

## EXHIBIT "A"

2022-2855-ZC

:

A CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section.31, Township 5 South, Range 11 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Quarter Corner common to Sections 31 and 32, Township 5 South, Range 11 East; thence measure South 00 degrees 51 minutes 00 seconds East, a distance of 338.58 feet to the POINT OF BEGINNING. From the Point of Beginning, continue South 00 degrees 51 minutes 00 seconds East, a distance of 842.78 feet to a point; thence measure South 89 degrees 53 minutes 05 seconds West, a distance of 600.00 feet to a point; thence measure North 00 degrees 51 minutes 00 seconds West, a distance of 840.89 feet to a point; thence measure North 89 degrees 42 minutes 16 seconds East a distance of 599.98 feet back to the POINT OF BEGINNING, containing 11.59 acres.

### LESS & EXCEPT

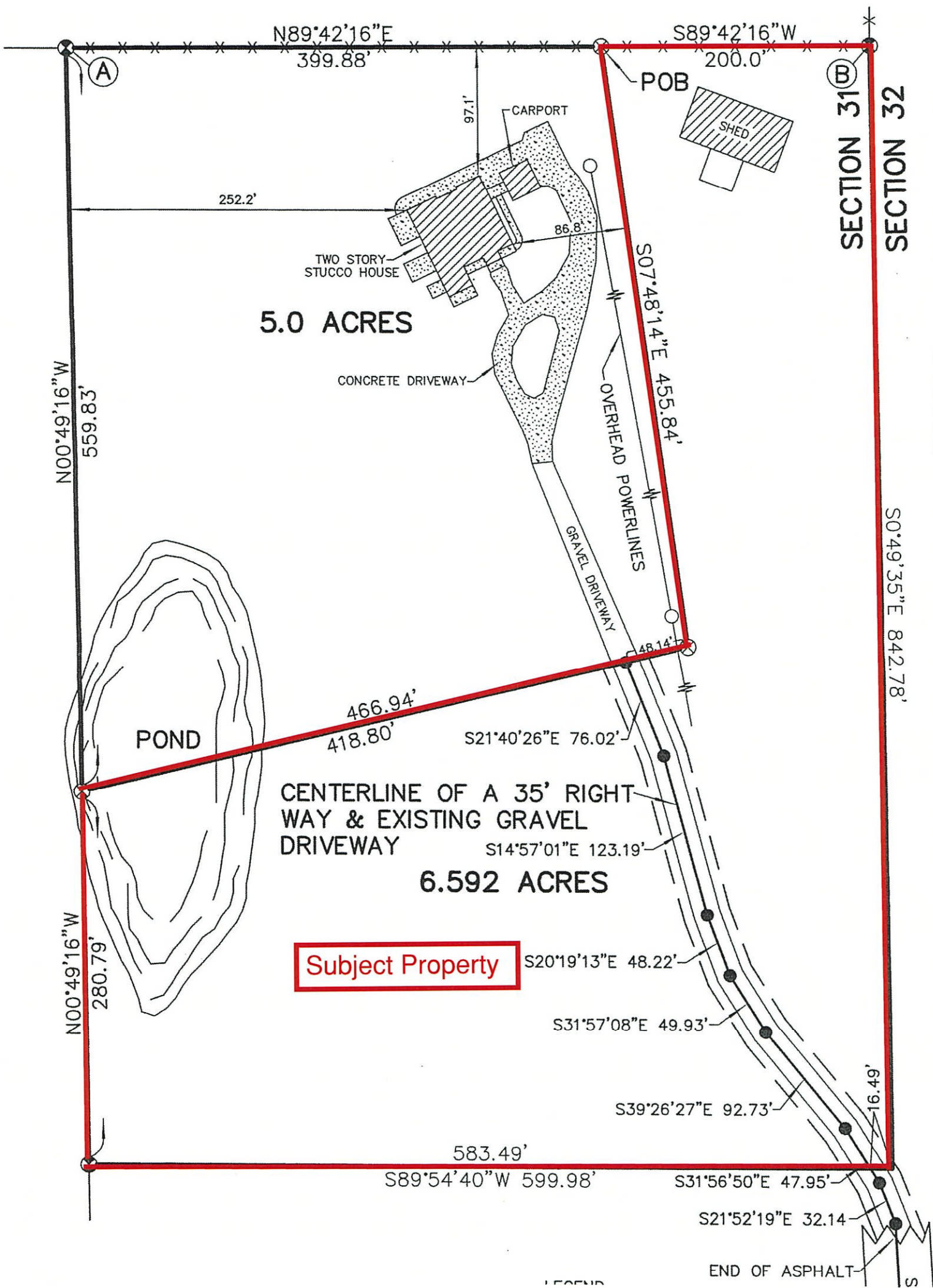
A parcel of land located in Section 31, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Sections 31 & 32, in said township and range, thence South 00 degrees 15 minutes East 338.58 feet to a 54 inch iron rod found, thence South 89 degrees 42 minutes 16 seconds West 200.0 feet to a 54-inch iron rod set being the POINT OF BEGINNING.

Thence South 07 degrees 48 minutes 14 seconds East 455.84 feet to a ½ inch iron rod set, thence South 76 degrees 20 minutes 50 seconds West 466.94 feet to a 54 inch iron rod set, thence North 00 degrees 49 minutes 16 seconds West 559.83 feet to a 1/2 inch iron rod found, thence North 89 degrees 42 minutes 16 seconds East 399.88 feet to the POINT OF BEGINNING, containing 5.0 acres.

**SIZE:** 6.592 acres





CORR  
to b  
from  
Corn  
Sect  
R11E



HEZZIE SHARP RD

A-1

T5 - R11E

31

32  
A-1

KOOGIE RD



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 25, 2022

Case No.: 2022-2855-ZC

Posted: May 12, 2022

Meeting Date: June 7, 2022

Determination: Approved, As Amended to A-1A (Suburban District)

GENERAL INFORMATION

**PETITIONER:** Michael Dugas & John Dublin  
**OWNER:** The Lionel Ingram Family Trust, Michael Dugas, Provisional Trustee & John Dublin  
**REQUESTED CHANGE:** A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located at the end of Koogie Road; Covington; S31, T5S, R11E, Ward 2, District 2  
**SIZE:** 6.592 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-2 Suburban District. The site is located at the end of Koogie Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject site is flanked on all sides by property that conforms to the A-1 Suburban District zoning classification. The purpose of the existing A-1 Suburban District is to provide for the location of single-family residential environments on 5-acre parcel sizes. The purpose of the requested A-2 Suburban District is to provide for single-family residential environments on 1-acre parcel sizes. A change in zoning will increase the allowable density within the area.

Zoning	Max Density	Minimum Lot Width	Total Allowable Density
A-1 Suburban District	1 unit per every 5 acres	300 ft.	1 unit
A-2 Suburban District	1 unit per every acre	150 ft.	6 units