

Exhibit "A"

2026-4619-ZC

A CERTAIN PIECE OR PORTION OF GROUND BEING A TOTAL OF 126.07 ACRES AND LOCATED IN SECTIONS 11 & 12, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA, AND IS MORE FULLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION OF 11.81 ACRES

A CERTAIN PIECE OR PORTION OF GROUND BEING PARCEL 7A1-AB1-2D1 AND LOCATED IN SECTION 12, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA, AS SHOWN ON A MINOR RE-SUBDIVISION MAP BY LOWE ENGINEERS WITH PROJECT NUMBER 25-140331 RECORDED ON OCTOBER 30, 2025 UNDER MAP FILE NUMBER 6439C, AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45 & 46, T-7-S, R-10-E, 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; THENCE RUN SOUTH 01 DEGREE 37 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 619.37 FEET TO A POINT; THENCE CONTINUE SOUTH 01 DEGREES 37 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 519.48 FEET TO A POINT; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 20.43 FEET TO A POINT; THENCE SOUTH 04 DEGREES 24 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 31.68 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE RUN ALONG SAID CURVE, HAVING A RADIUS OF 85.00 FEET, A LENGTH OF 126.96 FEET, A CHORD BEARING SOUTH 47 DEGREES 11 MINUTES 26 SECONDS WEST, AND A CHORD DISTANCE OF 115.48 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 790.07 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 834.43 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 19 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 609.96 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 21 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 837.94 FEET TO A POINT; THENCE RUN SOUTH FOR A DISTANCE OF 618.93 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 11.81 ACRES, MORE OR

LESS. AND;

LEGAL DESCRIPTION OF 23.95 ACRES

A CERTAIN PIECE OR PORTION OF LANDS SITUATED IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING 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

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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 2,663.60 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN SOUTH 00 DEGREES 19 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 1,000.88 FEET TO A POINT; THENCE RUN NORTH 72 DEGREES 00 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 1,402.31 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 08 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 567.38 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 1,329.60 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 23.95 ACRES MORE OR LESS.

AND;

LEGAL DESCRIPTION OF 90.31 ACRES

A CERTAIN PIECE OR PORTION OF LAND BEING PARCELS 7A1-AD1-1, 7A1-AD2-A1, 7A1-AD2-B1, 7A1-AD2-A2 & 7A1-AD2-C SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, GREENSBURG

LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AS SHOWN A MINOR RE-SUBDIVISION MAP BY LOWE ENGINEERS WITH PROJECT NO. 25-140254B, FILED ON FEBRUARY 5th 2026 UNDER MAP FILE NUMBER

6458B, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING 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 OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN SOUTH 00 DEGREES 01 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 212.37 FEET TO A POINT; THENCE 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 (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID

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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 FOR A DISTANCE OF 253.43 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 50 MINUTES 57 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 2,856.22 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 19 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 1,000.88 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 2,579.15 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 90.31 ACRES MORE OR LESS.

Administrative Comment

June 4, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4619-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 and south sides of West Ochsner Blvd, and west of S. Ochsner Blvd., Covington; S11 & S12, T7S, R10E; Ward 1; District 1

Petitioner: Josh Wainer **Posted:** April 28, 2026

Owner: All State Financial Company - Josh Wainer **Commission Hearing:** May 11, 2026

Size: 125.44 acres **Determination:** Approved



Current Zoning: PBC (Planned Business Campus District) and AML (Advanced Manufacturing and Logistics District)

Requested Zoning: PBC (Planned Business Campus District), AML (Advanced Manufacturing and Logistics District), and RBCO (Regional Business Center Overlay District)

Future Land Use: Mixed-Use

Flood Zone: Effective Flood Zone: C; Preliminary Flood Zone: AE; CDA

Elevation Requirements: BFE 21.5' FFE 21.5'

ZONING HISTORY

- 1. The subject site is comprised of 125.44-acres of partially developed and undeveloped property which is currently zoned Planned Business Campus District and Advanced Manufacturing and Logistics District. The applicant is proposing to also establish the Regional Business Center Overlay. The properties are located on the north and south sides of West Ochsner Blvd, and west of S. Ochsner Blvd., Covington.

Table 1: Zoning history of Subject Lot(s)		
Zoning Case	Prior Classification	Amended Classification
88-060	Unknown	SA
19-4202	SA	AML (Advanced Manufacturing & Logistics)
09-2116	SA	PBC (Planned Business Campus)

COMPATIBILITY OR SUITABILITY WITH ADJACENT AREA

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North (Across W. Ochsner Blvd.)	Undeveloped and Residential	PBC (Planned Business Campus) and S-1 (Suburban Residential District)
South (Across Interstate 12)	Undeveloped	L-1 (Large Lot Residential District)
East	Undeveloped and Commercial	PBC (Planned Business Campus) and AML (Advanced Manufacturing & Logistics)
West	Undeveloped	NC-1 (Neighborhood Office District)

- 2. As shown in Table 2, the subject site abuts undeveloped land zoned PBC (Planned Business Campus) and S-1 (Suburban Residential District) to the north, undeveloped land zoned L-1 (Large Lot Residential District) to the south, undeveloped property and commercial uses zoned PBC (Planned Business Campus) to the east, and undeveloped property zoned NC-1 (Neighborhood Office District) to the west.

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DISTRICT COMPARISON

3. The site's existing PBC District is intended to accommodate office, institutional, medical, and campus-style commercial development in coordinated settings, generally near arterial intersections and major corridors.
 - a. Purpose - 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 PBC District is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.
4. The sites existing AML District is intended to accommodate research, advanced manufacturing, warehousing, and logistics uses in locations with access to major transportation corridors.
 - a. Purpose – to provide for the location of very large-scale facilities for the research and development, advanced manufacturing, and transportation/logistics industries. Such facilities should be located in close proximity to major high-capacity transportation routes, with the ideal location allowing for multi-modal opportunities. Advanced manufacturing shall mean manufacturing that uses innovative technologies and does not create air pollution and other harmful environmental impacts.
5. The purpose of the requested Regional Business Center Overlay is to allow certain development standards, which fall outside of the official Unified Development Code on a larger, campus style setting. The RBCO is a zoning overlay which is applied to the official Parish zoning maps and does not change the underlying zoning classification of a property.
 - a. Purpose - To promote well-designed, unified, commercial or office development projects that provide regional economic benefits by allowing land use and development requirements to be met across lot lines.

PROPOSED RBCO REGIONAL BUSINESS CENTER OVERLAY FINDINGS – The proposed RBCO document establishes guidelines for development that fall outside of the regulatory authority of the Unified Development Code. If approved, future development will be reviewed under these guidelines and where these regulations remain silent, the UDC will apply. The document is organized into five sections, each addressing specific aspects of future site development. This report is not intended to provide an exhaustive account of all governing details, but rather to serve as a summary and general guide.

Building Site Guidelines – Summary

1. This section establishes general standards for building design and site layout, including material compatibility, compliance with existing covenants and zoning, and flexibility in buffer placement to promote connectivity between parcels.

Staff Comment: There is no objection to this language as the proposed guidelines are consistent with the purpose of the RBCO and support unified site development.

Landscape Guidelines

2. This section establishes standards that provide flexibility in required buffers, plantings, protection and mitigation of protected species, and internal site design. The guidelines allow deviations from traditional land clearing, tree preservation, and landscaping standards of the Unified Development Code to support a more unified, campus-style development and promote economic growth. Significant departures from the Unified Development Code include the following:
 - C. The proposed language allows utilities, required landscape buffers and plantings to be comingled, permitting utility servitudes, easements, and drainage features within required buffer areas. The Parish's previous Land Development Code allowed this practice; however, the current Unified Development Code requires buffers to remain exclusive of servitudes and easements. The proposed RBCO would reinstate the prior approach, representing a deviation from current standards.

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Staff Comment: Staff is concerned by this deviation from the Unified Development Code, as allowing utilities within required buffers may reduce the overall effectiveness of the buffers and the establishment of the required tree canopy. However, staff confirmed that existing overhead utility lines are located within the Ochsner Street median and are not anticipated to impact the existing or proposed canopy within the Street Buffer Area.

- D. The proposed language allows flexibility in internal buffer requirements and internal landscaping requirements by permitting their relocation for shared parking and circulation, contingent upon a unified site design. Landscaping must be reallocated on-site to meet overall requirements, and a unified site plan with appropriate cross-access and shared parking agreements is required to ensure coordinated functionality.

Staff Comment: Staff supports this approach, as it promotes a more unified and efficient site design, provided that the total required greenspace and plantings are maintained on-site.

- P. The proposed language removes the requirement for a tree survey and exempts the mitigation of removed live oak and cypress trees for the construction of regional detention ponds.

The ordinance requires replanting within the pond area to create a naturalized, park-like setting at a ratio of (4) one-inch caliper indigenous wetland trees per acre. Up to 50% of this requirement may be met through payment into the St. Tammany Parish Tree Bank.

Staff Comment: Staff is concerned about the removal of tree survey requirements and the exemption from mitigation of removed live oak and cypress trees, as these standards typically serve to protect existing canopy native to the area. Staff notes the replanting requirements within the pond area, including minimum wetland tree plantings provide some level of mitigation.

Through the review, staff noted that the existing, previously required mitigation plan could be effectively negated by the proposed ordinance. In response, the applicant worked with staff to incorporate language requiring the implementation of any prior replanting or mitigation plans. **However, it should be clarified that the provisions of Subsection R do not apply to the existing mitigation plan on site¹.**

- S. The proposed language establishes a 35' landscaped street buffer along West Ochsner Blvd. and South Ochsner Blvd in-lieu of the standard 25' street buffer. The language states that a live oak planted in the Ochsner Blvd. frontage buffer satisfies the 1 Class A per 30' requirement.

Staff Comment: Staff supports the additional buffer width, as it provides more area to accommodate required plantings and enhances the overall streetscape along the corridor. However, staff opposes the provision allowing mitigation live oaks to count toward street planting requirements. The Unified Development Code requires buffer plantings and mitigation plantings to remain separate; therefore, a single tree should not be used to satisfy multiple requirements.

Staff recommends that the applicant either remove this provision or establish a maximum allowable percentage by which a single tree may count toward more than one landscape requirement².

¹ The petitioner revised the DRAFT RBCO document within subsection R after the May 11, 2026 Planning and Zoning Commission hearing, which addresses this staff comment.

² The petitioner revised the DRAFT RBCO document within subsection S after the May 11, 2026 Planning and Zoning Commission hearing; however, staff still has concerns regarding the number of live oaks allowable within the street buffer and their spacing to allow the growth of a healthy canopy. Staff recommends spacing requirements and percentage allowances to address these concerns.

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- T. The current Unified Development Code requires a 35' natural buffer where a property abuts the interstate. The proposed language establishes a **preference** that interstate buffers remain in a natural condition; however, creates language to allow for under brushing and/or clear cutting and replanting. The ordinance goes on to state that a tree survey is not required.

Staff Comment: Staff notes that the interstate buffer plays a critical role in shielding nearby properties from both views and noise associated with Interstate 12. This includes protection for adjacent neighborhoods as well as areas zoned for Advanced Manufacturing and Logistics, where increased truck activity is expected along the corridor. Although the proposed revisions continue to express a preference for a naturalized buffer, it also introduces broader allowances for underbrushing, potential clear cutting followed by replanting, and the removal of the tree survey requirement. Staff is concerned that these changes could substantially reduce the existing mature tree canopy, weakening the buffer's ability to screen the interstate and mitigate noise. Staff maintains that preserving the current natural buffer should remain a central priority.

- V. The new Unified Development Code allows property owners to cut and replace side and rear buffers but requires all development sites maintain all existing trees 8" or larger within the street buffer. The proposed language allows all development sites to cut and replace all buffers.

Staff Comment: While the intent of the UDC is to preserve and enhance the existing street canopy throughout the Parish, staff recognizes that the proposed RBCO introduces a more flexible approach that allows for the removal and replacement of all buffer areas. Although this represents a significant departure from current standards, staff notes that the ordinance provides expanded street buffer areas and a designated Live Oak Preservation Area which may help accommodate replanting and mitigation efforts.

- W. The proposed ordinance establishes a 50' deep "Live Oak Street Preservation Area" along the front of the property which includes the 35' street buffer and extends 15' further in depth to the interior of the property.

Staff Comment: Staff is supportive of the creation of the "Live Oak Street Preservation Area", although questions how many existing live oaks currently exist within this 50' along Ochsner Blvd. In general, the area is appropriate to support the long-term sustainability of live oak canopy along the street, which will eventually be planted through the requirements found within subsection X.

- X. The proposed ordinance requires all parcels within the Commercial Park, except for Parcel 8A and Parcel 8B to provide at least 10" of live oak trees per acre through the preservation or replanting of live oak trees.

Staff Comment: Staff does not oppose the removal of live oaks where site conditions render development economically unviable, provided that replanting occurs throughout the Regional Business Center Overlay. However, staff is concerned that the total number of live oaks within the overlay area may not be adequately accounted for through the proposed replanting efforts and requests confirmation from the applicant. While the intent of the RBCO is to provide flexibility within the Unified Development Code, it should not be used to circumvent regulations or undermine requirements intended to preserve the Parish's tree canopy.

- U. The current Unified Development Code classifies live oak and cypress trees as protected species and allows property owners of commercial and industrial sites to remove and mitigate up to 50% of protected trees to accommodate new development. Where live oaks or cypress trees are removed, mitigation is required on an inch-for-inch basis, based on tree health, and mitigation plantings cannot be used to satisfy required buffer planting requirements. The proposed language would allow up to 30% of required live oak mitigation plantings to also be credited toward required buffer tree planting requirements.

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Staff Comment: The UDC requires live oak and cypress mitigation to be provided on an inch-for-inch basis in addition to required buffer plantings, with no overlap between the two requirements. The original RBCO proposal sought to allow full credit of mitigation plantings toward buffer requirements; however, through coordination with staff, the language has been revised to allow up to 30% of required mitigation plantings to also be credited toward buffer tree requirements.

While this represents a deviation from strict separation of mitigation and buffer standards, the revised provision reflects a balanced approach that provides limited flexibility while still maintaining a substantial portion of independent buffer planting requirements. Staff recommends that this limitation be maintained to ensure that overall canopy replacement and buffer integrity are not significantly reduced.

- Y. Street Landscape Buffer Area Chart: Requires 1 Class A tree, 1 Class B tree, and 3 shrubs

Staff Comment: The applicant should revise this to provide a maximum allowable percentage by which a single tree may count toward more than one landscape requirement and remove the verbiage "Mitigation Live Oaks Allowed". This picture should also be revised to reflect that the metric is 1 Class A tree, 1 Class B tree, and 3 shrubs per 100 linear feet, and not in general.

Signage Guidelines

3. The proposed signage guidelines establish a unified, architectural approach that requires signage to be integrated with building and site design, primarily allowing monument-style signs. Significant departures from the Unified Development Code include the following:
- B. The current Unified Development Code does not allow monument signs to be located within the public right-of-way, except at subdivision entrances. The proposed language would allow single-tenant off-premise signage within a public right-of-way, provided it serves direct access to residential, commercial, or educational uses.

Staff Comment: Staff has no objection to this provision, provided that any signage proposed within the public right-of-way is reviewed and approved by the Department of Public Works and does not obstruct sight lines necessary for safe traffic operations.

Parking Guidelines

4. The proposed parking guidelines are intended to support the overall purpose of the RBCO by promoting a coordinated, campus-style development approach consistent with the underlying PBC and AML zoning districts. The standards provide flexibility in parking design and allow for reduced parking requirements for AML uses while encouraging shared parking and more efficient site planning across the Commercial Park. Buildings are encouraged to front streets with parking located to the rear of the building, and parking areas for trucks and vans are required to be located to the rear or side of the buildings.

Staff Comment: Staff supports the intent of the proposed parking guidelines as they further the RBCO's goal of a coordinated, campus-style development consistent with the underlying PBC and AML zoning districts. The encouragement of shared parking and more efficient site planning is appropriate for a large-scale, unified development and may reduce unnecessary impervious surface coverage.

Miscellaneous Guidelines

5. The proposed miscellaneous guidelines establish unified design and development standards for utilities, structures, screening, site elements, and operational areas within the Commercial Park to support a cohesive campus-style development. Significant departures from the Unified Development Code include the following:

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- I. The UDC limits impervious surface coverage to no more than 70 percent of any lot or parcel. The proposed language allows parcels to utilize acreage from the dry regional detention pond system within the Commercial Park to satisfy this requirement, provided the parcel is adjacent to the ponds. Property owners must submit documentation identifying the usable pond acreage and the portion being applied toward compliance.

Staff Comment: Staff supports the proposed language, as the use of the regional detention pond acreage provides substantial additional stormwater storage capacity and serves as a regional benefit to the broader area. The ability for adjacent parcels to utilize this shared infrastructure to meet impervious surface requirements is consistent with the intent of a coordinated, campus-style development and does not diminish overall stormwater management functionality.

Summary

The proposed Regional Business Center Overlay establishes a unified framework for the development of a 125.44-acre site currently zoned Planned Business Campus and Advanced Manufacturing and Logistics. The intent of the overlay is to facilitate coordinated, campus-style development that allows for flexibility in site design, infrastructure placement, landscaping, signage, and parking across multiple parcels.

Staff generally supports the intent of the RBCO as it promotes coordinated development and regional infrastructure planning consistent with the underlying zoning districts. However, staff notes that several provisions represent significant departures from the Unified Development Code, particularly related to tree preservation, buffer integrity, and flexibility in mitigation standards. Where concerns exist, staff recommends that final implementation ensures the preservation of overall canopy function, stormwater performance, and buffering effectiveness, particularly along sensitive edges such as Interstate 12 and adjacent residential areas.

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:

- i. Policy 1:2:1 The Future Land Use Map contained within the Comprehensive Plan shall predominately guide the assignment of zoning districts throughout the Parish.
- ii. Strategy 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
- iii. Goal 1:5 The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- iv. 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.
- v. 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.

Standards for Review (Sec. 200-3.1.G) - 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.

Administrative Comment

June 4, 2026

Department of Planning and Development

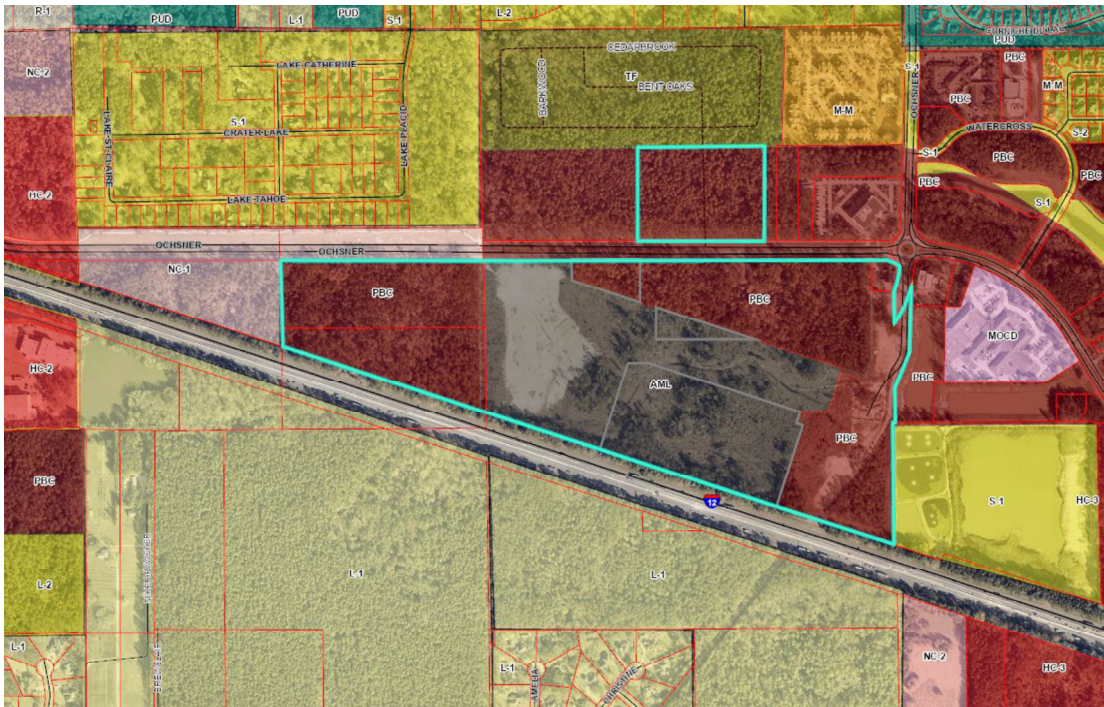


ZONING STAFF REPORT
2026-4619-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, 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.



NORD DU LAC COMMERCIAL PARK REGIONAL BUSINESS CENTER OVERLAY

The following guidelines and provisions shall apply to and govern the development of all parcels in Nord Du Lac Commercial Park (the “**Commercial Park**”), as more particularly set forth below:

BUILDING SITE GUIDELINES

- A. **Building Materials and Colors.**
 - i. Exterior building materials, textures and colors are to be selected so as to be in harmony with the environment, existing structures, and in conformance with the Declaration of Covenants, Conditions and Restrictions, Nord du Lac Commercial Park, dated on or about February 22, 2011 and recorded as Instrument No. 1802659 with the Clerk of Court for the Parish of St. Tammany, State of Louisiana, as the same may be amended from time to time (the “NDL Restrictions”).
 - ii. Reflective or color tinted glass is discouraged and will not be permitted without written approval by the architectural control committee established pursuant to the NDL Restrictions. Where necessary, smoked or tinted glass is preferred.
- B. **Building Wall Footings.** Building wall footings shall not encroach from one parcel onto another parcel. The design and construction shall be of high quality.
- C. **Side and Rear Buffers.** Except for the requirements set forth below, all buildings or other permanent structures within the Commercial Park shall be constructed, placed and maintained in conformity with the applicable requirements set forth in the St. Tammany Parish regulations, as the same may be amended from time to time (the “Regulations”). However, notwithstanding the foregoing, so long as each parcel in the Commercial Park achieves the required plantings and buffer area as set forth in the Regulations, there shall be no requirement that the plantings or buffer be in any particular location on the parcel. This flexibility is intended to encourage cross access and ease of pedestrian flow between internal parcels.
- D. **Permitted Uses.** Uses as listed in underlying zoning pursuant to the Regulations.
- E. **Building Location.** It is encouraged that parcels be designed to locate buildings fronting public rights-of-way, including but not limited to West Ochsner and South Ochsner Blvd., with parking located in the rear of the building.

LANDSCAPE GUIDELINES

- A. Landscaping shall be installed and maintained within those portions of a parcel improved by buildings, parking areas and the like, including the Street Landscape Buffer Area, Side and Rear Landscape Buffer and Interstate Buffers (as defined below). Within the areas of a parcel that are to be landscaped, trees, shrubs, other plant material, fountains and any other landscaping architectural feature, specifically approved by the St. Tammany Parish Department of Planning and Development (the “Planning Department”), are allowed.
- B. Also allowed within the buffer area of each parcel are sidewalks, driveways, signs, utility easements and servitudes, drainage ways and facilities or other non-building improvements approved by the Planning Department.
- C. All required trees and shrubs shall be located within the Street Buffer Area as follows:
 - i. Servitudes and easements within the Street Buffer Area shall count towards the front buffer of the parcel and can be planted with Class A and B trees and shrubs anywhere within the Street Buffer Area. A letter of no objection must be provided by the private utility company, if they have existing or proposed infrastructure within the servitude.
 - ii. Other than existing over-head utility lines and over-head utility servitudes, no over-head utility servitude shall be permitted within a Street Buffer Area. For existing over-head utility servitudes, it is encouraged to locate Class A trees outside of the servitude or easement; it is encouraged to locate Class B trees within the servitude or easement; shrubs can be located anywhere within street planting area. A letter of no objection must be provided by the private utility company, if they have existing or proposed infrastructure within the servitude.
 - iii. If underground utility servitudes or easements are located within a Street Buffer Area, it is encouraged to locate Class A trees outside of the underground line servitude or easement; it is encouraged to locate Class B trees and shrubs within the servitude or easement. A letter of no objection must be provided by the private utility company, if they have existing or proposed infrastructure within the servitude.
 - iv. There shall be no plantings within surface drainage swales.
 - v. If plantings are made within a utility servitude or easement as permitted in this Section, and the plantings are damaged or destroyed by the utility provider or its contractor, the owner of the parcel shall be required to replace and replant any and all such plantings at the owners cost and expense.
- D. Internal landscape buffers between commercially zoned parcels may be reduced or eliminated to accommodate shared parking areas, drive aisles, and internal circulation, provided that the overall Commercial Park functions as a unified site. When required buffers are reduced for parking, drive isles or internal circulation, the reduced buffer area must be relocated and incorporated as greenspace elsewhere on the parcel in a coordinated manner. The removal of buffers shall not reduce the total required landscaping or relieve the development from complying with applicable impervious surface limitations of the Regulations. When utilizing these provisions, a unified site plan shall be submitted demonstrating the layout of all applicable parcels within the Commercial Park, including vehicular and pedestrian circulation, access points, parking areas, and landscaping. Recorded cross-access servitudes and shared parking agreements shall be provided, as necessary, to ensure connectivity and functionality between parcels.
- E. All parking areas on the parcel shall be landscaped in such a manner as to interrupt or screen subject areas from view from the adjacent street.
- F. Landscaping shall be an effective combination of trees, grass, ground cover and shrubbery, including an irrigation system to maintain same. The preservation of existing and healthy trees on the parcel shall be done wherever practical.
- G. Landscaping shall be designed so as to permit reasonable access to any and all public and private utility lines and easements situated on or adjacent to parcel(s), for installation and

repair.

- H. The interior parking landscaped areas shall be curbed with permanently anchored material at least four (4) inches in height. Curb material shall be concrete.
- I. A required interior parking landscaped area may be connected with a required street or buffer planting area so long as the interior parking landscaped area is in addition to the area of the required street planting or buffer areas.
- J. No more than twelve (12) parking spaces shall be permitted in a continuous row without being interrupted or terminated by a landscaped island of not less than 9' (inclusive of curbs) or 6' for interior islands (exclusive of curbs) and not less than the length of the parking space. The owner and/or developer of each parcel is allowed flexibility to provide the required planting and landscape area within the interior parking without meeting the Landscape Islands design requirement in the Regulations for every 12 spaces, in order to preserve some existing trees within the parking area.

Furthermore, to allow flexibility during design, the location and dimensions of landscape islands and buffer requirements can be modified, given the total square footage of required landscape islands and buffers and the required number of plantings will be accommodated within the subject parcel. Parking lot landscape islands shall contain either one (1) two (2") inch caliper Class A tree or one (1) two (2") inch caliper B tree.

- K. Medians between rows. Every 5th drive aisle shall be separated by a landscape median strip of not less than 9 feet in width (inclusive of curbs) for landscaping. Landscaped medians shall contain a minimum of either one (1) two (2") inch caliper Class A tree or one (1) two (2") inch caliper Class B tree for every 30 linear feet. The surface of the landscaped medians shall be planted in a living vegetative ground cover, mulch, turf, or other material approved by the Commercial Association.
- L. All undeveloped parcels within the Commercial Park shall be maintained by the owner of that parcel in accordance with applicable requirements of St. Tammany Parish. The owner shall be obligated to maintain the undeveloped parcel free and clear of any man-made debris, and to maintain all weeds and underbrush at an elevation of not more than nine inches (9") in height by cutting the same not less than four (4) times each year.
- M. Exposed culverts for drainage ways shall be discouraged. All drainage ways shall be maintained free of all man-made debris and under-brush, fences, or any other man-made structures or obstructions of any kind.
- N. The chosen plant palette should consider hardiness of species, maintenance, application and consistency with the adjacent micro-climatic zones of the region's established landscapes and following the existing landscape theme of the Commercial Park.
- O. The owner of each parcel shall be responsible for the design, installation, maintenance and proper utilization of automatically controlled landscape irrigation systems for each parcel. Irrigation installation shall be performed by a licensed irrigation contractor as regulated by the Louisiana Horticulture Commission. Irrigation devices shall not be installed above finish grade or in such a manner as to be hazardous to pedestrian traffic.
- P. The regional retention/detention pond within the Commercial Park, located on Parcel 8B and being further identified as the 12.90 acre parcel outlined in red on the sketch attached hereto as Exhibit "A" (the "Regional Pond"), shall be designed as a visual amenity to the Commercial Park. The Regional Pond will not be required to maintain a tree buffer

surrounding the pond or parcel in order to maximize detention and make maintenance easier. For the construction of the Regional Pond, a tree survey is not required nor is there a requirement to mitigate live oak trees/cypress trees that are removed, in order to maximize the pond size and storm water runoff into the ponds. However, the owner of the parcel where the Regional Pond is located shall be required to comply with the following replanting requirements:

i. Owner shall plant a mix of trees in the pond bottom the Regional Pond in order to create a park like setting. A minimum of four (4) one (1") inch caliper indigenous wetland trees are required to be replanted per acre of the Regional Pond. Preference shall be given to trees that have best chance of survival within wet environments. No irrigation will be required within the Regional Pond.

ii. The owner may also satisfy a portion (not to exceed 50%), of the above requirement by paying into the St. Tammany Parish Tree Bank.

iii. Owner shall provide the Planning Department with a landscape plan evidencing compliance with the foregoing replanting requirements.

iv. Notwithstanding anything contained herein to the contrary, any landscape, replanting or tree mitigation plan for the Regional Pond previously approved by the Planning Department shall govern and shall control over the regulations set forth in this section provided that any future expansion or modification to the Regional Pond shall be governed by these regulations.

- Q. If the banks of the retention/detention pond are sloped, the slope shall be at such a ratio so that vegetation will grow thereon so that it can be maintained. Vegetation is required on such slopes. Water quality ponds may have a vegetative shelf of certain aquatic plants. Retention/detention ponds shall provide silt control matting on the slopes as the minimum requirement for vegetation.
- R. In order to maintain a diversity of replacement trees and to avoid a monoculture, the owner or developer of the Regional Pond will be allowed to satisfy replanting requirements with an assortment of "Class A" native south Louisiana trees per the Regulations. **The provisions of this section R do not apply to the mitigation plan for the Regional Pond referenced in section P (iv) above¹.**
- S. Along West Ochsner Blvd. & South Ochsner Blvd. within the Commercial Park, there is established a 35' landscape buffer along the public rights- of- way. The 35' landscape buffer can consist of utility servitudes, and a landscape plan is required within the 35' landscape buffer in compliance with the following: 1 Class A tree per 30', 1 Class B tree per 30', 1 shrub per 10'. A live oak planted in the Ochsner Blvd Frontage Buffer satisfies the 1 Class A tree per 30'. Frontage buffers can be utilized to satisfy the live oak mitigation requirements in accordance with section W below **provided that the required live oaks are a minimum of three and one-half (3.5") inch caliper¹.**
- T. The preference is that the Interstate Buffers shall remain in its natural condition in order to provide sound and green screening from the interstate. Under brushing of trees under 6" caliper is allowed. The 35' Interstate Buffer must be staked and fenced with rope or orange fencing in order to clearly identify the buffer boundary. If interstate visibility is a requirement for the development of the parcel, then a landscape plan is required in accordance with the interstate planting plan set forth in the Regulations. A tree survey to identify live oaks trees (3" or greater) is only necessary within the Interstate Buffer if the developer elects to receive credits for the live oak trees located within the Interstate Buffer, as specified in Section W below, or if the developer elects to cut and replant the interstate buffer. If the developer elects to cut and replace the interstate buffer the live oak trees (3"

¹ This language was added after the May 11, 2026 Planning and Zoning Commission hearing to address staff comments.

or greater) shall not count towards the interstate replanting requirement but can count towards the live oak replacement inches per acre requirement in section W below. Since the Buffer is required to be clearly staked by a surveyor, no fencing of any kind is required around the existing live oak trees within the Interstate Buffer. If the developer elects to cut and replace the interstate buffer, the live oak trees must be fenced around the drip line.

- U. Side and Rear Landscape Buffer Requirement (Types C, D, E, and F) (Exhibit Below)
- i. Side and Rear Landscape Buffer provide a buffer between adjacent parcels and uses and are designated for the areas for replanting of trees and the preservation of live oaks. Side and Rear Landscape Buffer may abut, but do not include parking lot planting areas. A landscape plan must be approved by the Planning Department.
 - ii. The Side and Rear Landscape Buffer Requirements are dependent upon adjacent land uses. There are four (4) types of Side and Rear Landscape Buffers identified as types C, D, E, and F; all four (4) types must include soil suitable for planting.
 - iii. Existing trees within the Side and Rear Landscape Buffers, are not required to be retained. If the owner/developer chooses to retain existing live oak trees (3" or greater) located within the required Side and Rear Landscape Buffer, they can qualify for tree credits as set forth in Section W below. If credit is sought, the retained trees must be identified on the tree survey and the land clearing permit. The retained trees must be protected with orange fencing throughout construction.
 - iv. Side and Rear Landscape Buffers within the Commercial Park may consist of utility servitudes and are required to have a landscape plan within the buffer.
 - v. Plantings for live oak tree mitigation may be planted in the Side and Rear Landscape Buffer at owners' discretion. A live oak planted in the Side and Rear Landscape Area will count towards the 1 Class A tree per 100' per the Minimum Buffer Planting per 100' of Property chart below. Frontage buffers can be utilized to satisfy the live oak mitigation requirements in accordance with section W below. All trees are required to be planted on the parcel where the live oak trees were removed. Notwithstanding the foregoing, no more than thirty (30%) percent of the required live oak tree mitigation plantings may be satisfied through plantings in the Side and Rear Landscape Buffers.
 - vi. When an educational facility use is located on a parcel (learning center, elementary, middle or high school) abutting an educational facility use on an adjoining parcel (learning center, elementary, middle or high school), interior buffers and setbacks are not required from the property line common to both.
- V. For a parcel zoned for commercial use under the Regulations, there shall not be a requirement to maintain a natural tree buffer. Natural tree buffers will not require a tree survey or fencing of any kind. If the tree buffer is cut, a landscape plan must be approved by the Planning Department in accordance with the applicable requirements set forth in the Side and Rear Landscape Buffer Requirement.
- W. In the Commercial Park, it is encouraged to keep all existing live oak trees within the 50' area fronting West Ochsner Blvd, which 50' area is defined as the "Live Oak Street Preservation Area". In no event shall an owner or developer be allowed to remove more than fifty (50%) percent of the live oaks within the Live Oak Street Preservation Area, unless they fall within the building footprint. If a live oak tree must be removed within the Live Oak Street Preservation Area to accommodate the building footprint and the removal

exceeds the fifty (50%) percent requirement, the mitigation requirement will be to replant live oak trees equal to the caliper inches removed and a landscape plan must be submitted to St. Tammany Parish for approval. In such case, the owner or developer will be required to mitigate the removal of any live oaks per the *Live Oak Tree Area Replacement Chart* below. Live oak replanting is encouraged to be located within the Live Oak Street Preservation Area of the parcel where the trees were removed or, if there is not sufficient room within the Live Oak Street Preservation Area, as determined by a licensed landscape architect, the owner or developer may also satisfy this requirement by planting within other buffers on the applicable parcel or paying into the St. Tammany Parish Tree Bank. However, no parcel may administratively pay more than 50% of the mitigation inches into the St. Tammany Parish Tree Bank and any excess thereof requires the approval from the Commercial Association and St. Tammany Parish Board of Adjustments. Tree surveys are only necessary within the Live Oak Street Preservation Area and not required in any other portion of the Commercial Park, unless the owner or developer is seeking credit from St. Tammany Parish for preserving a live oak tree in another portion of the parcel.

- X. For those portions of a parcel located outside of the Live Oak Street Preservation Area, the following provisions shall apply:
 - i. As it applies to all parcels within the Commercial Park except for Parcel 8A and Parcel 8B, the owner or developer is required to have at least ten (10”) inches of live oak trees per acre on the parcel through preservation or replanting with any trees used for replanting being a minimum of two and one-half (2.5”) inch caliper live oak trees.
 - ii. As it applies to Parcel 8A, the owner or developer is required to have at least 400” inches of live oak trees on the parcel through preservation or replanting with any trees used for replanting being a minimum of two and one-half (2.5”) inch caliper live oak trees. For this Parcel 8A, if the owner or developer is unable to meet the requirements in this Section and the limitation set forth in Section U(v) above, the owner or developer shall be required to make payment to the St. Tammany Parish Tree Bank at the rate of \$200.00 per caliper inch for each caliper inch the owner or developer is deficient, up to a maximum payment of \$10,000.00.
 - iii. Replanting of the live oaks trees within the Live Oak Street Preservation Area is encouraged.
 - iv. Any required replanting pursuant to this Section X shall be pursuant to a replanting plan which must be approved by the Planning Department. All live oak trees to be preserved on a parcel must be protected with orange fencing throughout construction.
- Y. Notwithstanding anything contained in this document to the contrary, at the time of adoption of the provisions set forth herein, Parcel 7A1-AD2-B1, which is within the Commercial Park, has an existing and approved landscape and replanting plant (the “Existing Parcel 7A1-AD2-B1 Plan”). As it relates to Parcel 7A1-AD2-B1, the Existing Parcel 7A1-AD2-B1 Plan shall govern the landscaping and replanting thereon and shall control over the regulations set forth herein.

Live Oak Tree Area Replacement Chart

Tree Grade	Replacement and Character Description
Grade A: <i>Healthy</i>	100% replacement of caliper inches Observation: Tree has 100% to 75% live crown ratio. Minimal structural defects.
Grade B: <i>Fair</i>	50% replacement of caliper inches Observation: Tree has 77% to 50% of live crown ratio. Minor structural defects that can be overcome through arborist intervention.

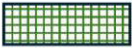
Grade C or D: Poor or Dead	0% replacement of caliper inches Observation: Tree has less than 50% live crown ratio. Moderate structural defects, including insufficient holding wood or included bark. Tree is topped or dead or in severe or hazardous condition.
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Street Landscape Buffer Area



Class A Trees

(Mitigated Live Oaks)



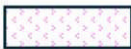
Mulch/Pine Straw All shrubs & Trees



shrubs



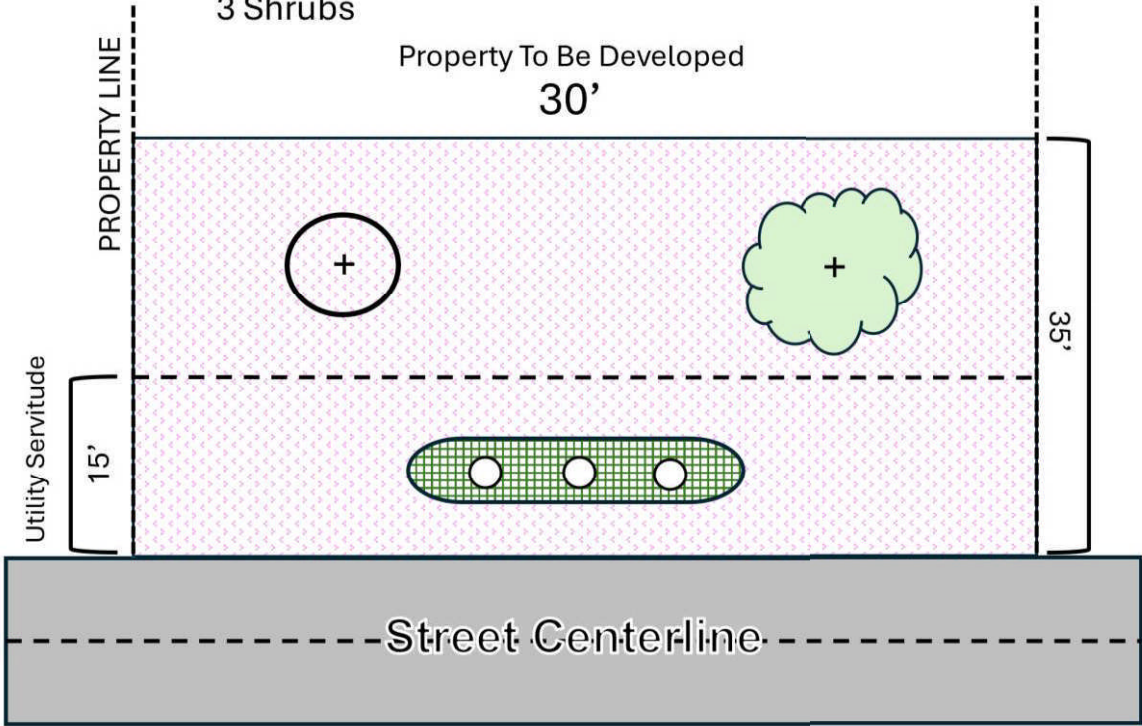
Class B Trees



Living ground cover/grass

Street Landscape Buffer Area

- Minimum Buffer – 35 Feet
- Minimum Buffer plantings per 30 feet of frontage
 - 1 Class A Tree (Mitigated Live Oaks Allowed)
 - 1 Class B Trees
 - 3 Shrubs



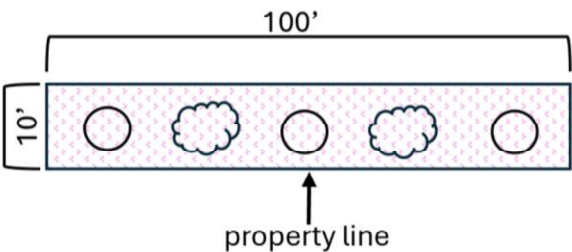
Side & Rear Landscape Buffer Requirement

Landscape Area (width) 10'

- (3) Class B Trees
- Living Groundcover/Grass
- (2) 2.5" Caliper Class A Trees
(Mitigated Live Oaks Allowed)

*Mulch or Pine Straw All Trees

C Commercial abutting Commercial

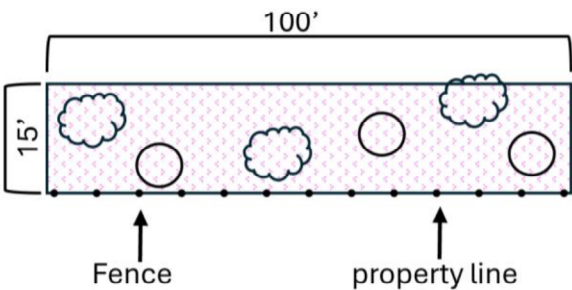


I Landscape Area (width) 15'

- (3) Class B Trees
- Opaque Fence
- Living Groundcover/Grass
- (3) 2.5" Caliper Class A Trees
(Mitigated Live Oaks Allowed)

*Mulch or Pine Straw All Trees

D Commercial abutting Residential

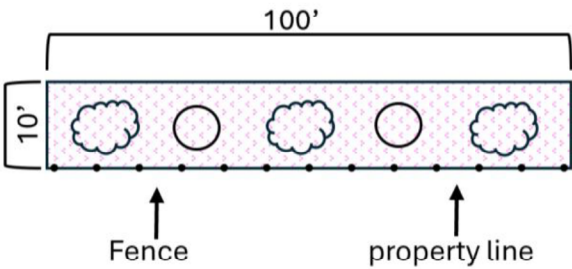


I Landscape Area (width) 10'

- (2) Class B Trees
- Opaque Fence
- Living Groundcover/Grass
- (3) 2.5" Caliper Class A Trees
(Mitigated Live Oaks Allowed)

*Mulch or Pine Straw All Trees

E Industrial abutting Industrial

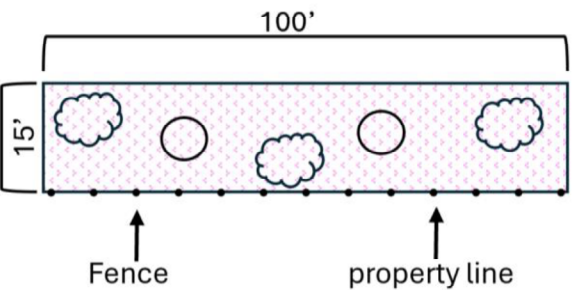


I Landscape Area (width) 10'

- (2) Class B Trees
- Opaque Fence
- Living Groundcover/Grass
- (3) 2.5" Caliper Class A Trees
(Mitigated Live Oaks Allowed)

*Mulch or Pine Straw All Trees

F Industrial abutting Non Industrial



SIGNAGE GUIDELINES

- A. **Design Precept.** Exterior signage shall closely reflect the architectural style of primary structures. Sign structures shall integrate with the landscape and shall be designed as a part of the overall site development.
- i. No signs shall be permitted except permanent monument signs to identify businesses within the Commercial Park, those necessary for directional or information purposes, and those necessary to identify the establishment. Signs necessary to identify an establishment shall be included within the architectural design of the building. Sign design and materials shall contain a stucco, stone or brick base and maintain the use of stone as a primary design element. In no event shall signs be permitted to be placed on the roofs of any building or permanent structures. Banners, pennants, spinners and streamers shall not be permitted. No neon, intermittent or flashing signs shall be permitted within the Commercial Park.
 - ii. Undeveloped parcels shall be limited to one sign per parcel which shall identify only the prospective use or development of that parcel, or that such property is available for sale, build to suit and/or ground lease. All signs shall be kept in a neat and orderly appearance, free of chips and smudges, and in a vertical position. Prohibited signs include signs mounted above parapets or roof lines, bench signs, billboards, pennants, political campaign signs, trailer signs, signs with beacons, any sign containing statements, pictures or words of an objectionable nature or any sign that obstructs “safe” sight lines at street or road intersection.
 - iii. Temporary signage will be allowed on the building exterior or on the premises, but not within ten (10) feet of adjoining public street rights-of-way, and only for “For Lease” or “For Sale” signs, but not general business promotion. There shall not be more than 2 signs per parcel or be larger than 64 square feet or more than 8 feet high. Temporary signage, applied to glass, and visible from the building exterior, is prohibited. Temporary signage intended to identify the user of a parcel is allowed.
- B. **Off Premise Signs**
- i. Single tenant off premise signage shall be allowed along a public right-of-way as long as the public right-of-way provides direct access to a residential, commercial or educational use and any repairs or maintenance is at the sole cost of the owner of the sign.
- C. **Street Signage**
- i. All street-related signs shall be in conformity with the existing decorative signs installed within the commercial park. The Commercial Park shall be responsible for all upkeep and replacement of the decorative signage at their sole cost and expense. All street signage shall meet MUTCD standards.

PARKING GUIDELINES

A. Parking

- i. All present and future vehicle parking within the Commercial Park shall be constructed and maintained on the applicable parcel where the associated use is located unless a cross-access servitude is established and recorded. All such areas shall be paved with permanent surface materials, such as asphalt or concrete. Parking areas shall be curbed and paved with appropriate materials. No parking area shall be allowed to be constructed within thirty-five (35') feet from any public street right-of-way line. Parking areas for trucks and vans shall be provided at the rear of the building or at the side of the building. No on-street parking of any vehicle shall be permitted within the Commercial Park and the parking area shall be designed to ensure that no vehicles encroach into any private drives or public rights-of-way.
- ii. Buildings are encouraged to front the public/private rights-of-way with parking being located in the rear of the building.
- iii. Parking requirements within Advanced Manufacturing and Logistics District ("AML") shall be 1 space per 4,000 sq. ft. of storage area plus 1 space per 400 sq ft. of office.
- iv. Parking requirements for all parcels within the Commercial Park, not zoned AML, shall be governed by the applicable provisions of the Regulations.

B. Surface Parking

- i. Off-street parking shall be provided to accommodate all parking needs for employees, visitors and company vehicles for each parcel. All parcels shall be designed to have self-sustaining parking. Cross parking easements can be utilized. The intent of this provision is to eliminate the need for any on-street parking.

C. Construction Materials. The construction of parking areas, driveways and sidewalks shall comply with the following requirements:

- i. All parking areas and drives shall be paved with concrete or asphalt and properly marked.
- ii. Where a curb or gutter is used at the pavement edge, top of curb shall be placed at natural grade. Where no curb is utilized, pavement must terminate with a suitable edging to ensure stability of the pavement edge and drainage away from landscape areas.
- iii. A curb or other wheel stop shall be provided at the perimeter of planted areas to prevent vehicular intrusion.
- iv. Expanded walks with curb or perimeter curb sections are preferred over free-standing wheel stops.
- v. Parking lot and vehicular use area surface markings shall be painted in a semi-reflective white or yellow paint manufactured for such purposes. Red surface marking is prohibited unless required by the Regulations or other applicable ordinances of St. Tammany Parish.

D. Structured Parking

- i. Parking structures shall be compatible in material, color, and design to the primary commercial structure(s). The maximum height permitted for any parking structure is the lesser of sixty feet (60') from adjacent ground level or the height of the adjacent building. When used, parking structures should maintain adequate setbacks from adjacent rights-of-way. Garages shall be constructed with internal ramps such that horizontal floor planes are present when viewed externally. The use of planters, trees and vines is encouraged to mask or break up the elevations of parking structures. Light sources located within parking structures should be placed or shielded to conceal their source and not create a negative impact on adjacent properties. In Planned Business Campus Zoning fronting West Ochsner Blvd., a parking structure must be located behind the primary building

E. Landscaping Requirements. All landscaping within parking area shall meet the guidelines herein.

MISCELLANEOUS GUIDELINES

A. Utilities

- i. All onsite utility service lines, including electrical lines and telephone lines, located within a parcel shall be placed underground from the property line. Any transformer or terminal equipment provided within or immediately adjacent to the parcel area shall be visibly screened from view from streets and adjacent properties with appropriate screening material provided and maintained at the sole cost and expense of the parcel owner. The screening material can be stucco, brick, or green screening with materials, textures and colors to be selected that are in harmony with the environment of the existing structures.

B. Roofs

- i. Placement of any objects such as air conditioning units or exhaust fans on the roof of any building or other permanent structure shall be effectively screened from view from the public/private rights-of-way.

C. Walls and Fences

- i. The design, materials, textures and colors of such Walls and Fences must be architecturally compatible with those of the building. Where practical, they are to be integrated with the building so as to be an extension thereof.

D. Screening

- i. All required screening within any parcel in the Commercial Park shall be constructed painted wood boards, masonry or stucco. Berms or shrubs are allowed to be used for screening only if they are properly landscaped and continuously maintained.
- ii. Screening shall be at a height at least equal to that of the materials or equipment being screened.

E. Loading Areas

- i. Adequate area shall be provided on each parcel for all loading and maneuvering of trucks and other vehicles. No such operations will be permitted within any street, private access drives or right-of-way. No such areas shall encroach into any public right-of-way, fire lane, parking area, or interior drive. Sufficient off-street loading shall be provided as to not hinder the free movement of pedestrians and vehicles over a sidewalk street, or alley.

F. Solar Panels and Equipment

- i. Roof-mounted solar panels must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plain. Solar units must be screened from neighboring parcels.

G. Satellite Dishes/Transmission Equipment

- i. Large exterior utility equipment, such as satellite dishes, cooling towers, and the like, shall be placed to the rear or side of buildings, out of view from the street, or shall be screened from view by landscaping, fences, wells or berms. Antennas or other pieces of equipment taller than the building will generally not be permitted. All federal and state law regarding satellite dishes, antenna, and microwave dishes must be met in full compliance.

H. Site Furniture

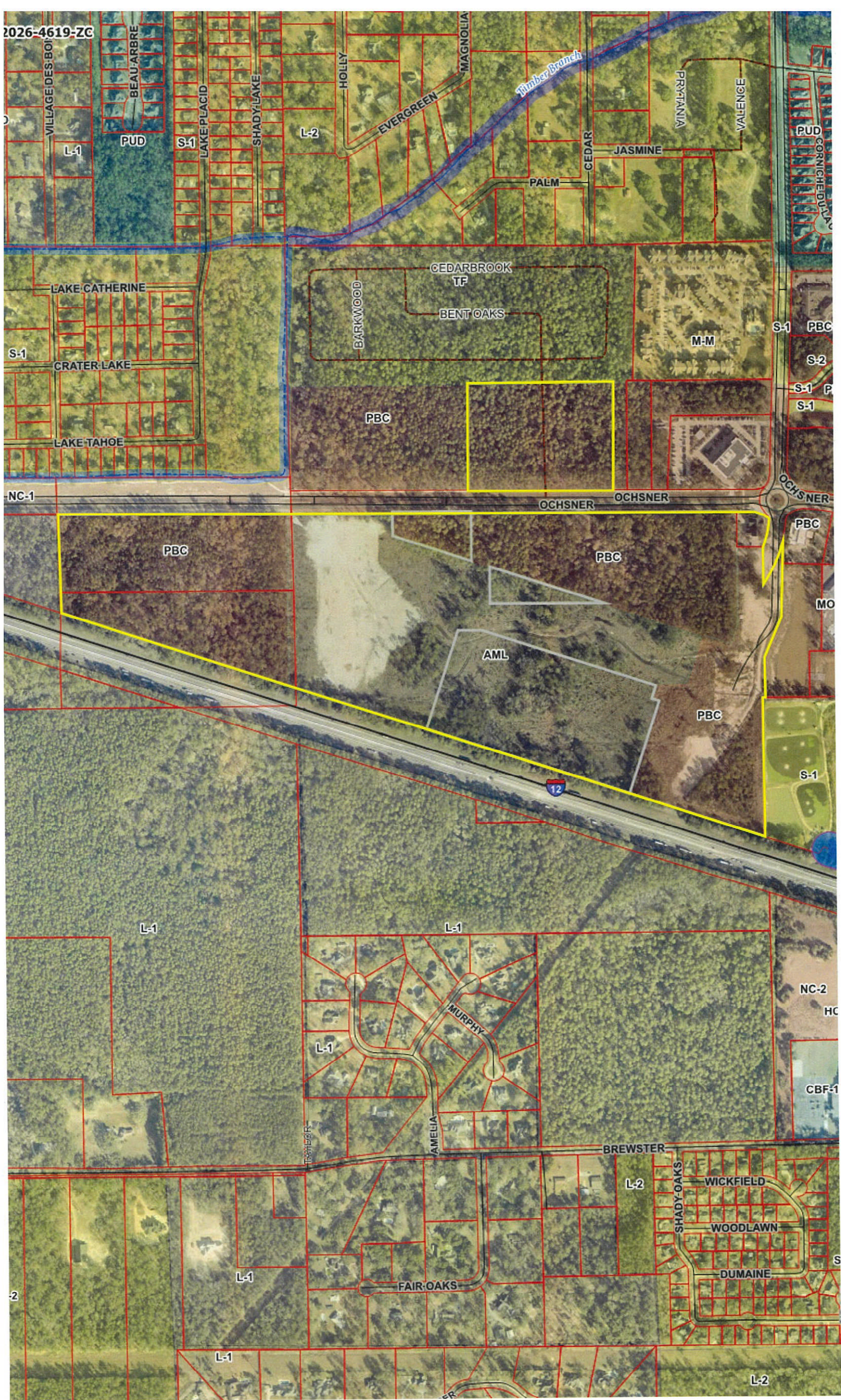
- i. Site furniture consists of benches, mailboxes, bollards, bicycle racks, trash receptacles and the like. The specification and design of all site furniture should be consistent with, and complementary of, its context. These elements should be of uniform design and material wherever possible.

I. Pervious/Impervious

- i. Parcels of land within the Commercial Park, may utilize the Regional Pond acreage in order to meet the 30/70 Pervious/Impervious area needed for their parcel design as long as the parcel is within one hundred (100') feet of Parcel 8B (the parcel where the Regional Pond is located). Should an owner seek to use any portion of the Regional Pond acreage to meet the above requirement, the Commercial Association (the owner of the parcel where the Regional Pond is located) shall provide a letter of approval to St. Tammany Parish. The letter must also state the amount of usable acreage comprising the Regional Pond, the amount of acreage intended to be used pursuant to this request, and the remaining useable acreage in the Regional Pond after this request is approved. The acreage calculations within the aforementioned letter shall be provided by or approved by a licensed engineer.

J. Superseding Provisions

- i. The guidelines and provisions set forth herein shall expressly supersede any contrary provisions in the Regulations or other law, ordinance or guideline of St. Tammany Parish, and should there be any conflict between the guidelines and provisions set forth herein and the laws, ordinances and guidelines of St. Tammany Parish, including the Regulations, the guidelines and provisions set forth herein shall expressly control.



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4619-ZC

will be heard at the St. Tammany Parish Council Chambers
21490 Koop Drive Mandeville, LA at 6:00 PM on

May 11, 2026

for more information

call: (985) 898-2529 or

email: planning@stpgov.org

www.stpgov.org/development

Posted on

4-30-26

by

M.P.

APR 30 2026 13:36