

Exhibit "A"

2026-4618-ZC

LEGAL DESCRIPTION OF 2.20 ACRES

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, 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 1,610.17 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN SOUTH 00 DEGREES 01 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 285.84 FEET TO A POINT; THENCE RUN NORTH 72 DEGREES 00 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 474.98 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 23 MINUTES 11 SECONDS WEST FOR A DISTANCE 139.02 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 452.60 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.20 ACRES MORE OR LESS.

and

LEGAL DESCRIPTION OF 1.60 ACRES

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

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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 1,610.17 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 285.84 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 00 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 110.65 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE SOUTH 72 DEGREES 00 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 689.13 FEET TO A POINT; THENCE RUN WEST FOR A DISTANCE OF 655.38 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 01 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 212.78 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.60 ACRES MORE OR LESS.

and

LEGAL DESCRIPTION OF 17.86 ACRES

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:

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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 THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE NORTH 72 DEGREES 00 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 1,223.57 FEET TO A POINT; THENCE RUN NORTH 17 DEGREES 59 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 598.18 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 138.13 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 01 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 1,049.08 FEET TO A POINT; THENCE RUN SOUTH 18 DEGREES 03 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 78.39 FEET TO A POINT; THENCE RUN SOUTH 71 DEGREES 57 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 43.91 FEET TO A POINT; THENCE RUN SOUTH 18 DEGREES 03 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 562.49 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 17.86 ACRES MORE OR LESS.

Administrative Comment

June 4, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4618-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: Parcels are located on the south side of W. Ochsner Blvd, west of S. Ochsner Blvd., Covington; S12, T7S, R10E; Ward 1; District 1

Petitioner: Josh Wainer
Owner: All State Financial Company - Josh Wainer
Size: 21.66 acres

Posted: April 30, 2026
Commission Hearing: May 11, 2026
Determination: Approved



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

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

FINDINGS

- 1. The request consists of a reallocation of zoning classifications among commonly owned parcels totaling 21.66-acres. The subject property is located on the south side of W. Ochsner Blvd, west of S. Ochsner Blvd., Covington.

Zoning History

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)

Site and Structure Provisions

- 2. The 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.)	Undeveloped	PBC (Planned Business Campus)
South (Across Interstate 12)	Undeveloped	L-1 (Large Lot Residential District)
East	Undeveloped	PBC (Planned Business Campus)
West	Undeveloped	AML (Advanced Manufacturing & Logistics)

Administrative Comment

June 4, 2026

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PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

3. As shown in Table 2, the subject site abuts undeveloped property zoned Planned Business Campus to the north, undeveloped land zoned L-1 Large Lot Residential District to the south, property zoned Planned Unit Development to the east, and undeveloped land zoned Advanced Manufacturing & Logistics to the west.

Summary of Request

Table 3: Rezoning Request Summary			
	Acreage	Existing Zoning	Proposed Zoning
	17.86 acres	AML	PBC
	1.60 acres	AML	PBC
	2.20 acres	PBC	AML
Total	21.66 acres		

4. As provided in Table 3, the request is a zoning change to convert the majority of the existing AML zoning to PBC, while converting a smaller tract presently zoned PBC to AML. Specifically, the request is to align the zoning classifications of the potential parcel boundaries with access patterns and future development.

District Comparison

5. The 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.
 - b. Permitted Use: 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*, Townhouse*, Utility facility, Veterinary clinic, no outdoor kennels.
6. The 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.
 - b. Permitted Uses: Civic, Data center and data warehousing, Distribution or Warehousing Facility, Electrical Energy Substation*, Food Processing, Manufacturing, advanced,

Administrative Comment

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PARISH PRESIDENT

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Ross Liner
Director

Manufacturing, artisan, Manufacturing, light, Office, Research and development facility, Small wireless facility*, Stormwater retention or detention facility*, Tower, Radio, Telecommunications, Television or Microwave, Warehouse, Wastewater treatment facility, limited*.

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

- i. Strategy 1:3:1 - Locate manufacturing and logistics areas and other high intensity land uses at appropriate distances from Residential Neighborhoods, Conservation Areas, and sensitive ecological areas to create a gradual transition zone to minimize negative impacts.
- ii. 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.
- iii. Strategy 1:5:2 – Locate high intensity land uses adjacent to high-capacity transportation corridors.

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.
- 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.

Administrative Comment

June 4, 2026

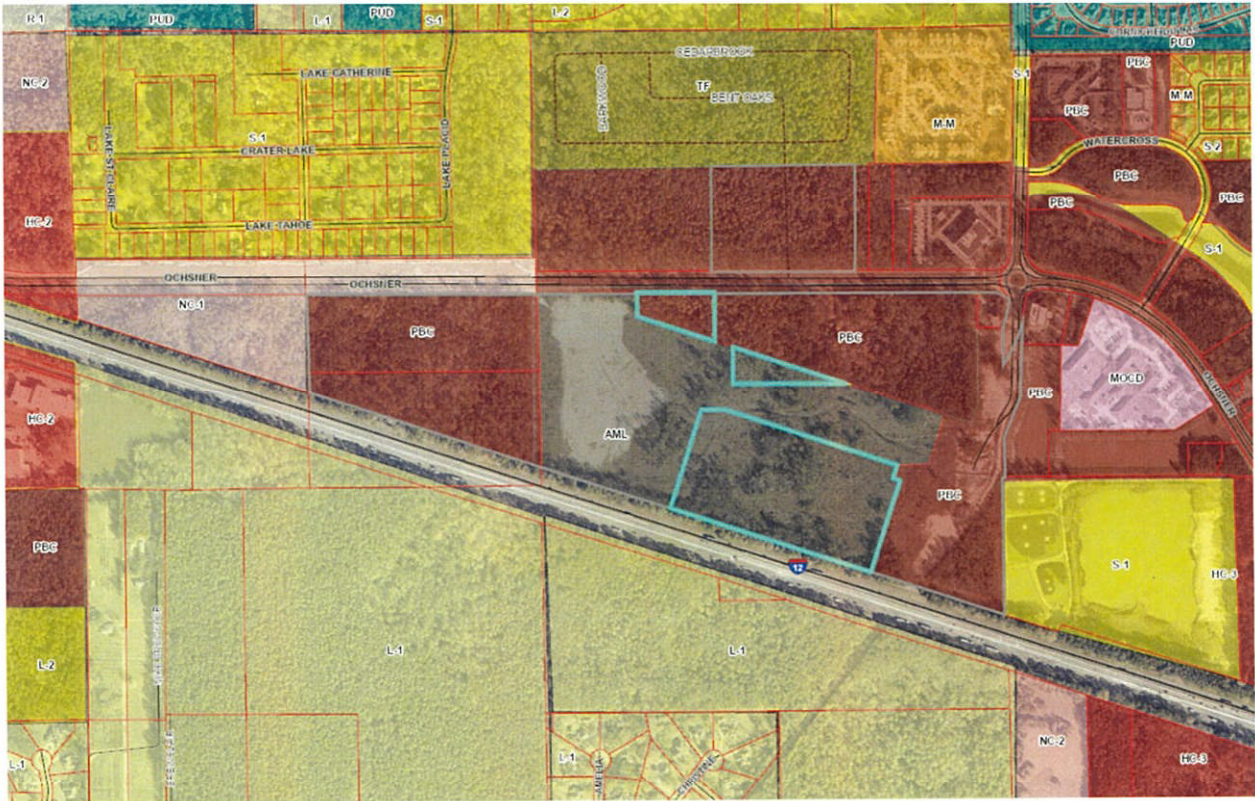
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Table 1: Zoning history of Subject Lot(s)		
Zoning Case	Prior Classification	Amended Classification
88-060	Unknown	SA
19-4202	SA	AML (Advanced Manufacturing & Logistics)
09-2116	SA	PBC (Planned Business Campus)

Site and Structure Provisions

- 2. The 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.)	Undeveloped	PBC (Planned Business Campus)
South (Across Interstate 12)	Undeveloped	L-1 (Large Lot Residential District)
East	Undeveloped	PBC (Planned Business Campus)
West	Undeveloped	AML (Advanced Manufacturing & Logistics)

Administrative Comment

June 4, 2026

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PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

3. As shown in Table 2, the subject site abuts undeveloped property zoned Planned Business Campus to the north, undeveloped land zoned L-1 Large Lot Residential District to the south, property zoned Planned Unit Development to the east, and undeveloped land zoned Advanced Manufacturing & Logistics to the west.

Summary of Request

Table 3: Rezoning Request Summary			
	Acreage	Existing Zoning	Proposed Zoning
	17.86 acres	AML	PBC
	1.60 acres	AML	PBC
	2.20 acres	PBC	AML
Total	21.66 acres		

4. As provided in Table 3, the request is a zoning change to convert the majority of the existing AML zoning to PBC, while converting a smaller tract presently zoned PBC to AML. Specifically, the request is to align the zoning classifications of the potential parcel boundaries with access patterns and future development.

District Comparison

5. The 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.
 - b. Permitted Use: 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*, Townhouse*, Utility facility, Veterinary clinic, no outdoor kennels.
6. The 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.
 - b. Permitted Uses: Civic, Data center and data warehousing, Distribution or Warehousing Facility, Electrical Energy Substation*, Food Processing, Manufacturing, advanced,

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Manufacturing, artisan, Manufacturing, light, Office, Research and development facility, Small wireless facility*, Stormwater retention or detention facility*, Tower, Radio, Telecommunications, Television or Microwave, Warehouse, Wastewater treatment facility, limited*.

Consistency with New Directions 2040

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- ii. 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.
- iii. Strategy 1:5:2 – Locate high intensity land uses adjacent to high-capacity transportation corridors.

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- 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.

Administrative Comment

June 4, 2026

Department of Planning and Development



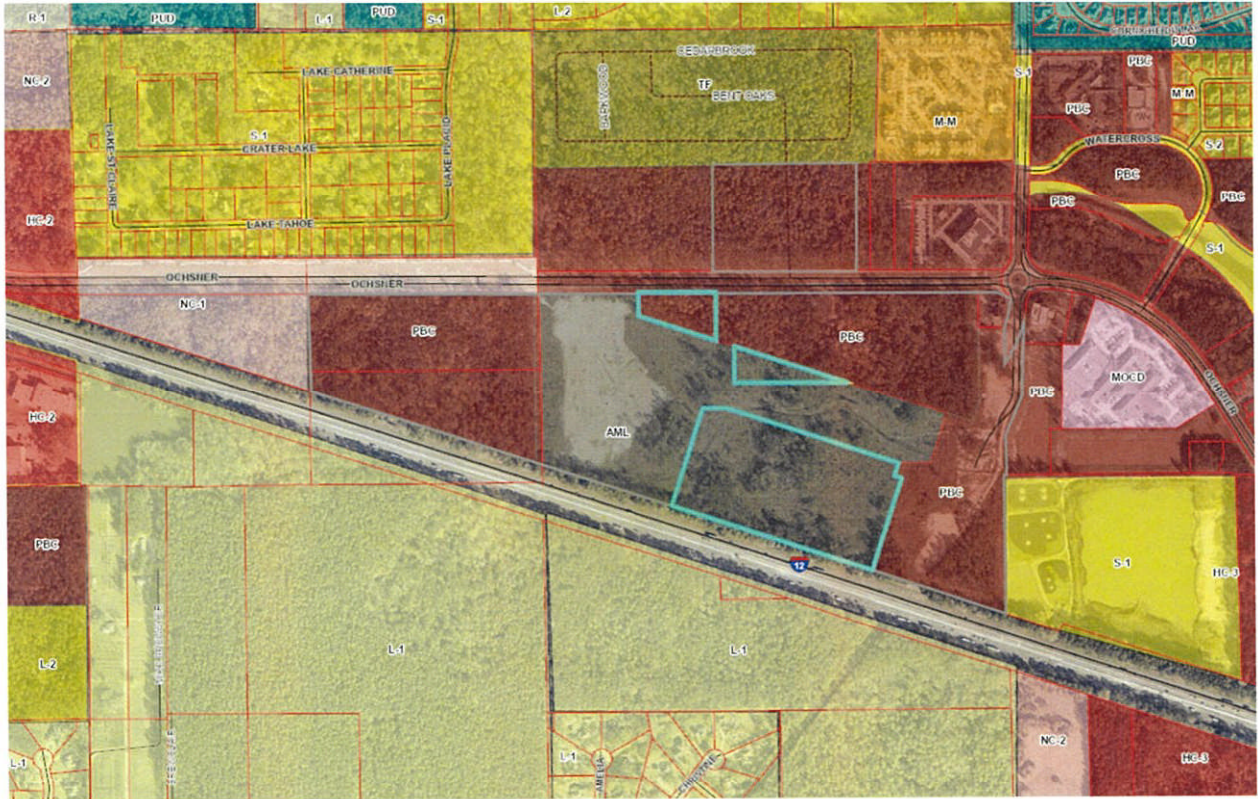
ZONING STAFF REPORT

2026-4618-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director



LINE TABLE		
LINE #	LENGTH	DIRECTION
11	134.13	N89°58'43"E
12	71.29	S89°58'43"E
13	43.97	S77°00'54"W



SURVEYOR INFORMATION

LOWE ENGINEERS

Professional Land Surveyors
 Planners and Cartographers
 1011 NORTH GARDEN BLVD., SUITE 34
 WANDERLICK, LA 70471
 OFFICE NO. (504) 845-1012
 FAX NO. (504) 845-1778
 www.loweengineers.com
 e-mail: Wanders@louisianaengineers.com

PROJECT NO.
26-140083R

DRAWN BY
SPH

CHECKED BY
JEB

SCALE
1" = 100'

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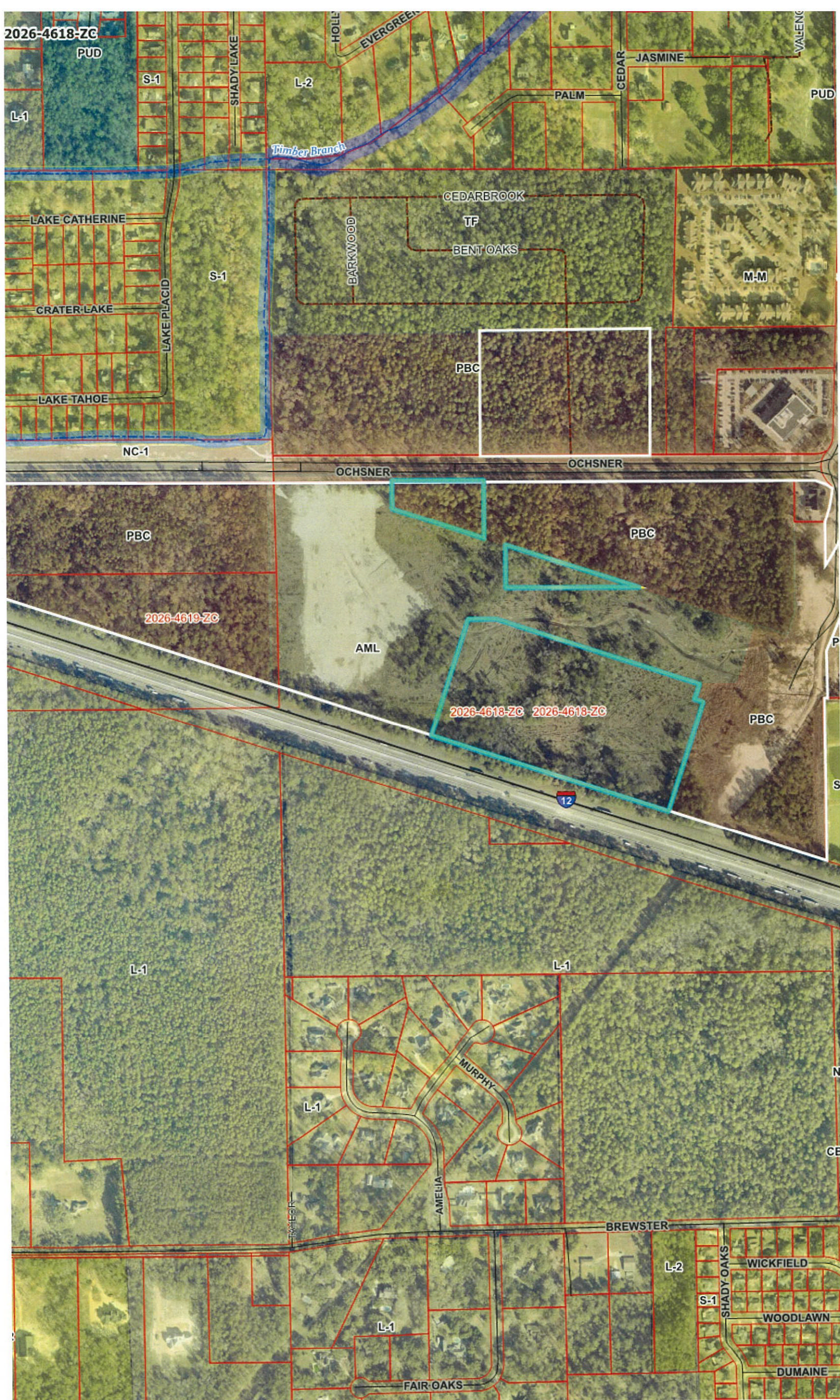
DATE: 03/19/2026

**A RE-ZONING MAP OF
VARIOUS PARCELS OF LAND**

situated in
 Section 12, Township 7 South, Range 10 East
 Greensburg Land District, St. Tammany Parish, Louisiana
 for
ALL STATE FINANCIAL CO.

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4618-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

MP

APR 30 2026 13:44

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Posted on

4-30-26

by

M.P.

APR 30 2026 13:34