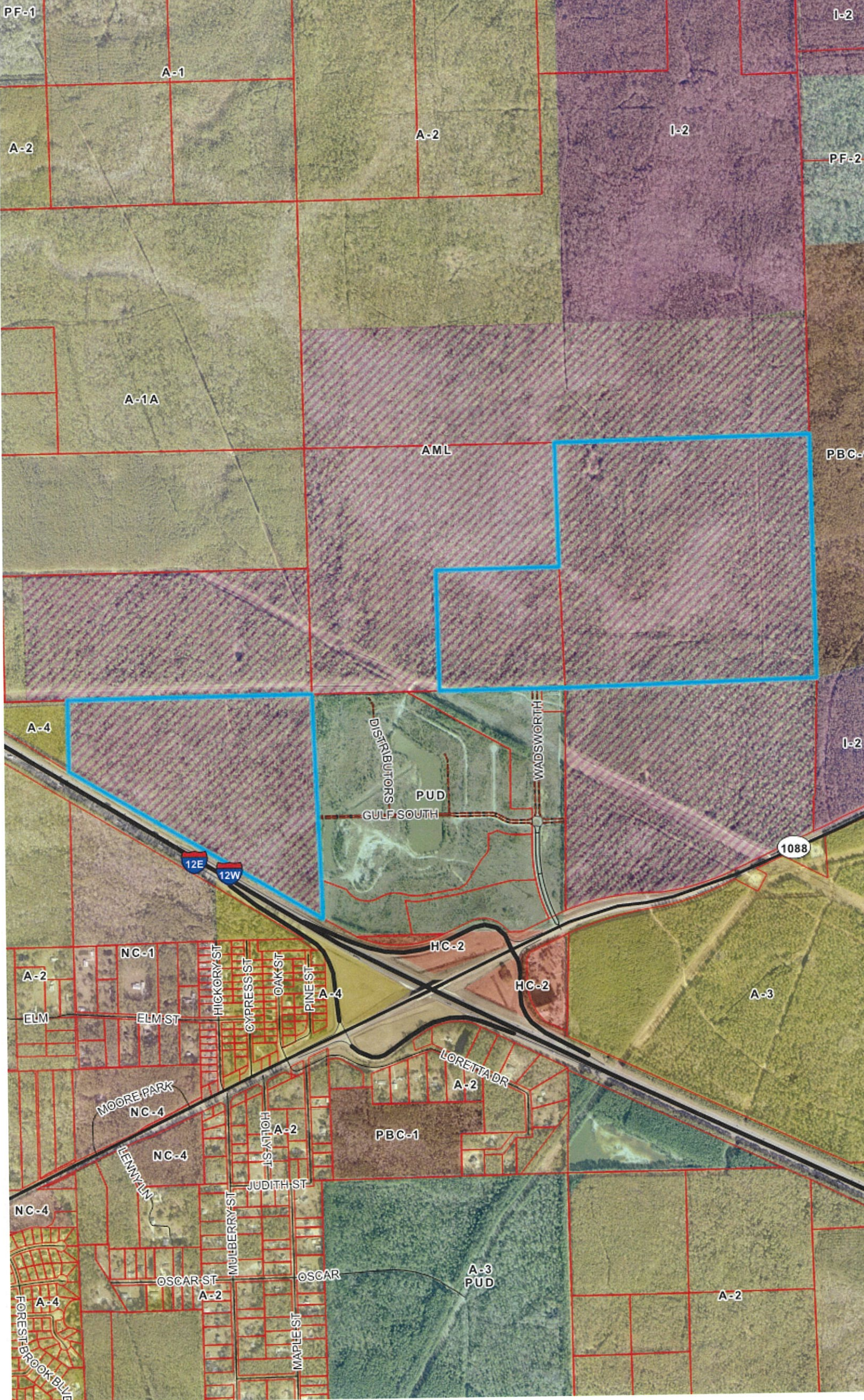


**Phase 2 Proposed  
Regional Business  
Center Overlay**

Developer:	Crosby Development Co.
Project Planner:	Duplantis Design Group
Drawn By: JLC	Date: 7/24/24 Sheet: 1/3









Legal Description of Phase 2-A 96.75 acre tract:

A certain parcel of land, lying and situated in Section 32, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

Commence from an old wood found at the Section corner common to Sections 28, 29, 32 & 33, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 01 Degrees 39 Minutes 52 Seconds East a distance of 2432.40 feet to a iron rod found on the northerly right of way line of Interstate Highway Number 12; Thence run along said northerly right of way line of Interstate Highway Number 12 North 58 Degrees 03 Minutes 12 Seconds West a distance of 3215.89 feet to a iron rod set; Thence leaving said northerly right of way line of Interstate Highway Number 12 run North 00 Degrees 36 Minutes 22 Seconds West a distance of 71817 feet to a iron rod set; Thence run North 89 Degrees 45 Minutes 01 Seconds East a distance of 2665.79 feet and back to the Point of Commencement.

Said parcel contains 96.75 acres of land more or less, lying and situated in Section 32, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

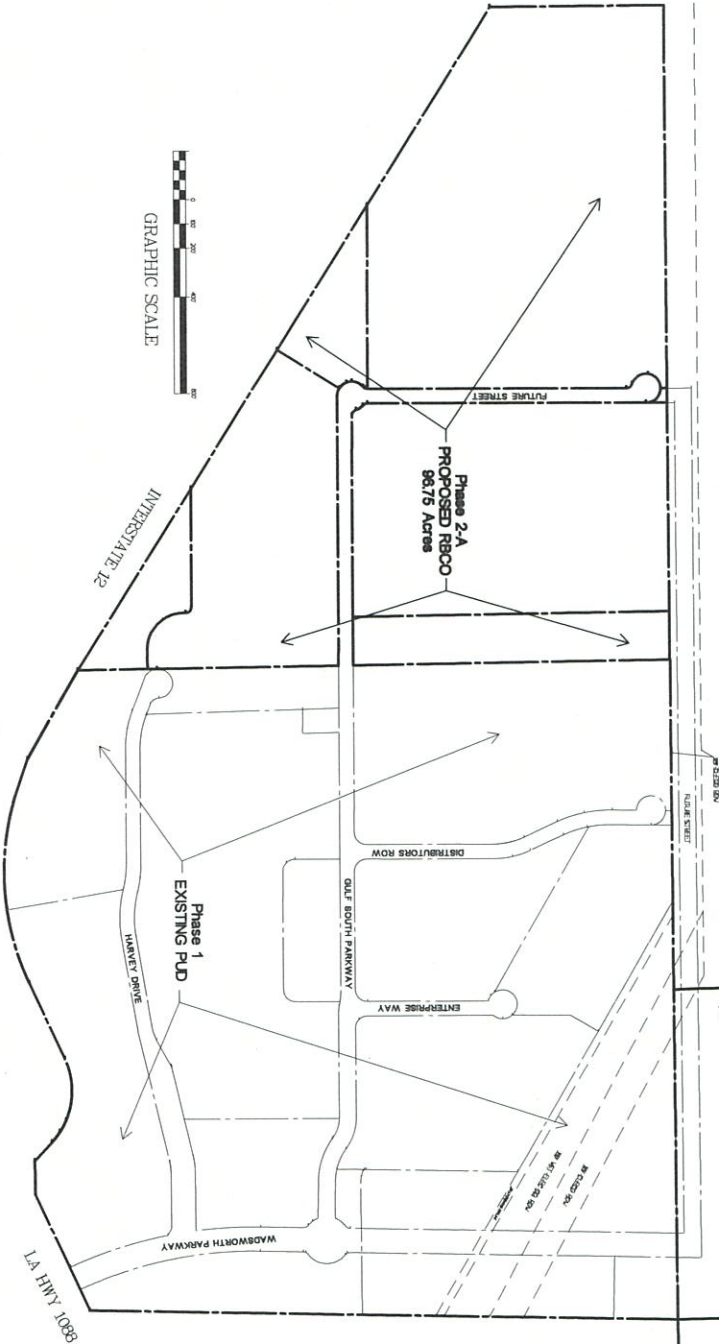
Legal Description of Phase 2-B 42.13 acre tract:

A certain parcel of land, lying and situated in Section 28, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

From an old wood found at the Section corner common to Sections 27, 28, 33 and 34, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 89 Degrees 16 Minutes 20 Seconds West a distance of 2718.15 feet to a iron rod found and the Point of Beginning.

From the Point of Beginning run South 89 Degrees 44 Minutes 26 Seconds West a distance of 1360.03 feet to a iron rod found; Thence run North 01 Degrees 21 Minutes 10 Seconds West a distance of 1344.76 feet to a iron rod set; Thence run North 89 Degrees 47 Minutes 32 Seconds East a distance of 137138 feet to a iron rod set; Thence run South 00 Degrees 52 Minutes 11 Seconds East a distance of 134335 feet and back to the Point of Beginning.

Said parcel contains 42.13 acres of land more or less, lying and situated in Section 28, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.



Phase 2-C PROPOSED RBDO 167.22 Acres FUTURE DEVELOPMENT

Legal Description of Phase 2-C 167.22 acre tract:

A certain parcel of land, lying and situated in Section 28, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

Commence from an old wood found at the Section corner common to Sections 27, 28, 33 and 34, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 89 Degrees 16 Minutes 20 Seconds West a distance of 2718.15 feet to a iron rod found; Thence run North 00 Degrees 52 Minutes 11 Seconds West a distance of 2666.70 feet to a iron rod set; Thence run North 89 Degrees 50 Minutes 40 Seconds East a distance of 273183 feet to a iron rod set on the Section line common to Sections 27 and 28, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana; Thence run along said Section line South 00 Degrees 34 Minutes 46 Seconds East a distance of 265943 feet and back to the Point of Commencement.

Said parcel contains 167.22 acres of land more or less, lying and situated in Section 28, Township 7 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Phase 2 Proposed Regional Business Center Overlay







LEGEND		OPEN SPACE CALCULATION	
1. PARCELS		Total Parcel Area	8170
2. BUFFER AREA (Maintained by Owner)		Buffer Areas	6.37
3. STREETS		Ponds	12.20
4. PONDS		Total Open Space	18.57
5. 30' BUFFER AREA (Maintained by FPOA)		Total Area (incl. Streets)	96.75
		Total Provided	16.2%

- MAINTENANCE NOTES**
1. Property Owner is responsible for all maintenance of their property.
  2. Property Owner is responsible for the grass cutting and on-site maintenance of any Buffer areas and street ROWs adjacent to their property.
  3. A. Streets are to be dedicated to St. Tammany Parish for maintenance.
  4. Parks to be maintained by St. Tammany Parish.
  5. Common Landscape areas to be maintained by the property owners association.
  6. Signage to be maintained by the property owners association.
  7. Refer to FPOA Document for additional maintenance requirements.

**DECKING SIGN NOTICES**

Sign will be aluminum extruded welded interior aluminum angle frame and 1/8" thick 100% acrylic backed copy w/ vinyl decoration per corporate branding specifications.

Logo mark and name vinyl will be digitally printed to match provided PMS colors.

Sign cabinet and pole cover will have perforated finishes to match.

Sign back will be removable via countersink fasteners for installation and service access.

Sign will be supported w/ (2) standard wall steel pipes in concrete footers as required by engineer calculations to meet current wind load requirements.



**Phase 2-A  
Conceptual Plan  
Regional Business  
Center Overlay**





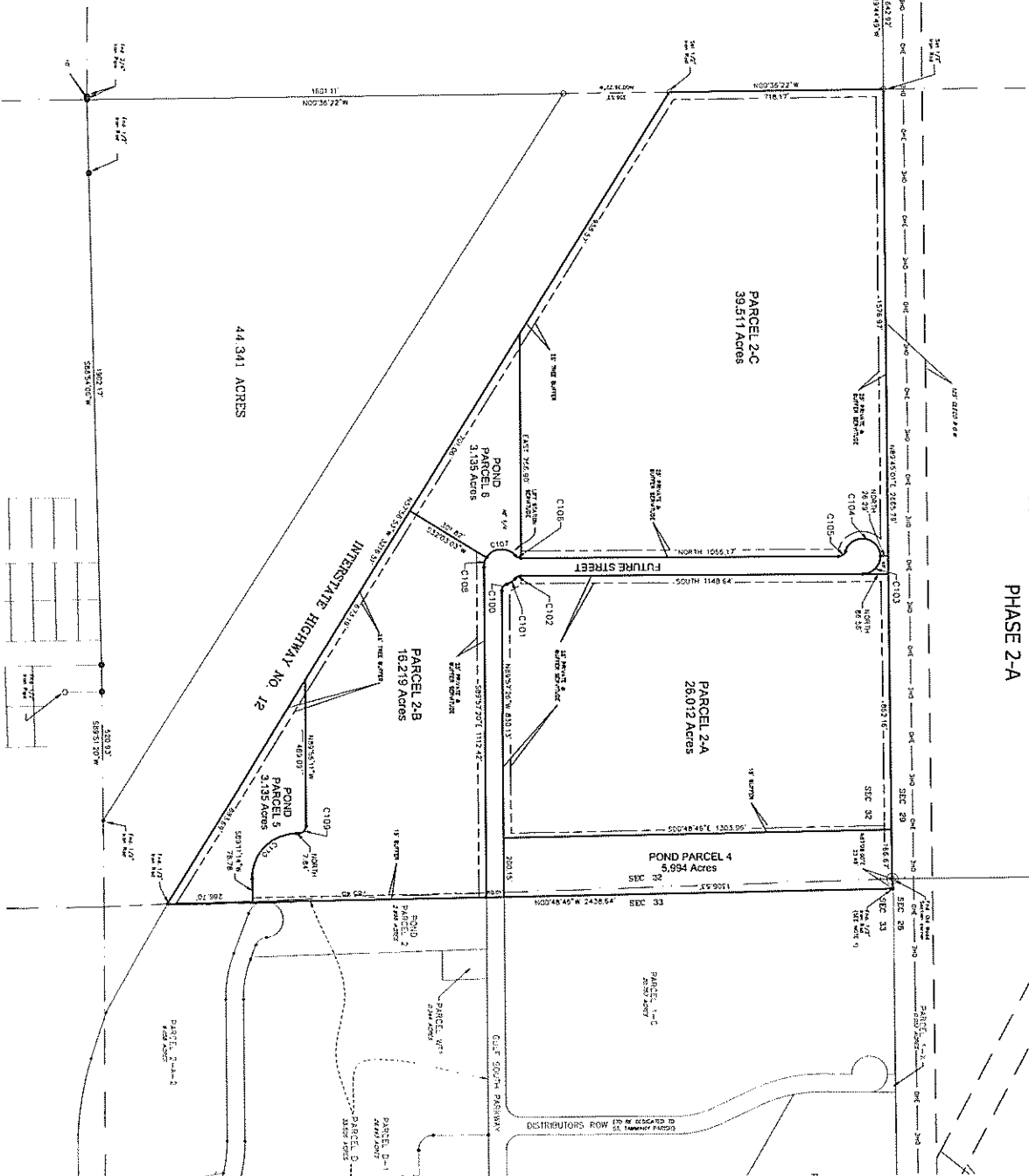
GENERAL NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE RECORDS AND FIELD SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE UTILITIES SINCE THE DATE OF THE SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE UTILITIES SINCE THE DATE OF THE SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE UTILITIES SINCE THE DATE OF THE SURVEY.

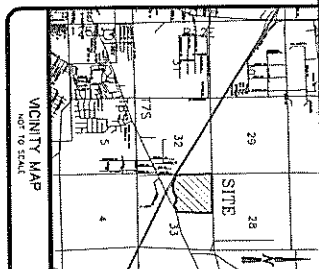
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2. THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE RECORDS AND FIELD SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE UTILITIES SINCE THE DATE OF THE SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE UTILITIES SINCE THE DATE OF THE SURVEY.

CONCEPTUAL PLAT  
GULF SOUTH COMMERCE PARK  
PHASE 2-A



Curve #	Length	Radius	Chord Bearing	Chord Distance
C100	31.81	25.00	S53.50/131°	29.70
C101	33.49	60.00	N103.02/31°W	33.00
C102	21.40	25.00	S24.31/11°E	20.75
C103	64.24	60.00	N45.50/00°W	64.85
C104	170.56	60.00	S08.33/07°W	118.66
C105	31.81	25.00	N35.26/02°W	29.70
C106	21.95	25.00	N25.09/25°E	21.26
C107	113.46	60.00	S03.31/01°E	97.30
C108	35.20	60.00	S74.47/33°E	34.76
C109	39.24	25.00	N44.61/05°W	35.34
C110	237.75	150.00	S45.24/23°E	213.63



NOTE: POND PARCELS 4, 5 & 6 AND ALL DRAINAGE & UTILITY SERVITUDES ARE TO BE DEDICATED TO ST. TAMMANY PARISH. A 30' BUFFER IS REQUIRED AROUND EACH DETENTION POND AT LOW WATER LEVEL.

APPROVALS:

OWNER	DATE
DESIGNER	
CHECKED BY	
DATE	

**J.V. Burkes & Associates, Inc.**  
SURVEYING • ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway  
Slott, Louisiana 70458  
Email: jburkes@jvburkes.com  
Phone: 504-643-0075 Fax: 504-643-0154

SEAN M. BURKES  
LA REG. NO. 4785

DATE: 06/24/2024  
DRAWN BY: [blank]  
CHECKED BY: [blank]  
SCALE: 1" = 200'  
SHEET: 1 OF 1

A RESUBDIVISION PLAT OF A 97,830 ACRE TRACT OF LAND INTO PARCELS 2-A, 2-B & 2-C AND POND PARCELS 4, 5 & 6, GULF SOUTH COMMERCE PARK, PHASE 2, SECTION 33, T-7-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CROSBY DEVELOPMENT COMPANY, LLC



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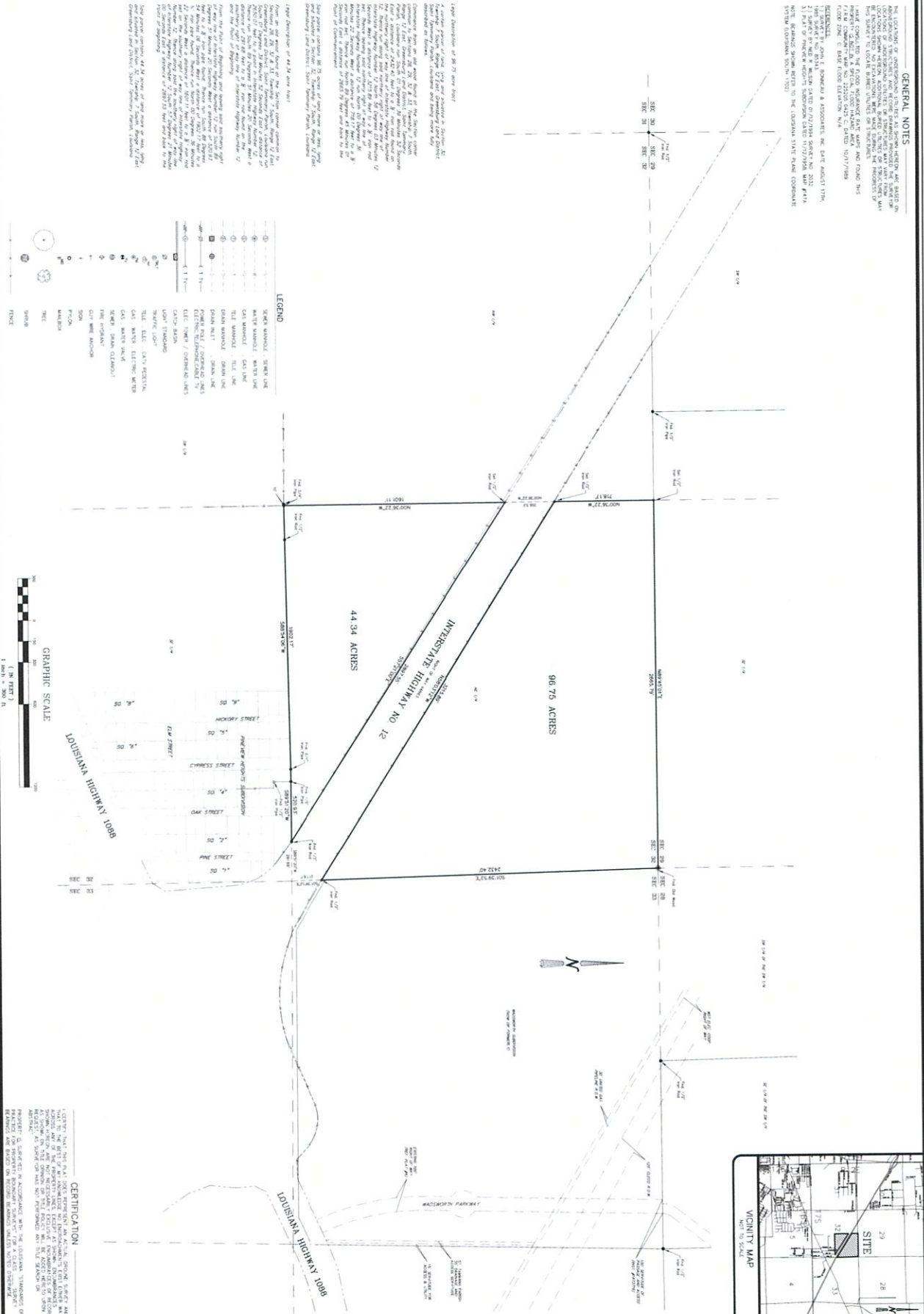
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[illegible]

Said power consists of 44.34 acres of land more or less, lying more or less in the County of Santa Cruz, State of California, and divided in Section 12, Township 3 South, Range 12 East Greenback Land District, State of California, and located in the Eastern portion of the 20th Principal Meridian, and is more fully described in the plat of maping.

[illegible]

GRAPHIC SCALE

( IN FEET )

1 inch = 300 ft.

PROPERTY IS ACQUIRED IN ACCORDANCE WITH THE LOUISIANA STANDARDS PRACTICE FOR PROPERTY RIGHTS. PROPERTY RIGHTS ARE NOT SUBJECT TO A COVENANT, EASEMENT, OR OTHER INTEREST IN THE PROPERTY, AND ARE NOT SUBJECT TO ANY OTHER INTEREST IN THE PROPERTY. AS SUCH, THE PROPERTY IS NOT SUBJECT TO ANY OTHER INTEREST IN THE PROPERTY. AS SUCH, THE PROPERTY IS NOT SUBJECT TO ANY OTHER INTEREST IN THE PROPERTY.

**A SURVEY PLAT OF A 44.34 ACRE & A 96.75 ACRE  
PARCELS OF LAND SITUATED IN  
SECTION 32, T-7-S, R-12-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA**

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(REPLICATION IS MADE OF ORIGINAL RECORD AND THIS COPY IS NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OR  
SUBSEQUENT RECORDS. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF CROSBY DEVELOPMENT COMPANY, LLC  
IS PROHIBITED.)

CROSBY DEVELOPMENT COMPANY, LLC

	CHARGE SIGNATURE LINE	NAME/ID NUMBER
NO.	DESCRIPTION	DATE & TIME

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL



1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

Phone 985-643-0075 Fax 985-643-0154

The seal of the State of Louisiana is visible, featuring the state motto "L'ÉTOILE DU SUD" and the text "SEAN M. BURKES". Below the seal, the text "NOTED AND RECORDED" and "LA REG. NO. 4785" are printed. A blue ink signature is written across the seal and the text.



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**Proposed Regional Business Center Overlay – Gulf South Commerce Park Phase 2**  
(as of 7/24/2024)

**Land Use**

All land uses allowed per Exhibit 1., “Land Use List”.

**Applicable Property**

Phase 2-A consisting of 96.75 Acres per attached JV Burkes survey dated 1/11/2022, revised 11/16/2022.

Phase 2-B consisting of 42.13 Acres per attached JV Burkes survey dated 10/26/2021.

Phase 2-C consisting of 167.22 Acres per attached JV Burkes survey dated 10/26/2021.

A conceptual site plan for Phase 2-A is attached and is representative of the lot configurations. The plan includes Parcels 2-A, 2-B, 2-C, and Pond Parcels 4, 5, and 6. The lot sizes, street configuration, detention ponds, and other components of the plan are subject to change. Any such changes to the Phase 2-A conceptual site plan will be submitted for Planning and Zoning Commission and Parish Council review. Phases 2-B and 2-C are for future development and conceptual site plans for these phases will be submitted for Planning and Zoning Commission and Parish Council review at the appropriate time.

**Signage**

Signage shall be permitted per the attached Gulf South Commerce Park Phase 2-A RBCO Plan dated 7/24/2024.

**Open Space for Phase 2-A**

Open Space shall be provided per the attached Gulf South Commerce Park Phase 2-A RBCO Plan dated 7/24/2024.

**Building Height and Setback Requirements**

- (a) 50’ Building Setback when facing any street. Where a building is taller than 50 feet in height, one additional foot of setback shall be required in each yard. The height of each façade is measured separately, and the additional setback depth is required perpendicular to that facade.
- (b) 25’ Building Setback when not facing a street.
- (c) Maximum Building Height shall be no greater than 120’.

**Parking requirements**

- (a) For buildings more than 100,000 square feet, the required parking for manufacturing, processing, packaging, storage, distribution, etc. uses shall be 1 space for every 10,000 square feet or occupant load whichever is greater. The occupant load is the maximum probable number of occupants present at any time.



**General Standards for Required Landscaping**

See attached Exhibit 2., "Landscaping Standards."

**Landscape and Drainage Maintenance**

- (a) *St. Tammany Parish Responsibilities.* St. Tammany Parish shall be responsible for the drainage system maintenance within the street rights of way, detention ponds, and drainage servitudes dedicated to St. Tammany Parish.
- (b) *Property Owner Responsibilities.* The Property Owner and/or the Property Owner's Association (POA) shall be responsible for the drainage maintenance within private drainage and buffer servitudes, and on private property, not within parish drainage servitudes.
- (c) *Landscape Maintenance.* The Property Owner and/or the Property Owner's Association (POA) shall be responsible for the landscape maintenance including the grass cutting within the street rights of way, detention pond parcels, and drainage servitudes dedicated to St. Tammany Parish. The Property Owner and/or POA shall also be responsible for the replacement of landscape vegetation that may be damaged by St. Tammany Parish while in the process of performing their drainage maintenance responsibilities.
- (d) *Allowable Planting Areas.* The planting of trees or shrubs is not allowed in the street rights of way and parish drainage servitudes. The planting of trees or shrubs is allowed in bank of the detention pond parcels.



## Exhibit 1 - Land Use List

### Permitted Land Uses:

1. Research and Development
2. Aeronautics and aerospace research, development, and manufacturing.
3. Automotive research, development, and manufacturing.
4. Computer, electrical and electronics research, development, and manufacturing.
5. Data centers and data warehousing.
6. Distribution and warehousing facilities.
7. Durable goods manufacturing.
8. Food products processing and manufacturing.
9. Furniture manufacturing.
10. Garment manufacturing.
11. Hydraulics and robotics research, development, and manufacturing.
12. Pharmaceutical and medical research, development, and manufacturing.
13. Software development and programming.
14. Scientific research and development services.
15. General, Professional and Medical Office Buildings and Hospitals.
16. Services and Retail.
17. Parcel Service.
18. Health and Fitness Centers.
19. Commercial Recreation - excluding riverboat gaming and associated facilities - outdoor.
20. Indoor Recreations Establishments, such as bowling alleys, skating rinks and movie theaters.
21. Music Studio, Radio and Television Studios, Broadcasting Stations, and Radio and Television Broadcasting Transmitters.
22. Parks and Playgrounds.
23. Banks and Financial Institutions including retail banks with drive through.
24. Grocery Stores.
25. Hotels, Motels, and Convention Centers.
26. Restaurants and Lounges including Quick Service Restaurants with drive through.
27. Automotive Sales.
28. Bus, truck or other transportation terminals.
29. Car wash and truck wash facilities
30. Portable storage containers used for storage.
31. Drug Stores and Pharmacies.
32. Convenience Stores with gasoline sales.
33. Post office.
34. Funerary parlor, crematorium.
35. Passenger transportation terminals.
36. Churches, temples and synagogues greater than 10,000 square feet.
37. Government offices.
38. Government maintenance facilities.
39. Fire Stations
40. Private non-profit animal services, including but not limited to veterinary clinic, kennel, overnight boarding, grooming, animal training, dog park and pet cemetery, crematorium (animal only).
41. Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office. Visual screening required.
42. Hospitals and Medical Office buildings for overnight stay.
43. Emergency Rooms and affiliated helicopter landing pad.



- 44. Retirement communities
- 45. LTAC and drug and alcohol treatment facilities including overnight stay.
- 46. Manufacturing, advanced
- 47. Manufacturing, artisan
- 48. Manufacturing, light
- 49. Wastewater treatment facility
- 50. Electrical energy substation



Exhibit 2 - Landscaping Standards

(a) Plant condition and installation.

- (1) Condition of plants. All plant materials shall be alive and in a healthy condition when planted.
- (2) Installation of plants. All plant material shall be installed in a fashion that ensures the availability of sufficient soil and water to sustain healthy growth.

(b) Definition of trees and shrubs, native species.

(1) Canopy Tree. Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of 50 feet, usually with one main stem or trunk although some species may have multiple trunks, and with many branches. Any species not listed below shall be submitted for consideration.

Canopy Tree	
Common Name	Scientific Name
Southern sugar maple	<i>Acer barbatum</i>
Swamp red maple	<i>Acer rubrum drummond ii</i>
Red maple	<i>Acer rubum l. var. rubum</i>
Pecan	<i>Carya illinoensis</i>
American beech	<i>Fagus grandiflora</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip poplar	<i>Liriodendron tulipifera</i>
Southern magnolia	<i>Magnolia grandiflora</i>
Big Leaf Magnolia	<i>Magnolia macrophylla</i>
Sweetbay magnolia	<i>Magnolia virginiana</i>
Black Gum	<i>Nyssa sylvatica</i>
Slash pine	<i>Pinus elliotii</i>
Spruce pine	<i>Pinus glabra</i>
Longleaf pine	<i>Pinus palustris</i>
Loblolly pine	<i>Pinus taeda</i>
American sycamore	<i>Platanus occidentalis</i>
Black cherry	<i>Prunus serotina</i>
White oak	<i>Quercus alba</i>
Red oak	<i>Quercus falcata</i>
Overcup oak	<i>Quercus lyrata</i>
Swamp chestnut oak	<i>Quercus michauxii</i>
Nuttall oak	<i>Quercus nuttallii</i>
Willow oak	<i>Quercus phellos</i>
Shumard oak	<i>Quercus shumardii</i>
Southern live oak	<i>Quercus virginiana</i>
Pond cypress	<i>Taxodium ascendens</i>
Bald cypress	<i>Taxodium distichum</i>
Winged elm	<i>Ulmus alata</i>
American elm	<i>Ulmus americana</i>

(2) *Understory Tree*. Any self-supporting woody plant of a species which normally grows to an overall height of a minimum of 25 feet, with one or more main stem or trunk and many branches. Any species not listed below shall be submitted for consideration.

Understory Tree	
Common Name	Scientific Name
Bottlebrush buckeye	<i>Aesculus parviflorum</i>
Red buckeye	<i>Aesculus avia</i>
River birch	<i>Betula nigra</i>
Ironwood or blue beech	<i>Carpinus carolinian</i>
Southern catalpa	<i>Catalpa bignonioides</i>
Redbud	<i>Cercis canadensis</i>
Greybeard	<i>Chionanthus virginicus</i>
Parsley hawthorn	<i>Crataegus marshallii</i>
Persimmon	<i>Diospyros virginiana</i>
Silver bell	<i>Halesia dipteral</i>
Fosters holly, savannah holly, etc.	<i>Ilex attenuata cultivars</i>
Cassine or dahoon holly	<i>Ilex cassine</i>
Deciduous holly	<i>Ilex decidua</i>
Yaupon	<i>Ilex vomitoria</i>
Weeping yaupon	<i>Ilex vomitoria pendula</i>
Crape Myrtles, Etc.	<i>Lagerstroemia indica</i>
Southern crabapple	<i>Malus angustifolia</i>
Red mulberry	<i>Morus rubra</i>
Wax myrtle	<i>Myrica cerifera</i>
Big leaf wax myrtle	<i>Myrica heterophylla</i>
Hop hornbeam	<i>Ostrya virginiana</i>
Red bay	<i>Persea borbonia</i>
American plum	<i>Prunus americana</i>
Cherry laurel	<i>Prunus caroliniana</i>
Mexican plum	<i>Prunus mexicana</i>
Black willow	<i>Salix nigra</i>
American snowbell	<i>Styras americana</i>
Big leaf snowbell	<i>Styrax grandifolius</i>
Tree huckleberry	<i>Vaccinium arboreum</i>
Possumhaw viburnum	<i>Viburnum nudum</i>
Walter s viburnum	<i>Viburnum oboratum</i>

(2) *Native species*. Species of shrubs referred to as native species are set forth in list below. Native species is a defined term as used in this division; any species not listed below shall be submitted for consideration.



Native Shrubs	
Common Name	Scientific Name
Honeybells	<i>Agarista populifolia</i>
Serviceberry	<i>Amelanchier arborea</i>
Southern cane	<i>Arundinaria gigantea</i>
Azalea	<i>Azalea indica</i>
French mulberry	<i>Callicarpa americana</i>
Carolina Allspice	<i>Calycanthus floridus</i>
Camellia	<i>Camellia sasanqua</i>
Clethra	<i>Clethra alnifolia</i>
Strawberry Bush	<i>Euonymus americanus</i>
Crimson-eyed Rose Mallow	<i>Hibiscus moscheutos</i>
Oakleaf hydrangea	<i>Hydrangea quercifolia</i>
Inkberry Holly	<i>Ilex glabra</i>
Dahoon holly	<i>Ilex Myrt folia</i>
Winterberry	<i>Ilex verticillata</i>
Dwarf yaupon	<i>Ilex vomitoria nana</i>
Florida Anise	<i>Illicium floradanum</i>
Yellow anise	<i>Illicium parviflorum</i>
Virginia Sweetspire	<i>Itea virginica</i>
Fetterbush	<i>Lyonia spp.</i>
Giant Turk's Cap	<i>Malvaviscus arboreus</i>
Carolina Buckthorn	<i>Rhamnus caroliniana</i>
Wild azalea	<i>Rhododendron austrinum</i>
Wild azalea	<i>Rhododendron canescens</i>
Wild azalea	<i>Rhododendron serrulatum</i>
Palmetto	<i>Sabal minor</i>
Sassafras	<i>Sassafras albidum</i>
Blueberry/huckleberry	<i>Vaccinium species</i>
Arrowwood	<i>Viburnum dentate</i>

(c) Minimum caliper and height of trees and shrubs.

- (1) *Canopy & Understory Trees.* All Canopy and Understory species trees, at the time of planting, shall have a minimum caliper of at least 1½ inches, measured six inches above the root ball, and a minimum height of eight to ten feet, as per the National Nursery Association Standards.
- (2) *Shrubs.* All shrubs, at the time of planting, shall have a minimum height of 18 inches.

(d) Credit for existing trees.

(1) Existing trees and saplings less than 2½ inches DBH that are located in underbrush areas shall be credited towards the satisfaction of the minimum landscape planting requirements at the following exchange rate: 1 Canopy Tree per 100 sq. ft. of underbrush area.

Buffer planting area requirements on a street.

(a) *Buffer planting area width.* A street planting area is the area along the street or road along which a property abuts which is designated for the preservation of trees and for landscaping. The minimum buffer width shall be 37 feet which includes 12' to 15' of street ROW. Trees and shrubs shall not be allowed in the street ROW area however are allowed in the remaining 25' of the buffer area. A minimum planting area of 150 sq. ft. per canopy tree and 75 sq. ft. per understory tree shall be provided. Trees are allowed in the side slopes however shall not be located in the bottom of the swale or such that they will interrupt the conveyance of stormwater and efficient routine maintenance of the swale. Where a side slope is planted with required trees, the slope shall not exceed 4:1. The intent is to provide a more natural look for the area between the street and parking areas.

Bioretention Plants	
Common Name	Scientific Name
Swamp Milkweed	<i>Asclepias incarnata</i>
Aquatic Milkweed	<i>Asclepias perennis</i>
Blue Wild Indigo	<i>Baptisia australis</i>
Carex Appalachian Sedge	<i>Carex appalachica</i>
Lanceleaf Tickseed	<i>Coreopsis lanceolata</i>
Coneflower	<i>Echinacea purpurea</i>
Joe Pye Weed	<i>Eupatorium maculatum</i>
Crimson-eyed Rose Mallow	<i>Hibiscus moscheutos</i>
Spider Lily	<i>Hymenocallis caroliniana</i>
Virginia Sweetspire	<i>Itea virginica</i>
Cardinal Flower	<i>Lobelia cardinalis</i>
Royal Fern	<i>Osmunda regalis</i>
Switch Grass	<i>Panicum virgatum</i>
White top Sedge	<i>Rhynchospora latifolia</i>
Black-eyed Susan	<i>Rudbeckia amplexicaulis</i>
Showy Goldenrod	<i>Solidago speciosa</i>
Stokes' Aster	<i>Stokesia laevis</i>
Spiderwort	<i>Tradescantia spp</i>

(b) Allowed and prohibited things in street planting area.

(1) Allowed in street planting area. Trees, shrubs, landscaping, fountains, and any other landscape architectural feature, specifically approved by the department of planning and development, are allowed. Subject to the other rules and limitations provided for in this division and other provisions of this chapter, sidewalks, driveways, signs, retention/detention ponds, drainageways and facilities, and decorative fences

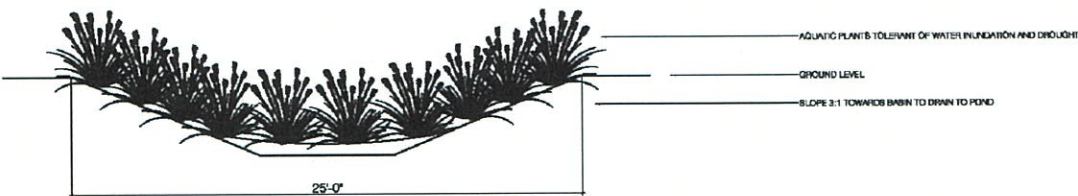


are allowed in street planting areas. The street landscape buffer can be combined with the non-paved portion of the street ROW to create a vegetated swale. The swale shall be a shallow open-channel drainage way stabilized with turf grass or other vegetation used to convey runoff and filter pollutants.

(2) Prohibited in street planting areas. Everything not specifically allowed above is prohibited in street planting areas.

(3) Decorative fences are decorative metal or wooden picket. Vinyl fences are not allowed.

- (c) *Maximum side slope.* The maximum side slope can be 3:1. All swales must be 5' minimum away from pavement edge. Where a side slope is planted with required trees, the slope shall not exceed 4:1. The swale may have structures such as berms, check dams, or weirs, placed perpendicular to the swale flow path to promote settling and infiltration to enhance detention and stormwater pollutant removal.
- (d) *Aquatic Zones.* An aquatic zone shall be created at each drain inlet for a minimum of 15' in each direction of the swale. This area shall be designed to hold water and support native aquatic vegetation.

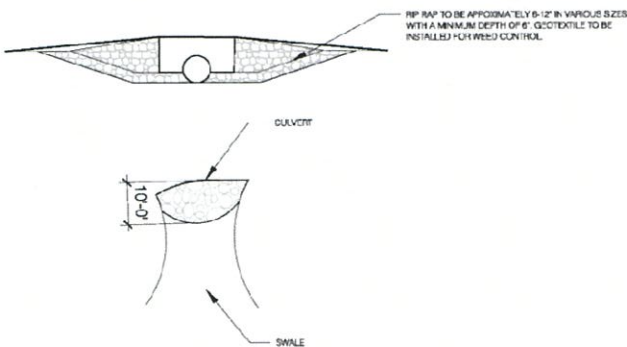


- a. *Plant species.* A minimum of 50% native plant species to be utilized and are to be tolerant to wide fluctuations in soil moisture content. 15' Aquatic zone required at drain inlet. Provide a perennial or grass as listed below every 36" within the 15' Aquatic zone.

Aquatic Plants	
Common Name	Scientific Name
Common Buttonbush	<i>Cephalanthus occidentalis</i>
Crinum Lilly	<i>Crinum americanum</i>
Crimson-eyed Rose Mallow	<i>Hibiscus moscheutos</i>
Copper Iris, Louisiana Iris	<i>Iris fulva</i> , <i>Iris 'Louisiana'</i>
Giant Blue Iris	<i>Iris giganticaerulea</i>
Dixie Iris	<i>Iris hexagona</i>
Saltmarsh Mallow	<i>Kosteletzkya pennaceous</i>
American Lotus	<i>Nelumbo lutea</i>
Pickereel Weed	<i>Pontederia cordata</i>
Bull Tongue Arrowhead	<i>Sagittaria lancifolia</i>
Powdery Alligator-Flag	<i>Thalia dealbata</i>
Giant Cutgrass	<i>Zizaniopsis miliacea</i>

- (e) *Utilities in street Buffer Planting Areas.* Street buffer planting areas may be used for drainage and detention, and generally not for underground utilities. Water and sewer lines shall be located within the street ROW. Other utilities such as electricity, gas, and fiber optics shall be in private servitudes adjacent to the buffer area. Due to the geometry of the street to avoid conflicts with other utilities, the occasional underground utility may cross the buffer area.

(f) Culverts. Areas near culverts are to be covered with riprap for erosion control measures.



(g) *Ground cover required.* Living vegetative ground cover material covering the entire surface of the street planting area other than driveways, sidewalks, retention/detention ponds, drainageways and facilities, fountains, signs, and other areas which are not plantable due to landscape architectural features.

(h) Plants required in street planting area.

- (1) *Trees and shrubs required.* The following minimum number of trees and shrubs shall be planted in the street planting area or areas (if the property abuts more than one street) each street planting area to be computed separately if there is more than one street planting area. Shrubs can be located in swale. If plants are to be placed in swale, the plant choices must be from the Bioretention plant list. Double the Bioretention plants are required for credit of Shrubs. For example: 1 Shrub Credit = 2 Perennials.

Width of Street Planting	Canopy Trees Required
37 Feet	1 Per 50 linear feet of street or road frontage
	Understory Trees Required
	1 Per 50 linear feet of street or road frontage
	Shrubs Required
	1 Per 25 linear feet of street or road frontage

Side and Rear buffer planting area requirements not on a street.

(a) *Buffer planting area width.* Buffer planting area shall be a minimum of 15 feet. Bioretention plantings in lieu of sod is encouraged to be planted in swale. Where a side slope is planted with required trees, the slope shall not exceed 4:1. Trees shall not be located in bottom of the swale or such that they will interrupt the conveyance of stormwater and efficient routine maintenance of the swale. Bioretention grasses and perennials are to be minimum of 1 gal. See list below

Bioretention Plants	
Common Name	Scientific Name
Swamp Milkweed	<i>Asclepias incarnata</i>
Aquatic Milkweed	<i>Asclepias perennis</i>
Blue Wild Indigo	<i>Baptisia australis</i>



Carex Appalachian Sedge	<i>Carex appalachica</i>
Lanceleaf Tickseed	<i>Coreopsis lanceolata</i>
Coneflower	<i>Echinacea purpurea</i>
Joe Pye Weed	<i>Eupatorium maculatum</i>
Crimson-eyed Rose Mallow	<i>Hibiscus moscheutos</i>
Spider Lily	<i>Hymenocallis caroliniana</i>
Virginia Sweetspire	<i>Itea virginica</i>
Cardinal Flower	<i>Lobelia cardinalis</i>
Royal Fern	<i>Osmunda regalis</i>
Switch Grass	<i>Panicum virgatum</i>
Whitetop Sedge	<i>Rhynchospora latifolia</i>
Black-eyed Susan	<i>Rudbeckia amplexicaulis</i>
Showy Goldenrod	<i>Solidago speciosa</i>
Stokes' Aster	<i>Stokesia laevis</i>
Spiderwort	<i>Tradescantia spp</i>

- (b) *Trees and shrubs required.* The following minimum number of trees and shrubs shall be planted in the buffers. Shrubs credit will be given to plant material planting in swale at a rate of 1 shrub is equivalent to 2 Bioretention grasses or perennials. For example: 1 Shrub Credit = 2 Perennials.

Width of Buffer Area	Canopy Trees Required
15 Feet	1 Per 50 linear feet of street or road frontage
	Understory Trees Required
	1 Per 50 linear feet of street or road frontage
	Shrubs Required
	1 Per 25 linear feet of street or road frontage

- (c) *Ground cover required.* Existing, preserved vegetation, additional new vegetative ground cover, and/or non-living mulch materials area required to cover the entire surface of the buffer planting area so that no bare ground is provided, other than driveways, sidewalks, and other areas which are not plantable due to landscape architectural features.
- (d) *Fences.* Fences are allowed but not required in accordance with fencing prohibitions listed in the street planting requirements.

**Parking landscaping requirements.**

- (a) *Screening for parking area.* Parking lot screening shall not be required.
- (b) *Specific interior parking landscape requirements.*
- (1) *Landscape islands within rows.* No more than 12 parking spaces shall be permitted in a continuous row without being interrupted or terminated by a landscaped island or median of not less than 10 feet in width (including the curbs) and not less than the length of the parking space.

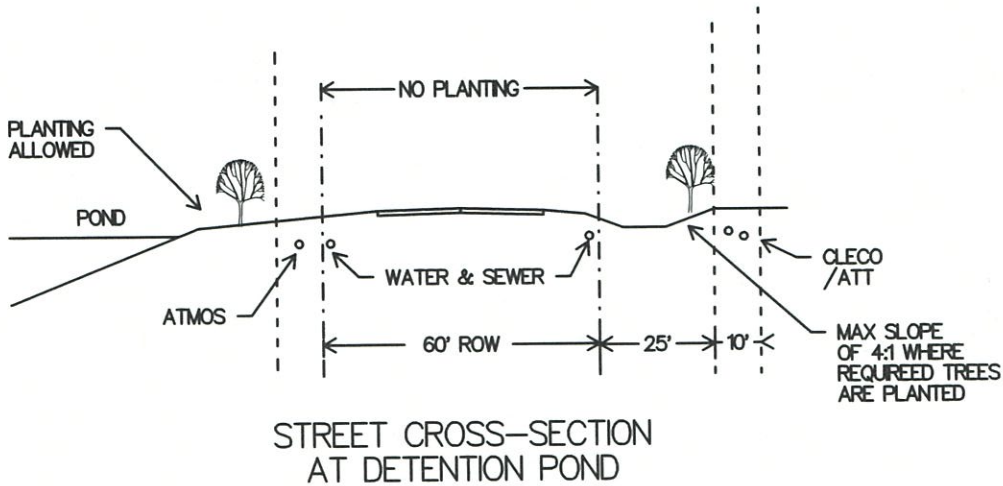
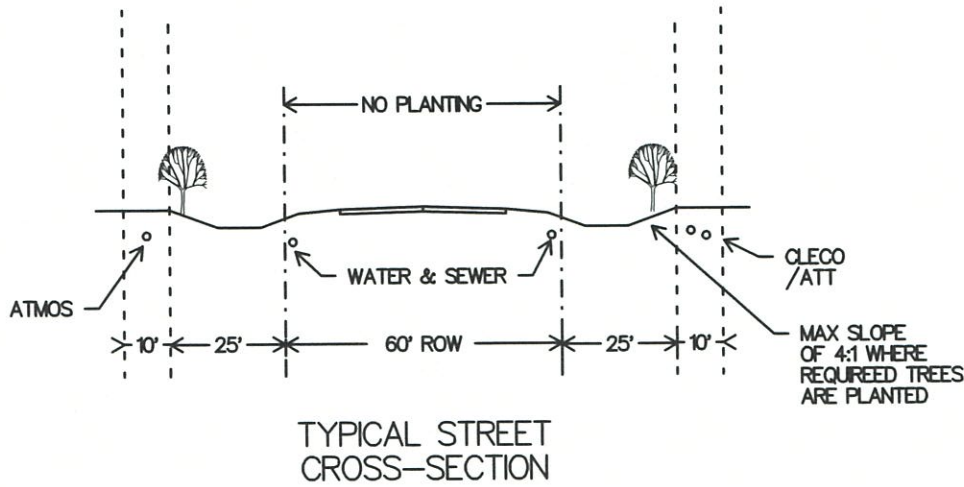
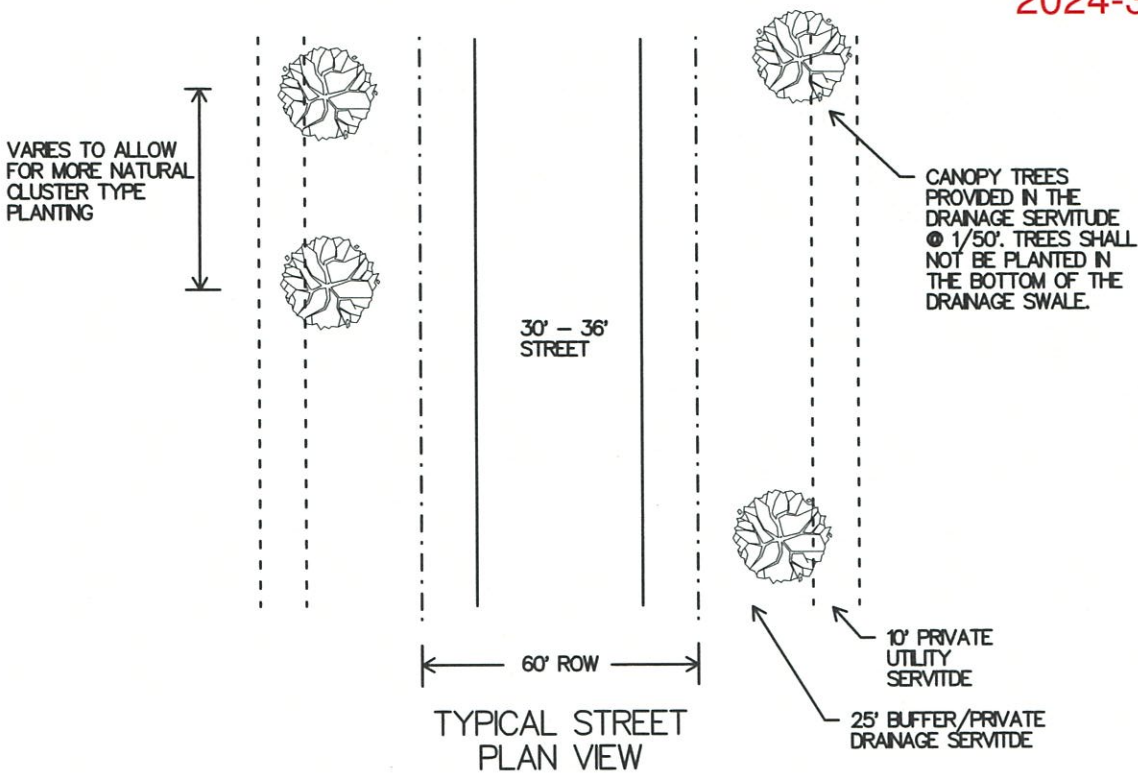
- (2) *Landscape islands at end of rows.* Every parking row shall terminate in a landscaped island of not less than 10 feet in width (including the curbs) and not less than the length of the parking space; provided that a landscape island shall not be required at the end of a parking row where the end of the parking row abuts a street planting area or buffer planting area.
- (3) *Medians between rows.* Every fourth row of parking shall be separated by a median strip for landscaping of not less than 10 feet in width (inclusive of curbs).
- (4) *Required plants.* The landscaped islands shall contain a minimum of one Canopy tree. One Canopy tree for every 50 linear feet shall be planted in the required median between rows. The surface of the landscaped islands and medians shall be planted in a living vegetative ground cover.

**Building facade landscaping requirements.**

- (a) *Definition.* The building façade planting area is located along the primary entrance, exterior wall of the building, between the base of the building and the adjacent vehicle use parking area for said building.
- (b) *Area, location, width, length.* The building façade planting area shall be the full length of the exterior building wall facing the vehicle use parking area, and no less than ten feet in width.
- (c) *Planting requirements:*

Linear Footage of Building Façade Planting	Understory Trees Required
	1 Per 50 linear feet of building façade
	Shrubs Required
	1 Per 10 linear feet of building façade





Administrative Comment

September 5, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3883-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 Interstate 12 and the west side of LA Highway 1088, Mandeville; S28 and S33, T7S, R12E; Ward 4, Council District:11

**Size:** 306.10 acres

**Petitioner:** Crosby Development, LLC      **Posted:** July 12, 2024

**Owner:** Crosby Development Company, LLC, Crosby-McEnery Development, LLC, Abiquiu Holdings, LLC, Alamosa Holdings, LLC

**Commission Hearing:** August 6, 2024

**Determination:** Approved

**Current Zoning**

AML Advanced Manufacturing and Logistics District

**Requested Zoning**

AML Advanced Manufacturing and Logistics District and RBCO Regional Business Center Overlay

**Future Land Use**

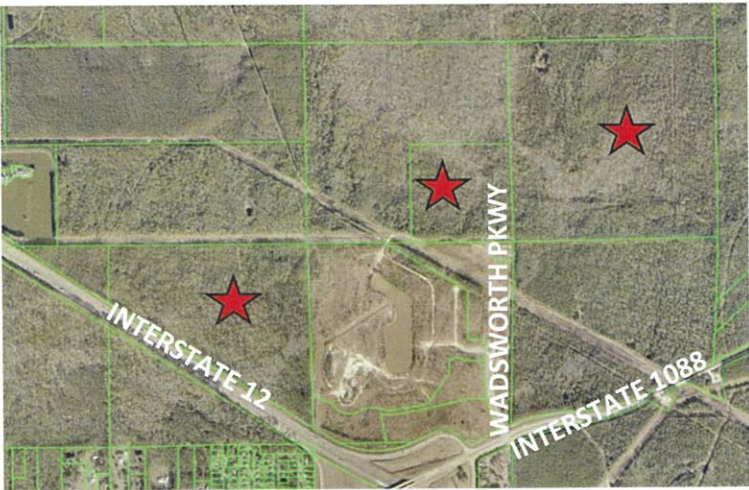
Manufacturing & Logistics

**Flood Zone:**

Effective Flood Zone C – FFE is 12" above crown of street elevation

Preliminary Flood Zone X

**Critical Drainage:** Yes



**Zoning History**

1. The subject site is comprised of 306.10 acres of undeveloped property which is currently zoned AML Advanced Manufacturing and Logistics District. The property was part of a previous rezoning request in which 833.45 acres of property was rezoned to accommodate the potential development of very large-scale facilities and uses such as research and development, advanced manufacturing, and transportation and logistics industries which are supported by major transportation routes (2022-2705-ZC) .

Table 1: Zoning History of Subject Lot(s)

Ordinance/Case No.	Prior Classification	Amended Classification
2022-2705-ZC	A-2 Suburban District, A-3 Suburban District, A-4 Single-Family Residential District, PBC-1 Planned Business Campus District	AML Advanced Manufacturing and Logistics District



Administrative Comment

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Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	AML Advanced Manufacturing and Logistics District
South	Gulf South Commerce Park	Wadsworth Planned Unit Development
East	Undeveloped	A-4 Single-Family Residential District and AML Advanced Manufacturing and Logistics District
West	Undeveloped	PBC-1 Planned Business Campus District

2. The site is flanked by undeveloped land zoned A-4 Single-Family Residential District and AML Advanced Manufacturing and Logistics District to the west, undeveloped property zoned AML to the north, and undeveloped property zoned PBC-1 Planned Business Campus District to the east.

The subject property abuts the Wadsworth PUD, which is being developed with the Gulf South Commerce Park to the south. This commerce park is an industrial and commercial Planned Unit Development established in 2001 (Case No. ZC01-03-028) that allows for large scale warehousing and distribution facilities, manufacturing facilities, and research and development uses. As proposed, the Wadsworth PUD will be the subject property’s primary point of access from LA Highway 1088 and Interstate 12.

Additionally, the neighboring Wadsworth PUD was recently granted approval for a Major Amendment to the PUD (February 6, 2024) to create a governing document which provides specific regulations that exceed the St. Tammany Parish Unified Development Code. The subject request is to establish an RBCO Regional Business Center Overlay which will enable a cohesive design and continue low impact development standards within and around the existing commerce park.

Proposed RBCO Regional Business Center Overlay Findings

3. The purpose of the RBCO Regional Business Center Overlay is to establish and promote well-designed, unified, campus like projects that provide regional economic benefits by allowing flexibility in land use and development regulations. The current request is to establish an RBC Overlay and adopt governing language that surpasses the St. Tammany Parish Unified Development Code to reconfigure buffers and subject landscaping requirements, provide alternative parking regulations, and allow the integration of stormwater functions and landscape designs. These nature-based solutions can help to reduce impervious surfaces, mimic native vegetation, and reduce peak runoff from major storm events.
4. While the rezoning request for the RBCO is comprised of 306.10 acres, the conceptual site plan provided only pertains to Phase 2-A which is 96.75 acres in size. As such, if the subject rezoning request to the RBCO is approved, Phases 2-B and 2-C will be required conceptual site plans to be reviewed and approved before the Zoning Commission prior to the review of any permits within these phases.

Setbacks, Permitted Uses, and Parking Requirements

5. Request to provide alternative building setback requirements which include the following:
- a. 50’ street facing building setback. Where a building is taller than 50’ in height, one additional foot of setback shall be required in each yard.
  - b. 25’ building setback along side and rear property lines

**Staff Comment:** There is no objection to this request as the current commercial building setbacks do not apply when a commercial or industrially zoned property abut another commercial or industrially zoned property. These proposed regulations exceed those listed within the St. Tammany Parish Unified Development Code.



Administrative Comment

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**ZONING STAFF REPORT**

2024-3883-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**

Ross Liner  
Director

6. Request to allow manufacturing, processing, packaging, storage, and distribution uses within buildings larger than 100,000 square to provide parking at the following ratio:  
1 space for every 10,000 square feet or occupant load, whichever is greater

**Staff Comment:** Current St. Tammany Parish parking minimums include 1 required space per every 1,000 square feet of warehouse use and 1 required space per every 350 square feet of retail use. Staff recognizes that these parking minimums were created with smaller buildings and business operations in mind and could require an exorbitant amount of parking within an industrial park of this capacity. There is no objection to the reduction of required parking.

7. Request to add thirty-six additional permitted uses beyond the uses listed within the subject property's existing AML Advanced Manufacturing and Logistics District including:
- a. Food products processing and manufacturing
  - b. Furniture manufacturing
  - c. Services and Retail
  - d. Parcel Service
  - e. Health and Fitness Centers
  - f. Commercial Recreation – excluding riverboat gaming and associated facilities – outdoor
  - g. Indoor recreations establishments, such as bowling alleys, skating rinks and movie theaters
  - h. Music Studio, Radio, and Television Studios, Broadcasting Stations, and Radio and Television Broadcasting Transmitters
  - i. Parks and Playgrounds
  - j. Banks and Financial Institutions including retail banks with drive through
  - k. Grocery Stores
  - l. Hotels, Motels, and Convention Centers
  - m. Restaurants and Lounges including Quick Service Restaurants with drive through
  - n. Automotive Sales
  - o. Bus, truck, or other transportation terminals
  - p. Car wash and truck wash facilities
  - q. Portable storage containers used for storage
  - r. Drug stores and Pharmacies
  - s. Convenience Stores with gasoline sales
  - t. Post office
  - u. Funerary parlor, crematorium
  - v. Passenger transportation terminals
  - w. Churches, temples, and synagogues greater than 10,000 sq. ft.
  - x. Government Offices
  - y. Government Maintenance facilities
  - z. Fire Stations
  - aa. Private non-profit animal services, including but not limited to veterinary clinic, kennel, overnight boarding, grooming, animal training, dog park and pet cemetery, crematorium (animal only).
  - bb. Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office. Visual screening required.
  - cc. Hospitals and Medical office buildings for overnight stay
  - dd. Emergency rooms and affiliated helicopter landing pad
  - ee. Retirement communities
  - ff. LTAC and drug and alcohol treatment facilities including overnight stay
  - gg. Manufacturing, artisan
  - hh. Manufacturing, light
  - ii. Wastewater treatment facility
  - jj. Electrical energy substation



Administrative Comment

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Director

**Staff Comment:** There is no objection to this request as the new proposed uses are consistent with the existing manufacturing, research and development, and transportation and logistics uses as well as the uses allowable within the adjacent Wadsworth Planned Unit Development Overlay/Gulf South Commerce Park.

Open Space/Buffers

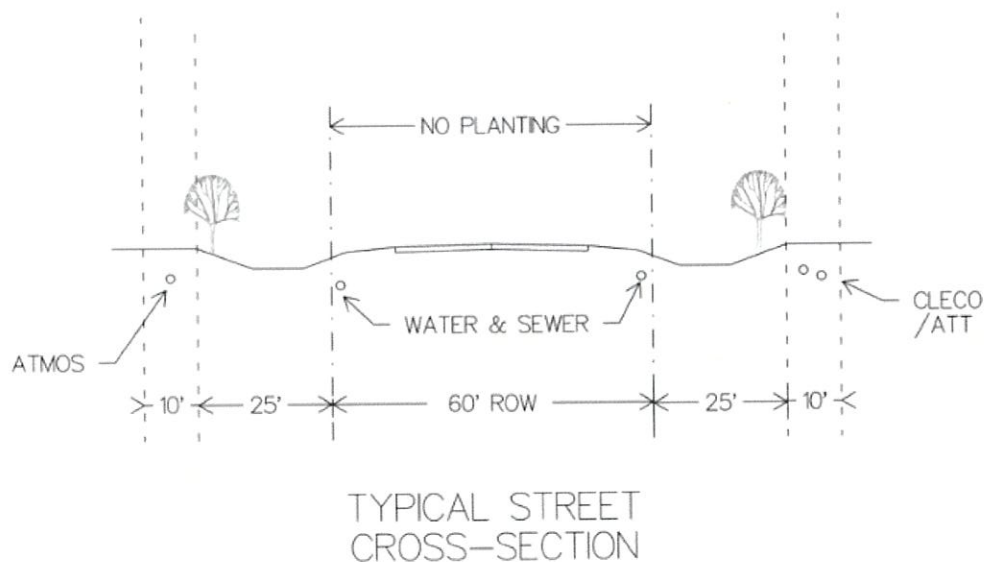
8. The RBCO ordinance does not require a specific amount of greenspace be provided. However, the Phase 2-A concept plan is providing 6.37 acres of greenspace which can be seen within the proposed buffers. Additionally, as per the "Building Façade Landscaping Requirements" on page 8 of 9 of the proposed landscaping standards, the RBCO regulations suggest the addition of building façade planting areas along the primary entrance of larger buildings including seating for pedestrian use accompanied by shrubs and understory trees.

**Staff Comment:** The addition of an outdoor plaza within each phase will create synergy between the various uses. This could help to mitigate the large scale and feel of the buildings and promote pedestrian safety and areas that will enhance the additional permitted uses beyond the typical industrial feel. Pedestrian plazas provide a place for workers to congregate and overall enhance the attractiveness of the premiere office park.

9. Request to provide a minimum street buffer width of 37 feet; 25 feet of which is plantable area to provide the required number of Class A and Class B trees and 12 ft. of which is open greenspace within the street right of way.

**Staff Comment:** There is no objection to this request as the initial 25 ft. of the street buffer is to be planted with native Class A and B trees and shrubs and the additional 12 ft. within each side of the street right of way will provide supplementary greenspace and drainage swales to promote low impact development with bioretention cells, bioswales, and rain gardens. These shallow open-channel drainage ways will convey runoff and filter pollutants. See the example below.

Additionally, the request to require a minimum planting area of 150 sq. ft. per canopy tree and 75 sq. ft. per understory tree will ensure that the vegetation planted has enough room to grow to full potential without being located at the bottom of the swale or interrupting maintenance of the swale.



10. Request to provide "Aquatic Zones" at each drain inlet for a minimum of 15' in each direction of the swale which must be planted with a minimum of 50% native plant species every 36".

Administrative Comment

September 5, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3883-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
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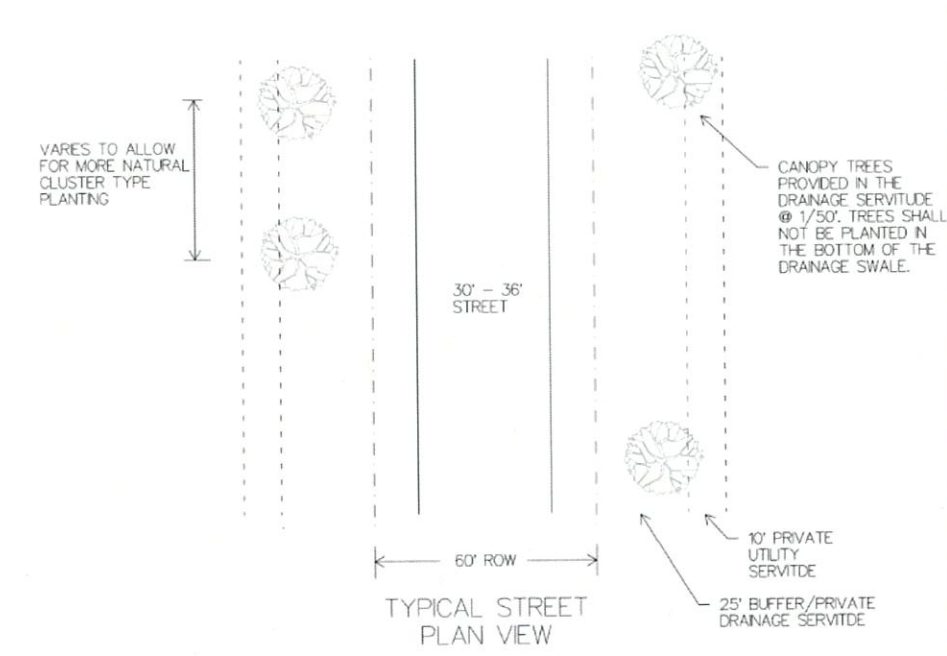
**Staff Comment:** There is no objection to this request as the proposed aquatic zones will be designed to hold water and support native aquatic vegetation which will help to remove pollutants before entering local waterways.

11. Request to increase side and rear buffer planting areas from 10 feet to 15 feet in which bioretention plantings in lieu of sod are encouraged.

**Staff Comment:** There is no objection to the request for the additional 5 feet of buffer area provided and the concept of bioretention plantings which are natural to Louisiana.

12. Request to reconfigure the landscape and drainage maintenance through the following measures:
- St. Tammany Parish will be responsible for the drainage system maintenance within the street rights of way, detention ponds, and drainage servitudes dedicated to St. Tammany Parish.
  - The Property Owner and/or the Property Owner's Association will be responsible for the drainage maintenance within private drainage and buffer servitudes, and on private property, not within Parish drainage servitudes.
  - The Property Owner and/or the Property Owner's Association will be responsible for the landscape maintenance including the grass cutting within the street rights of way, detention pond parcels, and drainage servitudes dedicated to St. Tammany Parish. The Property Owner and/or POA shall also be responsible for the replacement of landscape vegetation that may be damaged by St. Tammany Parish while in the process of performing their drainage maintenance responsibilities.
  - The planting of trees or shrubs is not allowed in the street rights of way and Parish drainage servitudes. The planting of trees or shrubs is allowed in the bank of the detention pond parcels.

**Staff Comment:** There is no objection to this arrangement and St. Tammany Parish looks forward to establishing a positive relationship whereby the development can provide native grasses and vegetation within the swales in the right of way to promote LID practices while allowing St. Tammany Parish the rights to maintain functionality of the drainage system.





Administrative Comment

September 5, 2024

Department of Planning & Development



**ZONING STAFF REPORT**  
2024-3883-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

**Consistency with New Directions 2040**

**Manufacturing & Logistics:** areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Policy 1:2:1 The Future Land Use Map contained within the Comprehensive Plan shall predominantly guide the assignment of zoning districts throughout the Parish
- ii. Goal 4:1 Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.
- iii. Policy 1:4:1 Any development permitted in the Parish's "area of special flood hazard" shall be "low impact", employing systems and practices that use natural processes that promote infiltration, evapotranspiration or use of stormwater in order to reduce flood risk and protect water quality.
- iv. Strategy 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
- v. Strategy 1:6:1 Promote, encourage and sometimes require sustainable stormwater-management techniques, such as pervious pavement and elevation on piers, in site planning and new construction.
- vi. Strategy 2:7:1 Encourage the use of green infrastructure – including but not limited to bioretention facilities, rain gardens, vegetated rooftops, rain barrels and permeable pavements – that exceeds minimum requirements in private development through incentives.
- vii. Goal 1:5 The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- viii. Strategy 2:1:5 Maintain existing manufacturing and logistics areas, including Highway 59, and establish an industrial park around the interchange of Interstate 12 and Highway 434 or Highway 1088.
- ix. Goal 2:5 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.

Administrative Comment

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