Exhibit "A"

2026-4795-ZC

ALI- THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means and privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 11, **Township 6** South, Range 11 East, Parish of St. Tammany, State of Louisiana, designated as (Parcel A), containing 9.36 acres more or less, all as per that plan of resubdivision by Lowe Engineers, dated June 1, 2012, which said plan of subdivision was approved by the Planning Commission and recorded July 27, 2021, as Map File No. 6039A.

Being a portion of the same property acquired by Larry Aleman from Lauren R. Gibbs, by act before Michael L. Mancuso, Notary Public, dated June 19, 2014, and recorded at CIN 1945410. Being further acquired in part by Kelli A. Aleman by act dated July 26, 2021, and recorded at CIN 2283087.

Administrative Comment

November 5, 2026

Department of Planning and Development

ZONING STAFF REPORT
2026-4795-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 east side of Walden Street and Linden Street, north of Tammany Avenue, Covington; S11, T6S, R11E; Ward 3, District 2

Petitioner: Clinton Stephens III

Posted: September 17, 2026

Owner: Clinton Stephens III and Natasha Stephens

Commission Hearing: October 6 , 2026

Size: 9.36 acres

Determination: Approved- **Amended** to L-1(Large Lot Residential)



Current Zoning:

R-1 (Rural Residential District) & RO (Rural Overlay)

Requested Zoning:

L-2 (Large Lot Residential District) & RO (Rural Overlay)

Future Land Use: Rural/Agriculture

Flood Zone:

Effective Flood Zone: C; Preliminary Flood Zone: X; Non-CDA

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone a 9.36-acre parcel from R-1 Rural Residential District and RO Rural Residential District to L-2 Large Lot Residential District and RO Rural Overlay. The parcel is located on the east side of Walden Street and Linden Street, North of Tammany Avenue, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	**Prior Classification**	**Amended Classification**
88-015	Unknown	SA
10-2234	SA	R-1 Rural Residential & RO Rural Overlay District

Site and Structure Provisions

2. The subject property is currently developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Undeveloped	R-1 (Rural Residential District) & RO (Rural Residential District)
South	Residential	R-1 (Rural Residential District) & RO (Rural Residential District)
East	Residential	R-1 (Rural Residential District) & RO (Rural Residential District)
West	Tammany Terrace Subdivision	S-1 (Suburban Residential District) & RO (Rural Residential District)

3. As shown in Table 2, the subject site abuts undeveloped property zoned R-1 Rural Residential District and RO Rural Residential District to the north, developed residential property to south and east zoned R-1 Rural Residential District and RO Rural Overlay, and the Tammany Terrace Subdivision zoned S-1 Suburban Residential District and RO Rural Residential District to the west.

4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.
    a. The existing R-1 Rural Residential District requires parcel sizes of 5 acres or greater with a minimum lot width of 300'.

5. The RO Rural Overlay is established 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.

    a. Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm-Stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems, Stormwater retention or detention facility*

6. The requested L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
    a. The L-2 District requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.

7. If approved, the applicant could apply for a minor subdivision and create a maximum of 5 parcels of land or apply for a major subdivision to create parcel with a minimum of ½- acre in size.

Consistency with New Directions 2040

Rural/Agriculture: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

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

i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
ii. Goal 1:3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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.

Administrative Comment

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MICHAEL B. COOPER
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Director

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

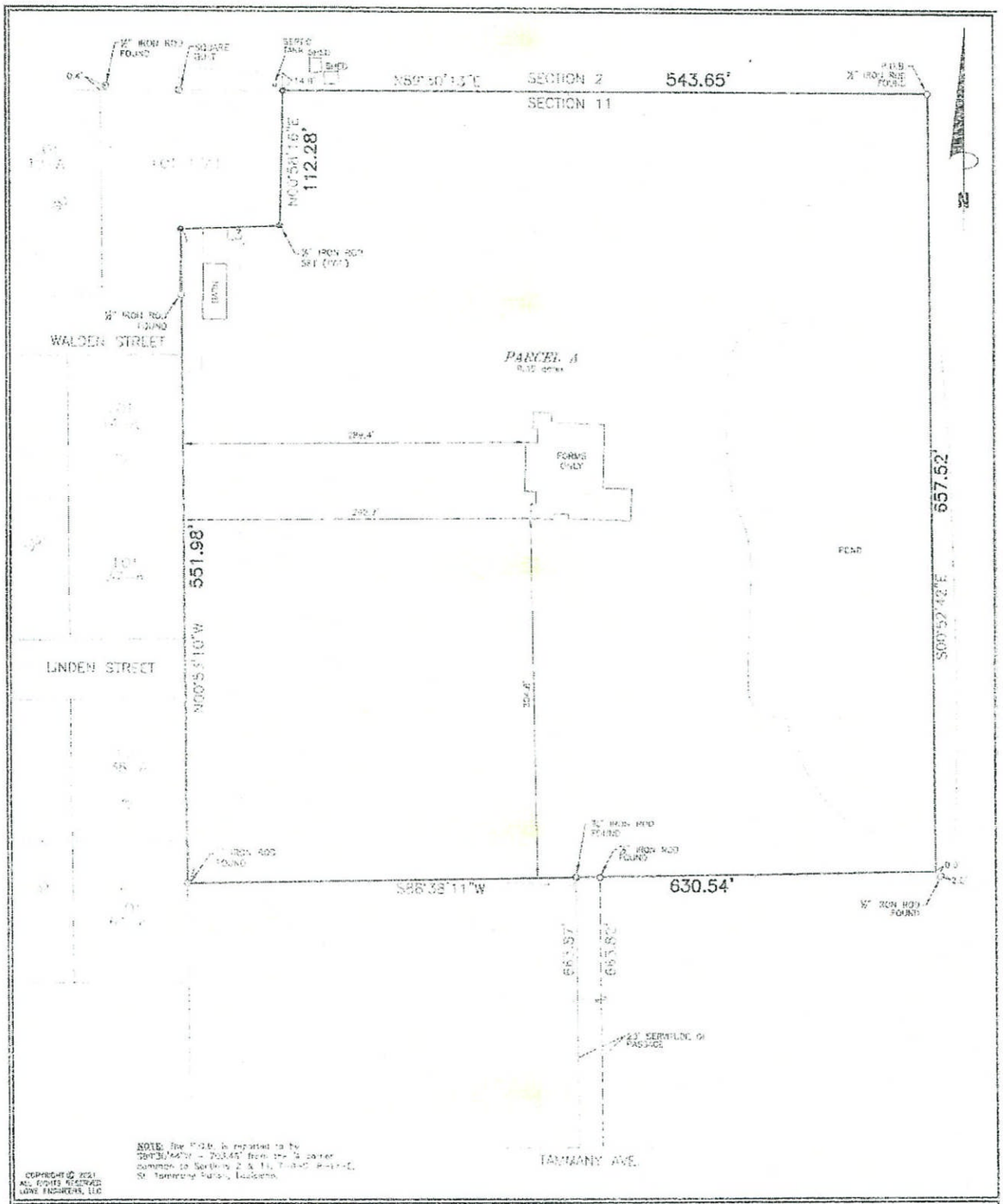
iv. The proposed amendment is compatible with existing use and zoning of nearby property.

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.



2026-4795-ZC



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LOWE ENGINEERS, LLC

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

LINE TABLE:

L1	S89°11'37"W (S89°30'13"W - 0.19')	45.90'
L2	N89°11'37"E (N89°30'13"E - 0.19')	86.90'
L3	S87°33'10"W	85.37'
L4	S00°53'10"E	85.86'

REFERENCE SURVEY: A survey by Ronald Clement, P.L.S. dated July 23, 2013 and I.D. 13-045.

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: The I/ We certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "D" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0150 C Revised: OCTOBER 17, 1989

A SURVEY MAP OF

PARCEL A

SITUATED IN SECTION 11, T-6-S, R-11-E

in

St. Tammany Parish, Louisiana

for

LARRY ALEMAN

Survey No.: 21-140JOB A | Drawn by: CH | Scale: 1" = 80'

Date: JUNE 01, 2021 | Revised: 06/25/21(FORMS)

LOWE ENGINEERS

Professional Land Surveyors
Planners and Consultants
1201 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)626-1012
FAX NO. (985)845-1276
www.lowengineers.com
e-mail: rlandell.alem@lowengineers.com

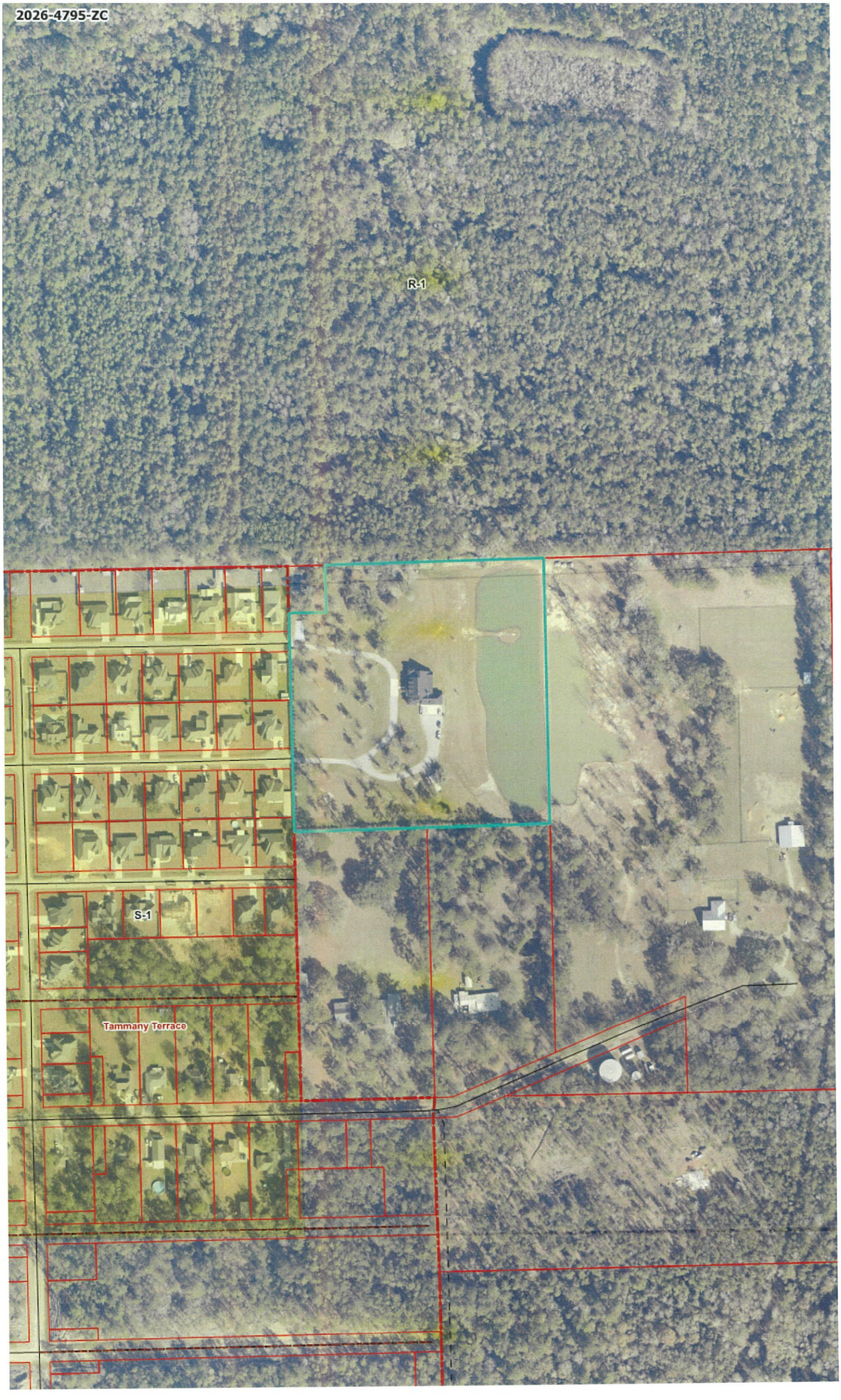
NOTE: This is to certify that I have done an actual on-the-ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record or shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey Certified True and Correct By

John E. Bamburg
Professional Land Surveyor
Registration No. 4423


2026-4795-ZC
R-1
S-1
Tammany Terrace


2026-4795-ZC
UBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
ASE NUMBER
2026-4795-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
oop Drive Mandeville, LA at 6:00 PM on
October 6, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
SEP 17 2026 13:06


2026-4795-ZC
PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4795-ZC
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October 6, 2026
for more information
call: (985) 898-2529 or
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www.stpgov.org/development
Posted on 9-17-26 by M.P
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