

EXHIBIT "A"

2025-4148-ZC

A certain tract or parcel of land designated as the PARCEL 1 containing 43.202 Acres or 1,881,917 sq. ft, located in Sections 12 and 46, T7S - R10E and Section 47- T7S - R11E, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the western right of way line of Louisiana State Highway No. 21 and the southern right of way line of Ochsner Boulevard, said point being the "POINT OF BEGINNING" and labeled "POB"

Then, continuing along the western right of way line of Louisiana State Highway No. 21, South 38 degrees 25 minutes 19 seconds West a distance of 246.30 feet to a point, said point located at the intersection of the western right of way of Louisiana Highway No. 21 and the northern right of way line of Interstate Highway No. 12;

Then, continuing along the northern right of way line of Interstate Highway No. 12, South 86 degrees 06 minutes 06 seconds West a distance of 422.96 feet to a point;

Then, South 50 degrees 14 minutes 02 seconds West a distance of 127.65 feet to a point;

Then, South 89 degrees 20 minutes 55 seconds West a distance of 94.93 feet to a point;

Then, South 50 degrees 02 minutes 24 seconds West a distance of 350.01 feet to a point;

Then, South 74 degrees 44 minutes 02 seconds West a distance of 370.50 feet to a point;

Then, North 81 degrees 16 minutes 13 seconds West a distance of 374.83 feet to a point;

Then, North 72 degrees 03 minutes 33 seconds West a distance of 131.48 feet to a point;

Then, North 00 degrees 14 minutes 39 seconds East a distance of 97.72 feet to a point;

Then, South 89 degrees 54 minutes 52 seconds West a distance of 332.51 feet to a point;

Then, North 72 degrees 12 minutes 54 seconds West a distance of 408.41 feet to a point;

Then, departing said right of way, North 01 degrees 25 minutes 22 seconds West a distance of 1,190.75 feet to a point;

Then, South 89 degrees 50 minutes 49 seconds East a distance of 146.43 feet to a point, said point located along the southern right of way line of Ochsner Boulevard;

Then, continuing along the southern right of way line of Ochsner Boulevard, South 32 degrees 23 minutes 00 seconds East a distance of 356.49 feet to a point;

Then, along a curve to the left having a delta of 41 degrees 02 minutes 22 seconds, a radius of 745.00 feet, an arc length of 533.62 feet and a chord bearing of South 52 degrees 54 minutes 12 seconds East a distance of 522.29 feet to a point;

Then, along a curve to the left having a delta of 17 degrees 15 minutes 30 seconds, a radius of 745.00 feet, an arc length of 224.41 feet and a chord bearing of South 82 degrees 03 minutes 08 seconds East a distance of 223.56 feet to a point;

Then, North 89 degrees 19 minutes 07 seconds East a distance of 137.64 feet to a point;

Then, along a curve to the left having a delta of 01 degrees 11 seconds 21 minutes, a radius of 10,045.00 feet, an arc length of 208.50 feet and a chord bearing of North 88 degrees 43 minutes 25 seconds East a distance of 208.50 feet to a point;

Then, along a curve to the right having a delta of 01 degrees 03 minutes 45 seconds, a radius of 17,540.00 feet, an arc length of 325.27 feet and a chord bearing of North 88 degrees 39 minutes 38 seconds East a distance of 325.27 feet to a point;

Then, South 84 degrees 21 minutes 25 seconds East a distance of 100.43 feet to a point;

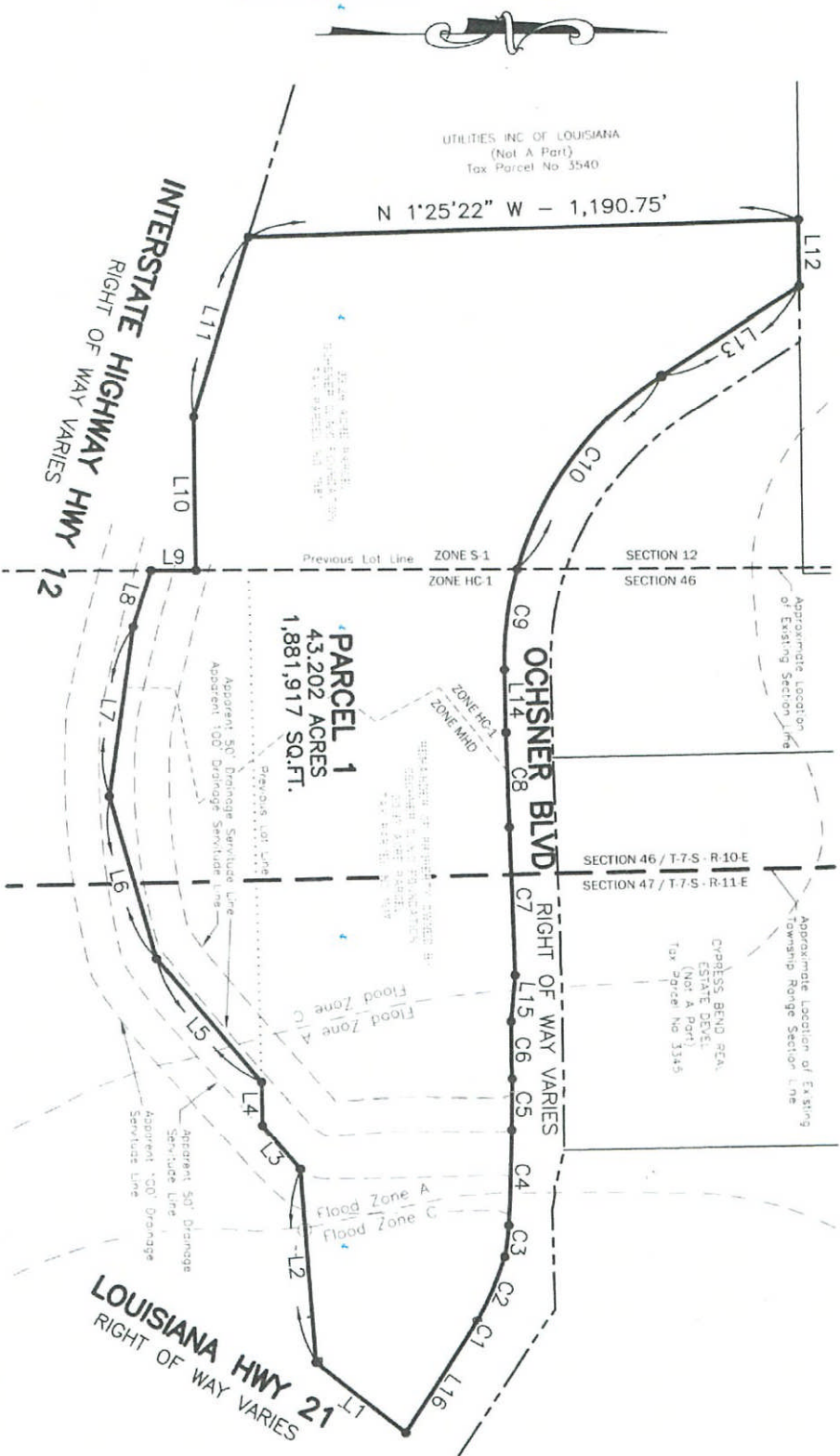
Then, along a curve to the left having a delta of 00 degrees 24 minutes 15 seconds, a radius of 17,521.66 feet, an arc length of 123.56 feet and a chord bearing of North 89 degrees 43 minutes 13 seconds East a distance of 123.56 feet to a point;

Then, along a curve to the right having a delta of 01 degrees 07 minutes 36 seconds, a radius of 5,700.00 feet, an arc length of 112.09 feet and a chord bearing of South 89 degrees 05 minutes 44 seconds East a distance of 112.09 feet to a point;

Then, along a curve to the right having a delta of 02 degrees 06 minutes 02 seconds, a radius of 5,700.00 feet, an arc length of 208.98 feet and a chord bearing of South 87 degrees 28 minutes 54 seconds East a distance of 208.97 feet to a point;

Then, along a curve to the right having a delta of 08 degrees 05 minutes 35 seconds, a radius of 485.00 feet, an arc length of 68.51 feet and a chord bearing of South 81 degrees 44 minutes 25 seconds East a distance of 68.45 feet to a point;

Then, along a curve to the right having a delta 10 degrees 54 minutes 14 seconds, a radius of 804.74 feet, an arc length of 153.15 feet and a chord bearing of South 66 degrees 37 minutes 25 seconds East a distance of 152.92 feet to a point; Then, along a curve to the right having a delta of 05 degrees 25 minutes 56 seconds, a radius of 499.50 feet, an arc length of 47.36 feet and a chord bearing of South 58 degrees 52 minutes 59 seconds East a distance of 47.34 feet to a point; Then, South 56 degrees 10 minutes 01 seconds East a distance of 241.16 feet to the "POINT OF BEGINNING".

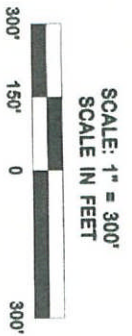


PLAT SHOWING MINOR SUBDIVISION
OF
THE REMAINDER OF PROPERTY
BELONGING TO
OCHSNER CLINIC FOUNDATION AND
A 22.26 ACRE PARCEL
OCHSNER CLINIC FOUNDATION
INTO
PARCEL 1
OCHSNER CLINIC FOUNDATION
LOCATED IN SECTIONS 12 & 46,
TOWNSHIP 7 SOUTH – RANGE 10 EAST
AND IN SECTION 47,
TOWNSHIP 7 SOUTH – RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

CERTIFICATION:
This is to certify to STIRLING PROPERTIES, L.L.C. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.


MICHAEL P. BLANCHARD
REG. NO. 4861
REGISTERED
PROFESSIONAL
LAND SURVEYOR
P.L.S.
02/10/2025
Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



APPROVALS

Secretary Parish Planning Commission	
Director of Department of Engineering	
Date Filed	File No.
Clerk of Court	
Chairman of the Planning Commission	

ACADIA 
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • ALABAMA • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
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NOTES:

- 1.) Zoning: MHD (Medical Hospital) HC-1 (Highway Commercial) & S-1 (Suburban Residential)
Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- 2.) Reference Maps:
A.) Survey map of 16.29 Acre Parcel of land situated in Section 12 T-7-S, R-10-E, St. Tammany Parish, State of Louisiana
Prepared By: John E. Bonneau & Associates, Inc. Dated: July 25, 2007
Filed: December 12, 2007 File No.: 4595
- 3.) Basis of Bearings: Bearings are based on Reference Map "A"
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 4.) Flood Note: In accordance with Fema Flood Insurance Rate Map panel number 225205 0210 C, dated October 17, 1989, for St. Tammany Parish, Louisiana; the property hereon is located in Flood Zones "A" & "C" Flood Zone Designations and Base Flood Elevation are subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 5.) Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
- 6.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 7.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands.
- 8.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:

This is to certify to STIRLING PROPERTIES, L.L.C. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specifications and positioning tolerances are in accordance with Class "C" surveys indicated on the above standards. I also certify there are no visible encroachments across any property lines except as shown.

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LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 38°28'35" W	246.30'	L9	N 0°14'39" E	97.72'
L2	S 86°09'22" W	422.96'	L10	S 89°54'52" W	332.51'
L3	S 50°17'18" W	127.65'	L11	N 72°12'54" W	408.41'
L4	S 89°24'11" W	94.93'	L12	S 89°50'49" E	146.43'
L5	S 50°02'24" W	350.01'	L13	S 32°25'00" E	356.49'
L6	S 74°44'02" W	370.50'	L14	N 89°22'23" E	137.64'
L7	N 81°16'13" W	374.83'	L15	S 84°18'09" E	100.43'
L8	N 72°03'33" W	131.48'	L16	S 56°06'45" E	241.16'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING & DISTANCE
C1	05°25'56"	499.50'	47.36'	S 58°49'43" E	- 47.34'
C2	10°54'14"	804.74'	153.15'	S 66°34'09" E	- 152.92'
C3	08°05'35"	485.00'	68.51'	S 81°41'35" E	- 68.45'
C4	02°06'02"	5,700.00'	208.98'	S 87°25'38" E	- 208.97'
C5	01°07'36"	5,700.00'	112.09'	S 89°02'28" E	- 112.09'
C6	00°24'15"	17,521.66'	123.56'	N 89°46'29" E	- 123.56'
C7	01°03'45"	17,540.00'	325.27'	N 88°42'54" E	- 325.27'
C8	01°11'21"	10,045.00'	208.50'	N 88°46'42" E	- 208.50'
C9	17°5'30"	745.00'	224.41'	S 81°59'52" E	- 223.56'
C10	41°02'22"	745.00'	533.62'	S 52°54'12" E	- 522.29'

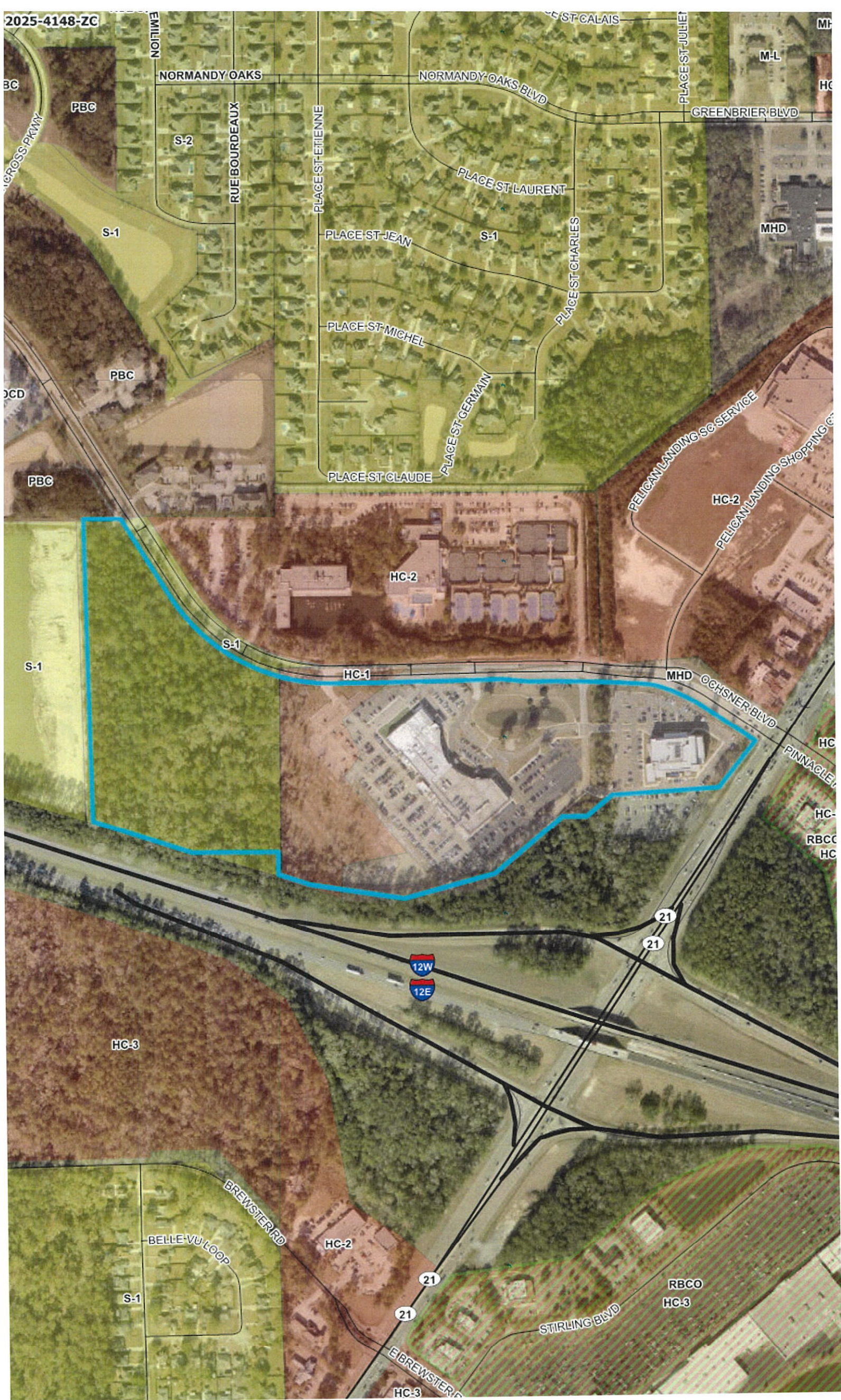
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Administrative Comment

May 1, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4148-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 west side of LA Highway 21 and on the south side of Ochsner Blvd, Covington; S12, S46, & S47, T7S, R10E & R11E; Ward 3, District 1

Council District: 1

Petitioner: Mark Salvetti

Posted: March 17, 2025

Owner: Ochsner Clinic Foundation – Alisha Lacour

Commission Hearing: April 1, 2025

Size: 43.202 acres

Determination: Approved

Current Zoning

S-1 Suburban Residential District
HC-1 Highway Commercial District
MHD Medical Hospital District

Requested Zoning

HC-3 Highway Commercial District

Future Land Use

Mixed-Use

Commercial

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

Effective BFE 13', Preliminary BFE 13'



FINDINGS

1. The applicant is requesting to rezone the 43.202-acre property from S-1 Suburban Residential District, HC-1 Highway Commercial District, and MHD Medical Hospital District to HC-3 Highway Commercial District. The property is located on the west side of LA Highway 21 and on the south side of Ochsner Blvd, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
84-154B / 96-072	Unknown	C-2 Commercial / A-4 Single-Family
09-2116	C-2 Commercial / A-4 Single-Family	S-1 Suburban Residential District, HC-1 Highway Commercial District, and MHD Medical Hospital District

Site and Structure Provisions

3. The site is currently developed with two Ochsner clinic buildings, which are zoned MHD (Medical Hospital District). The western portion of the site remains undeveloped and zoned S-1 (Suburban Residential District).

Zoning Commission
April 1, 2025

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St Tammany Parish, Louisiana

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Residential District). Additionally, a portion of an existing parking lot and some undeveloped land are zoned HC-1 (Highway Commercial). There is also an undefined tract within the site that is zoned S-1 (Suburban Residential District).

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Office Park and Retail	HC-2 Highway Commercial District
South	Interstate 12 / Undeveloped	Interstate 12
East (across Highway 21)	Commercial	HC-3 Highway Commercial District
West	Utility Facility	S-1 Suburban Residential District

5. The subject property is flanked by an office park and retail to the north across Ochsner Boulevard zoned HC-2 Highway Commercial District. To the south is an undeveloped parcel as well as Interstate 12. To the east across Highway 21 are commercial uses zoned HC-3 Highway Commercial District. To the west a utility facility zoned S-1 Suburban Residential District.

6. Table 3: Zoning Comparison Chart

Zoning Classification	Minimum Parcel Size	Maximum Building Size	Maximum Lot Coverage
S-1 Suburban Residential District	¼ Acre	N/A – must be within setbacks	50% of total area of lot
HC-1 Highway Commercial District	20,000sqft	20,000sqft	50% of total area of lot
MHD Medical Hospital District	20,000sqft	N/A	50% of total area of lot
HC-3 Highway Commercial District (requested)	20,000sqft	250,000sqft	50% of total area of lot

7. Permitted uses in the HC-3 Highway Commercial District include the following:

Animal services; art studio; athletic field; auto repair and service*; automobile sales; bank or financial institution; bar (without food service); bed and breakfast; building supply showroom; car wash; catering facility; cemetery; club or lodge; community center; convention center; day care center, adult; day care center, child; dwelling, multiple 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; entertainment, live performances; food processing; funeral home or crematorium; garden supply and greenhouses; gas station with convenience store; golf course and recreational facility; gymnasium; hotel; kennels, commercial; laboratory; liquor store; manufacturing, artisan; marina, commercial; medical facility, clinic; microbrewery*; office; office, warehouse; outdoor display of building, pool, and playground equipment; outdoor retail sales; outdoor storage yard; park; parking lot; personal service establishment; place of worship; playground; printing establishment; recreation, commercial; recreational vehicle park; residential care facility; restaurant, delicatessen; restaurant, dine-in with lounge; restaurant, dine-in without lounge; restaurant, drive-thru; retail establishment; sales center with assembly processes; short-term rental*; stormwater retention or detention facility; tower, radio, telecommunications, television, or microwave*; transportation terminal; vehicle impound lot; veterinary clinic, no outdoor kennels; veterinary clinic, outdoor kennels; warehouse, self-storage; wholesale goods establishment.

Zoning Commission
April 1, 2025

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8. In addition to the Hospital, the applicant would also be able to construct / utilize the property to accommodate any of the above uses.

Additional Development Requirements

1. Per the Department of Engineering, the following requirements would be applicable to any future development on this site:
 - a. 100' Scenic River No-Cut Buffer from top of bank (each side) of the Tchefuncte River and its tributaries. Contact the Louisiana Department of Wildlife and Fisheries in regards to any fill and clearing and any proposed buildings within the 100' buffer. Provide written authorization or permit for LDWF for any work within 100' from top of bank of scenic river.

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.

Commercial: Areas that are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

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

- i. 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.
- 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 condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

Zoning Commission
April 1, 2025

Department of Planning and Development
St Tammany Parish, Louisiana

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