

EXHIBIT "A"

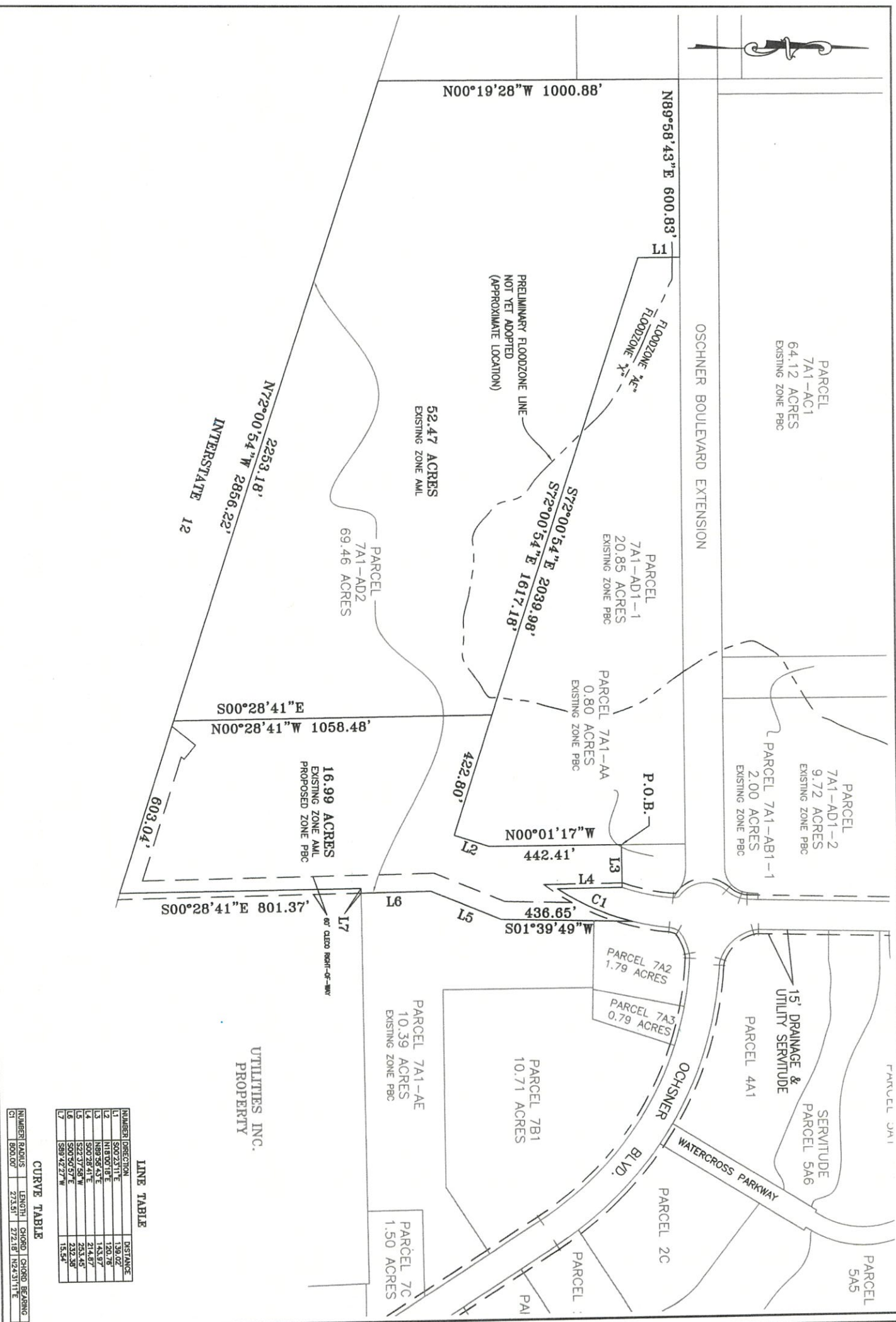
2025-4177-ZC

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 89 DEGREES 35 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 1185.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OCHSNER BOULEVARD EXTENSION; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 01 DEGREES 37 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 619.37 FEET TO A POINT; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF OCHSNER BOULEVARD EXTENSION THE FOLLOWING COURSES: SOUTH 01 DEGREES 37 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 555.98 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 23.83 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 43 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 23.73 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 52.96 FEET, A CHORD BEARING OF SOUTH 31 DEGREES 04 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 52.62 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 105.00 FEET, AN ARC LENGTH OF 181.48 FEET, A CHORD BEARING OF SOUTH 07 DEGREES 12 MINUTES 24 SECONDS EAST AND A CHORD LENGTH OF 159.72 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 17.22 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 31 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 17.09 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE LEAVING SAID RIGHT-OF-WAY, RUN ALONG SAID CURVE WITH A RADIUS OF 119.23 FEET, AN ARC LENGTH OF 24.85 FEET, A CHORD BEARING OF SOUTH 56 DEGREES 59 MINUTES 58 SECONDS EAST AND A CHORD LENGTH OF 24.80 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 83.03 FEET, A CHORD BEARING OF SOUTH 70 DEGREES 31 MINUTES 30 SECONDS EAST AND A CHORD LENGTH OF 81.43 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 84.45 FEET TO THE POINT; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 212.37 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 143.97 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 214.87 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 273.51 FEET, A CHORD BEARING OF NORTH 24 DEGREES 31 MINUTES 11 SECONDS EAST AND A CHORD LENGTH OF 272.18 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 01 DEGREE 39 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 436.65 FEET TO A POINT; THENCE RUN SOUTH 22 DEGREES 37 MINUTES 58 SECONDS WEST SAID PARCEL OF LAND CONTAINS 16.99 ACRES MORE OR LESS. FOR A DISTANCE OF 253.45 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 50 MINUTES SECONDS EAST FOR A DISTANCE OF 232.38 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 42 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 15.54 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 801.37 FEET TO A POINT; THENCE RUN NORTH 72 DEGREES 00 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 603.04 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 28 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 1058.48 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 00 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 422.80 FEET TO A POINT; THENCE RUN NORTH 18 DEGREES 00 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 120.76 FEET TO A POINT; THEN RUN NORTH 00 DEGREES 01 MINUTE 17 SECONDS WEST FOR A DISTANCE OF 442.41 FEET BA TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 16.99 ACRES MORE OR LESS



LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	S00°28'41"E	139.02'
2	N00°01'17"W	120.78'
3	N89°58'43"E	143.97'
4	S00°28'41"E	214.87'
5	S22°37'58"W	253.45'
6	S00°50'57"E	232.38'
7	S89°42'27"W	15.54'

CURVE TABLE

NUMBER	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	800.00'	273.51'	272.18'	N28°31'11"E



Professional Land Surveyors  
Planners and Consultants  
1011 NORTH CAUSEWAY BLVD.,  
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MANDEVILLE, LA 70471  
OFFICE NO. (985)845-1012  
FAX NO. (985)845-1778  
www.loweengineers.com  
e-mail:  
MandevilleTeam@loweengineers.com

PROJECT NO.:  
25-140048  
DRAWN BY:  
SPH  
CHECKED BY:  
JEB

DATE: 02/26/25  
SCALE: 1" = 300'

A RE-ZONING MAP OF  
A PORTION OF PARCEL 7A1-AD2  
St. Tammany Parish, Louisiana  
for  
ALL STATE FINANCIAL CO.



2025-4177-ZC

CEDAR DR

L-2

PUD

CORNICHE DU LAC

TF

M-M

PBC

PBC

RUE BOURDEAUX

S-2

S-1

PBC

PBC

PBC

WOCHSNER BLVD

OCHSNER BLVD

WATERCROSS PKWY

S-1

PBC

MOCD

PBC

AML

S-1

S-1

12W

12E

L-1

NC-2

HC-3

CBF-1

BREWSTER RD

Maxar, Microsoft

S-1

L-1

L-2

CHRISTINE MURPHY

L-1

AMELIA



Administrative Comment

July 10, 2025

Department of Planning & Development



**ZONING STAFF REPORT**  
2025-4177-ZC

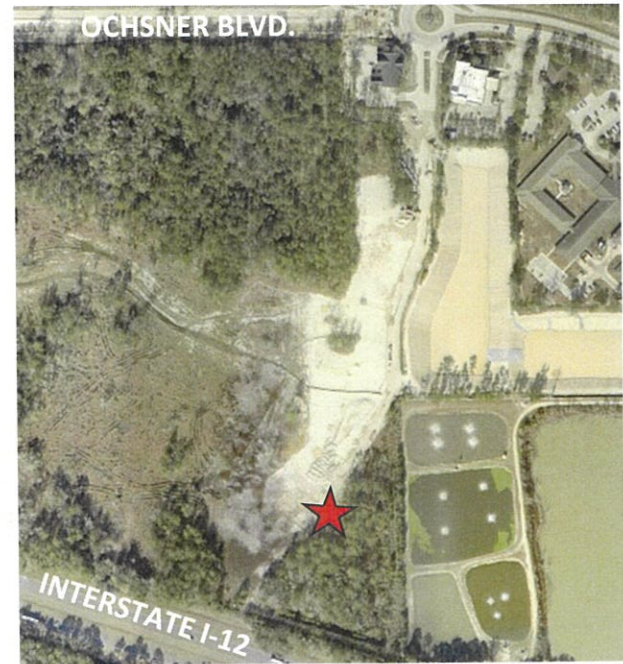
MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the south side of W. Ochsner Blvd., north of Interstate 12, Covington; S12, T7S, R10E; Ward 1, District 1  
**Council District:** 1

**Petitioner:** Josh Wainer  
**Owner:** All State Financial Company  
**Size:** 16.99 acres  
**Posted:** June 16, 2025  
**Commission Hearing:** July 1, 2025  
**Determination:** Approved



**Current Zoning**

AML Advanced Manufacturing and Logistics District

**Requested Zoning**

PBC Planned Business Campus District

**Future Land Use**

Mixed-Use

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:**

No

**Elevation Requirements:**

FFE 12" above centerline of road/No BFE

**FINDINGS**

1. The applicant is requesting to rezone 16.99-acres from AML Advanced Manufacturing to Planned Business District. The property is located on the south side of W. Ochsner Blvd., north of Interstate 12, Covington.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
88-060	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	PBC-2 Planned Business Campus
19-4202	PBC-2 Planned Business Campus	AML Advanced Manufacturing & Logistics District

*Site and Structure Provisions*

3. The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	PBC (Planned Business Campus)



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South (across Interstate 12)	Undeveloped	L-1 Large Lot Residential District
East	Retention Ponds & Water Treatment Facility	PBC (Planned Business Campus) & S-1 Suburban Residential District
West	Undeveloped	AML Advanced Manufacturing & Logistics

5. The subject property abuts property zoned PBC (Planned Business Campus) to the north, PBC (Planned Business Campus) and S-1 (Suburban Residential District) to the east, L-1 (Large Lot Residential District) to the south, and AML (Advanced Manufacturing & Logistics) and to the west.
6. The existing AML Advanced Manufacturing and Logistics District requires a minimum lot size of 20,000 square ft. to accommodate the following allowable uses:

Data center and data warehousing, Distribution or Warehousing Facility, Electrical Energy Substation\*, Food Processing, Manufacturing, advanced, Manufacturing, artisan, Manufacturing, light, Office, Research and development facility, Small wireless facility\*, Stormwater retention or detention facility\*, Tower, Radio, Telecommunications, Television or Microwave, Warehouse and Wastewater treatment facility, limited.

7. The purpose of the requested PBC Planned Business District is to provide office space with supporting uses in a campus-type setting. This district is located particularly near or along the intersection of major arterials or a major and a minor arterial. The Planned Business Campus is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development. Permitted uses include the following:

Animal services, Art studio, Athletic field, Bank or financial institution, Bed and breakfast, Club or lodge, Community center, Community home\*, Convention center, Day care center, adult, Code of Ordinances, Day care center, child, Day care home, Dwelling, multiple-family, 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, Entertainment, Indoor, Garden supply and greenhouse, Golf course and recreational facility, Gymnasium, Hotel, Laboratory, Marina, commercial, Medical facility, clinic, Office, Park, Parking lot, Personal service establishment, Place of worship, Playground, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in without lounge, Retail establishment, Short term rental\*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave\*, Utility facility, Veterinary clinic, no outdoor kennels.

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:

- 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.
- Strategy 1:5:2: Locate high-intensity land uses adjacent to high-capacity transportation corridors.
- Goal 4:3: Neighborhoods throughout the Parish will share high access to quality public facilities and services, including schools, public safety facilities, recreation facilities, and libraries.
- Goal 5:1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.



## Administrative Comment

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### Department of Planning & Development



#### ZONING STAFF REPORT

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PARISH PRESIDENT

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Director

*Standards for Review (Sec. 200-3.1.xG) - 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 condition, 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.

