

EXHIBIT "A"

2025-4443-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions, appurtenances, and advantages thereunto belonging or in anywise appertaining thereto, being a part of Section 11, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and being more particularly described as follows:

From the corner common to Sections 1, 2, 11, and 12, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, measure South 00 deg. 15 mm. East 1324.0 feet to an iron post, the point of beginning

From the point of beginning, measure South 662.0 feet to an iron post; thence North 89 deg. 42 min. West 1329.0 feet to an iron post; thence North 660.7 feet to an iron post; thence South 89 deg. 38 min. East 1329.0 feet to the point of beginning. This tract contains 20.18 acres as acquired by Cornelius Johnson in COB 306 Folio 427 by act dated May 16, 1961.

LESS And EXCEPT:

8.039 acres expropriated by the Department of Highways in Order of Expropriation dated May 27, 1970, recorded in COB 570, Page 175 on May 27, 1970, described as follows:

Situated in the Parish of St. Tammany, State of Louisiana, and in Section 11, Township 7 South, Range 10 East, C3reensburg Land District, designated as Parcel No. 40-1 as shown on a white ring of a plat of survey made by T. 3. Martin, Registered Land Surveyor, dated July 28, 1965, revised to May 6, 1966, annexed to the above entitled and numbered suit, said tract or parcel of land being outlined in red and being more particularly described according to said plat of survey as follows:

Commence at 1 1/2 inch iron pipe which marks the defendants' northwest property corner; thence proceed South 00 deg. 09 mm. 24 seconds East along the defendants' West boundary line a distance of 119.35 feet to the point of beginning; thence from the point of beginning, continue South 00 deg. 09 mm. 24 seconds East along the defendants west boundary line a distance of 318.05 feet to a point and corner; thence South 72 degrees 00 minutes 59 seconds East traversing the defendant's property a distance of 704.83 feet to a point; thence North 39 degrees 48 minutes 05 seconds East traversing the defendants' property a distance of 663.28 feet to the defendants' southeast property corner to a point and corner; thence North 01 degrees 23 minutes 57 seconds West along the defendants' east boundary line a distance of 100.29 feet to a point and corner; thence North 72 degrees 00 minutes 59 seconds West traversing the defendants' property a distance of 1407.88 feet to the point of beginning.

All as shown by the survey by T. 3. Martin, Civil Engineer, and Surveyor dated July 28, 1965, on State Project No. 454-04-04 Federal Aid Project #1-12-1 (19) 39 Sheet #40, File #2-3-1-1.

Acquired by Harold Arthur Lewis and Helen Lewis from the Succession of Prenella Gay Lewis, No. 2019-30701, Div. C of the 22nd Judicial District Court, St. Tammany Parish, Louisiana, by Judgment of Possession dated July 30, 2019, filed for record in the official records of St. Tammany Parish at CIN #2170 180.

THE ABOVE PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

(North Side of 1-12)

A certain parcel of ground situated in Section 11, T-7-S, R-10-E, Greensburg Land District, St Tammany Parish, Louisiana, and more fully described as follows:

Commence at the Section Corner common to Sections 1, 2, 11, & 12, T-7-S, R10-E and measure South 00°15'00" East a distance of 1982.00 feet to the **POINT OF BEGINNING**.

From the **PONT OF BEGINNING** continue South 00°15'00" East a distance of 545.08 feet to a point on the Northern Right of Way of Interstate No. 12; Thence along said Northern Right of Way North 72°04'28" West a distance of 1,401.23 feet to a point; Thence leaving said Northern Right of Way North 00°04'30" West a distance of 113.83 feet to a point; Thence South 89°59'57" East a distance of 1,330.98 feet to a point which is the **POINT OF BEGINNING**, and containing 438,588.30 square feet or 10.0686 acre(s) of land, more or less.

All as per Plat by Kelly 3. McHugh and Associates, Inc., dated November 15, 2023, Job No. 23-2 17, a copy of which is attached hereto and made a part hereof.

AND

(South side of 1-12)

A certain parcel of ground situated in Section 11, T-7-S, R-10-E, (Greensburg Land District, St Tammany Parish, Louisiana, and more fully described as follows:

Commence at the Section Corner common to Sections 1, 2, 11, & 12, T-7-S, R- 10- E and measure South 00°15'00" East a distance of 2527.45 feet to a point on the Northern Right of Way of Interstate No. 12;

2025-4443-ZC-CONT'D

Thence leaving said Northern Right of Way continue South $00^{\circ}15'00''$ East a distance of 115.05; Thence South $89^{\circ}59'08''$ West a distance of 619.08 feet to a point on the Southern Right of Way of Interstate No.12 and the **POINT OF BEGINNING**.

From the **POINT OF BEGINNING** and leaving said Southern Right of Way continue South $89^{\circ}59'08''$ West a distance of 713.92 feet to a point; Thence North $00^{\circ}04'30''$ West a distance of 231.22 feet to a point on the Southern Right of Way of Interstate No. 12; Thence along said Southern Right of Way South $72^{\circ}04'28''$ East a distance of 750.66 feet to a point which is the **POINT OF BEGINNING**, and containing 82,534.92 square feet or 1.8947 acre(s) of land, more or less. All as per Plat by Kelly 3. McHugh and Associates, Inc., dated November 15, 2023, Job No. 23-2 17, a copy of which is attached hereto and made a part hereof. TO HAVE AND TO HOLD the said property unto the said Purchaser forever.

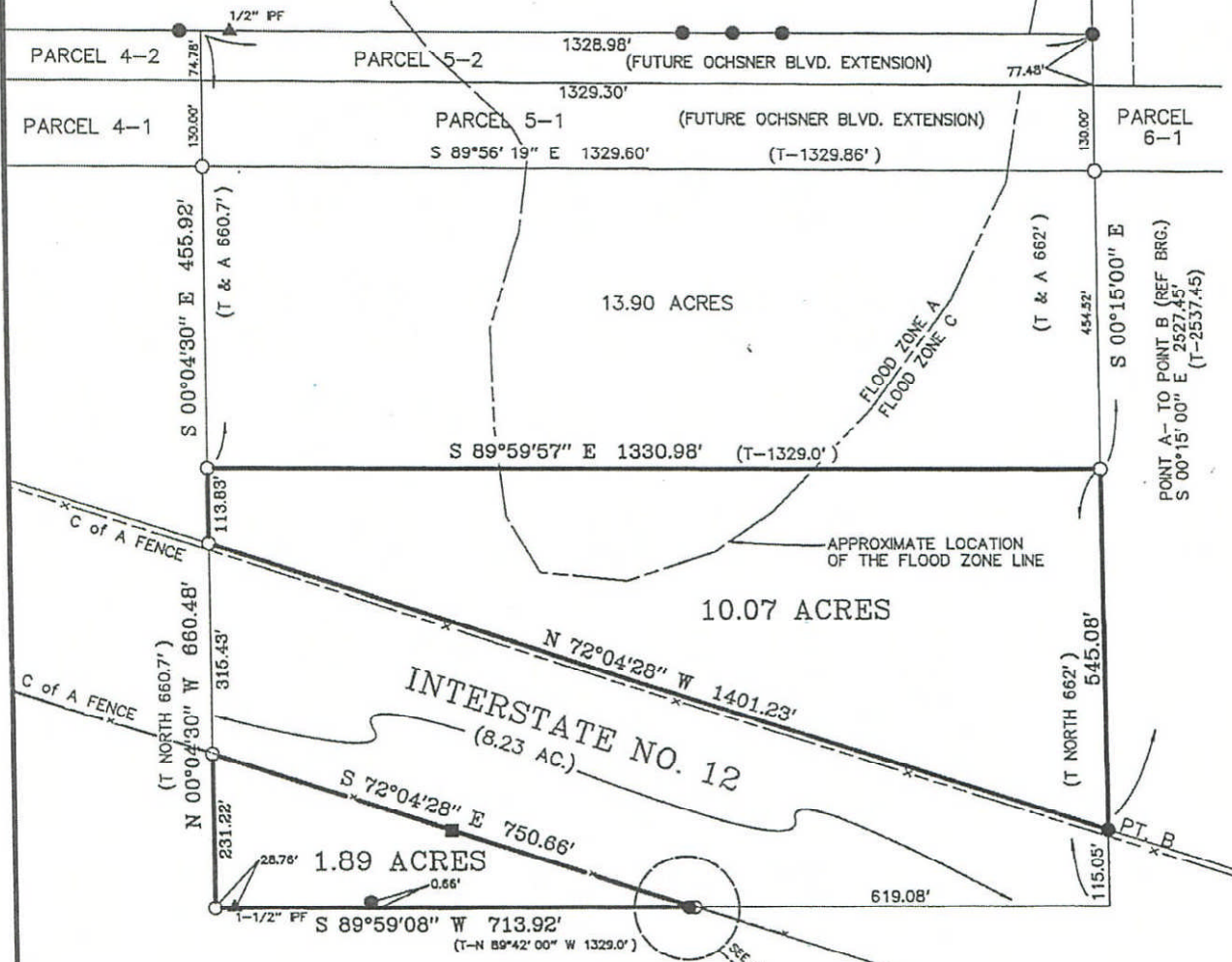
REFERENCES

1. PLAT OF A SURVEY BY ROBERT A. BERLIN FILED AS EM 3394, INSTR. NO. 174852
2. PLAT OF SHADY LAKES ESTATES SUBD. BY LAND ENGINEERING SERVICES, INC. FILED AS MAP FILE NO. 29B FROM WHICH THE BASIS OF BEARINGS WAS TAKEN.
3. PLATS OF FUTURE ROADWAYS BY JOHN E. BONNEAU, DATED AUGUST, 2017
4. PLAT OF I-12 STATE PROJECT NO. 454-04-04.
5. LEGAL DESCRIPTION LABELED "EXHIBIT A" FOR THE PARENT TRACT, LESS AND EXCEPT INTERSTATE R/W, PROVIDED BY THE CLIENT.



THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C
 BASE FLOOD ELEV. UNDETERMINED
 RE: F.I.R.M. PANEL NO. 225205 0210 C
 REVISED 10-17-89

SHADY LAKE ESTATES SUBDIVISION



SECT. 2
 PT. A
 SECT. 11
 SECT. 1
 SECT. 12

NOTE:
 NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



11-15-23
 Kelly J. McHugh, REG. NO. 4443
 CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

DETAIL
 N.T.S.

- LEGEND:
- = 1/2" IRON ROD FOUND
 - ▲ = IRON PIPE FOUND (SIZE NOTED)
 - = CONCRETE R/W MONUMENT FND.
 - = 1/2" IRON ROD SET

PREPARED FOR: WAYNE BURAS

BOUNDARY SURVEY OF: 10.07 AC. & 1.89 AC. IN SECTION 11 TOWNSHIP-7-SOUTH, RANGE-10-EAST, G.L.D., ST. TAMMANY PARISH, LA.	
SCALE: 1" = 200'	DATE: 11-15-23
DRAWN: DRJ	JOB NO.: 23-217
REVISED:	

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

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LAKE CATHERINE DR

TF

LAKE REEL FOOT DR

S-1 CRATER LAKE DR

LAKE PLACID DR

LAKE TAHOE DR

WOCHSNER BLVD

PBC

NC-1

AML

L-1

L-1



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Administrative Comment

January 8, 2025

Department of Planning and Development



ZONING STAFF REPORT

2025-4443-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Lincir
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; S11, T7S, R10E; Ward 1, District 1

Petitioner: Jones Fussell – Jeffrey D Schoen

Posted: November 18, 2025

Owner: Summer Hill Holdings, L.L.C. – Wayne Buras

Commission Hearing: December 2, 2025

Size: 23.97 acres

Determination: Approved



Current Zoning:

NC-1 (Neighborhood Commercial)

Requested Zoning:

PBC (Planned Business Campus District)

Future Land Use:

Mixed-Use

Flood Zone

Effective Flood Zone: A

Preliminary Flood Zone: X

Critical Drainage: Yes

Elevation Requirements:

Pending determination from Corps of Engineers

FINDINGS

1. The applicant is requesting to rezone 23.97 acres from NC -1 (Neighborhood Commercial) to PBC (Planned Business Campus District). The parcel is located on the south side of W. Ochsner Blvd., north of Interstate 12, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-060	Unknown	SA
09-2116	SA	NC-1 (Neighborhood Commercial District)

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across W. Ochsner Blvd.)	Residential	(S-1 Suburban Residential District)
South (across Interstate I-12)	Undeveloped	L-1 (Large Lot Residential District)
East	Undeveloped	AML (Advanced Manufacturing and Logistics District)
West	Undeveloped	NC-1 (Neighborhood Commercial District)

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PLANNING & DEVELOPMENT

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3. As shown in Table 2, the site is bordered by residential parcels to the north across W. Ochsner Boulevard is zoned S-1 (Suburban Residential District), to the south across Interstate 12 is undeveloped land zoned L-1 Large Lot Residential District. To the east undeveloped property is zoned AML Advanced Manufacturing and Logistics District, and the west undeveloped land is zoned NC-1 (Neighborhood Commercial District).
4. The purpose of the NC-1 Neighborhood Office District is to provide for the location of some small professional offices near residential developments in order to provide neighborhood- scale services to residents with minimal impact on residential development in the area.

Permitted uses include Animal services, Community home*, Day care home, Dwelling, single-family, Dwelling, two-family, Medical facility, clinic, Office, Short term rental*, Stormwater retention or detention facility, Veterinary clinic, no outdoor kennels, Permitted temporary uses. The maximum building size in the NC-1 District shall be 5,000 square feet.

5. The purpose of the PBC 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 PBC District is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.

Animal services, Art studio, Athletic field, Bank or financial institution, Bed and breakfast, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, 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.

6. If approved, the applicant may apply for a commercial building permit.

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. Goal 1:5: Adequate infrastructure and utilities will be available in areas permitted for new development.
- ii. Goal 5:1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

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

Administrative Comment

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PLANNING & DEVELOPMENT
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Director

- 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.

