

EXHIBIT A

2024-4067-ZC

A certain parcel of land, lying and situated in Section 11, Township 7 South, Range 10 East St. Tammany Parish, Louisiana and being more fully described as follows:

From the Section Corner common to Sections 11, 12, 13 & 14, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana run North 89 degrees 54 minutes 17 seconds West, a distance of 799.70 feet to ½" iron rod found on the north margin of Brewster Road and the Point of Beginning.

From the Point of Beginning continue North 89 degrees 54 minutes 17 seconds West, a distance of 312.28 feet to ½" iron rod found on the north margin of Brewster Road; thence run leaving said north margin of Brewster Road, North 11 degrees 34 minutes 49 seconds West, a distance of 340.06 feet to a 1/2" iron rod found; thence run North 41 degrees 10 minutes 05 seconds East, a distance of 99.56 feet to a ½" iron rod found; thence run North 87 degrees 24 minutes 41 seconds East, a distance of 279.11 feet to a 1/2" iron rod found; thence run South 04 degrees 54 minutes 34 seconds East, a distance of 422.76 feet back to the Point of Beginning.

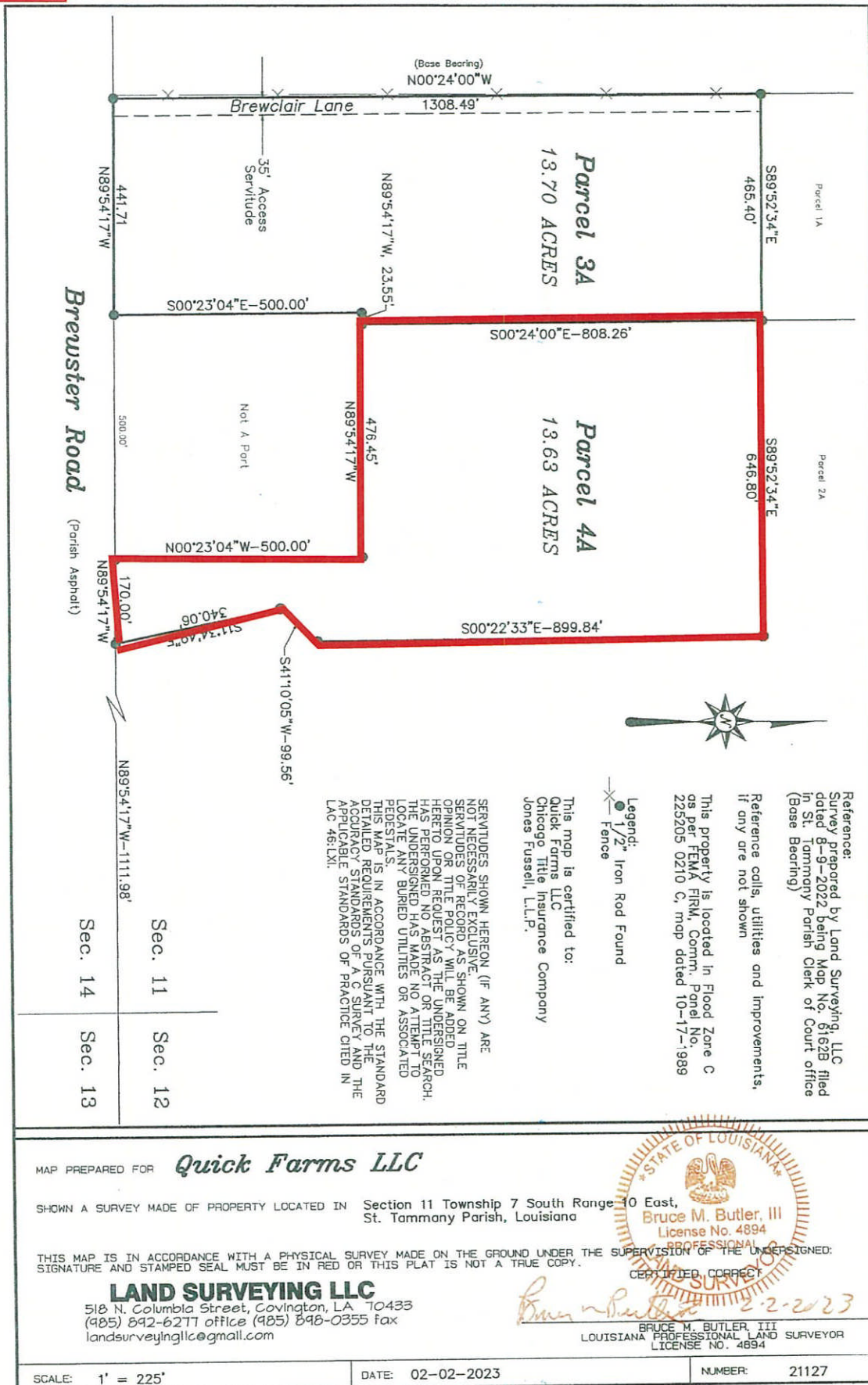
Said parcel contains 3.12 acre of land.

And

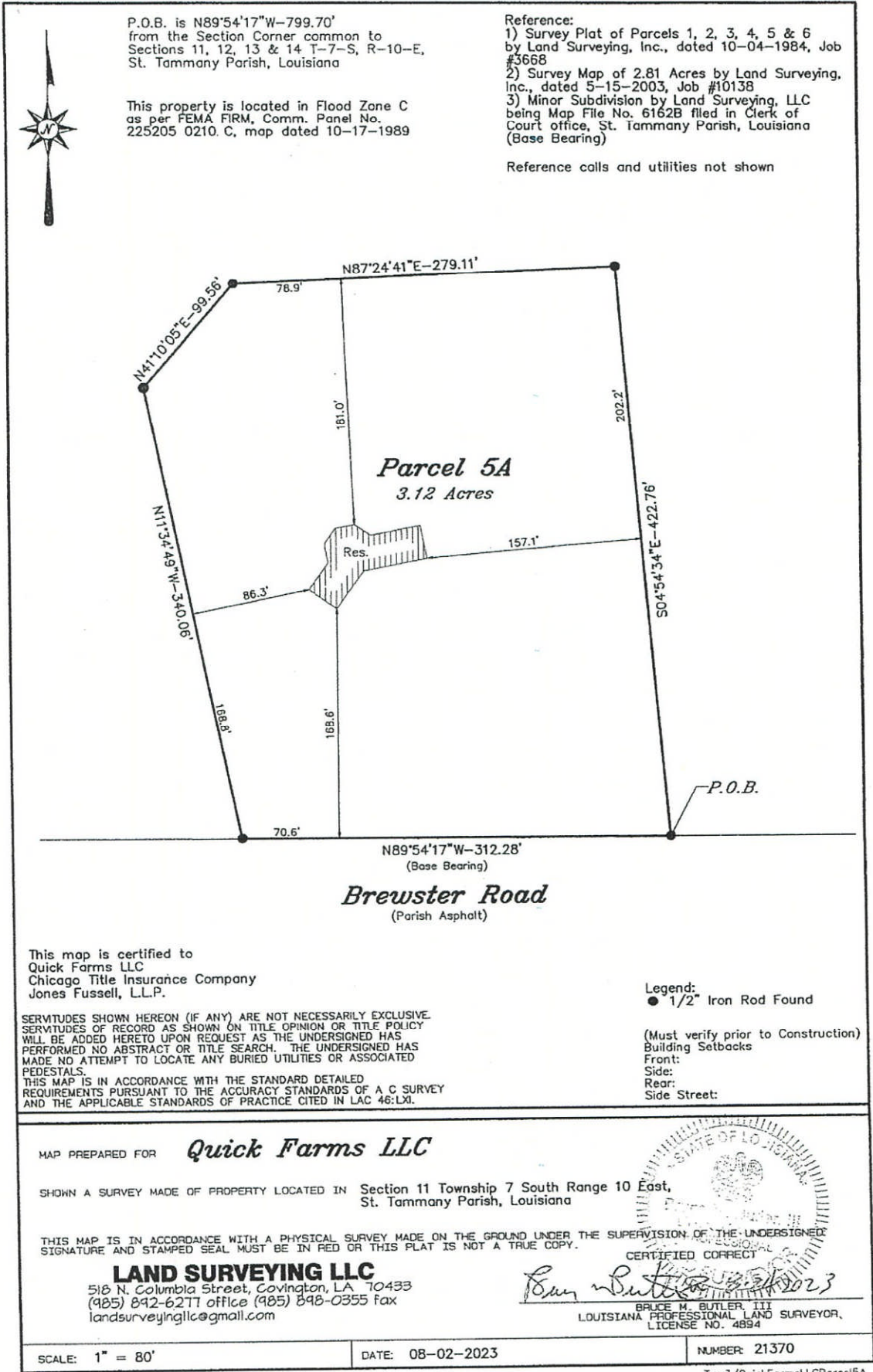
All that certain piece or parcel of land, together with all the buildings and improvements thereon, situated in Section 11, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows:

Parcel 4A consisting of 13.63 acres.

2024-4067-ZC



2024-4067-ZC



2024-4067-ZC

MIKE BREWSTER

BREWCLAIR

L-1

2024-4067-ZC

BREWSTER RD

L-1

L-2

B3

B2

B1

L-1

Administrative Comment

February 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4067-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the north side of Brewster Road, west of Fair Oaks Lane, Covington: S11, T7S, R10E, Ward 1, District 1

Council District: 1

Petitioner: Quick Farms, LLC

Posted: December 18, 2024

Owner: Quick Farms, LLC

Commission Hearing: January 7, 2025

Size: 16.75 acres

Determination: Approved



Current Zoning

L-1 (Large Lot Residential District)

Requested Zoning

L-1 (Large Lot Residential District)
and RO (Rural Overlay)

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

Elevation Requirements:

BFE 13' + 1' Freeboard = 14' FFE

FINDINGS

1. The applicant is requesting to rezone the 16.75-acre parcel from L-1 Large Lot Residential District to L-1 Large Lot Residential District and RO Rural Overlay. The property is located on the north side of Brewster Road, west of Fair Oaks Lane, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
83-141A	Unknown	SA Suburban Residential District
09-2116	SA Suburban Residential District	L-1 Large Lot Residential District

Site and Structure Provisions

3. The subject property currently consists of two parcels: Parcel 4A which is 13.63 acres in size, and Parcel 5A which is 3.12 acres in size.

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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	L-1 Large Lot Residential District
South (across Brewster Road)	Undeveloped	L-2 Large Lot Residential District
East	Undeveloped	L-1 Large Lot Residential District
West	Residential	L-1 Large Lot Residential District

- The subject site abuts properties zoned L-1 Large Lot Residential District to the north, east, and west. To the south, there are some undeveloped parcels zoned L-2 Large Lot Residential District.
- The purpose of the RO Rural Overlay is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
- The reason for the request is to allow for the construction of a 60x80 workshop to house agricultural equipment prior to the construction of a main residence on-site.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

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

- Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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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.

