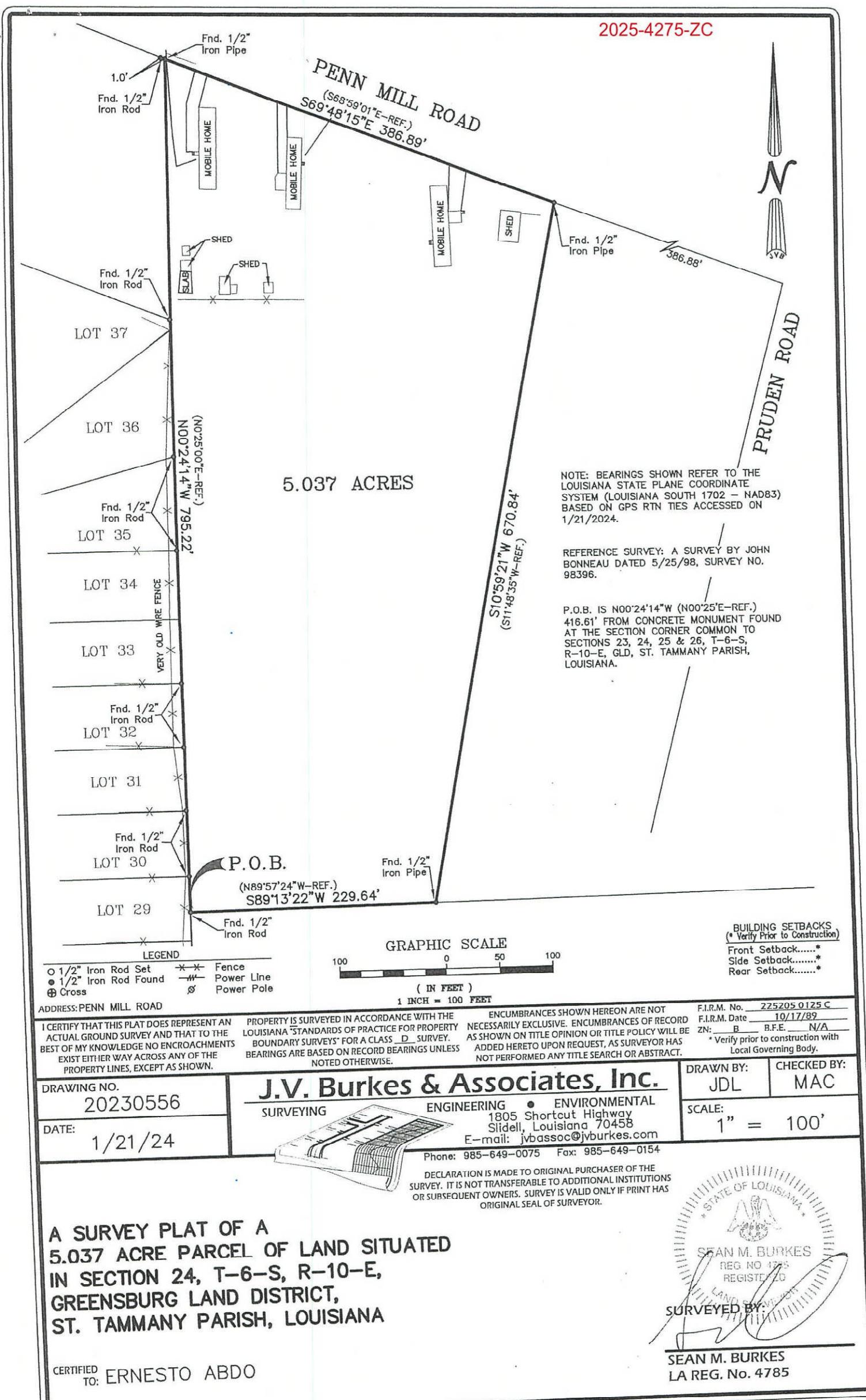


EXHIBIT "A"

2025-4275-ZC

"
A CERTÆN PIECE OR PORTION OF GROUND, together with all the buildings and improvements theron, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, situated in Section 24, Township 8 South, Range 10 East, and more particularly described as follows: From the corner section common to Sections 23, 24, 25, and 26, in said Township and Range, proceed North 00 degrees, 25 minutes, 00 seconds East a distance of 416.61 feet to a set $\frac{1}{2}$ inch iron pipe which is the **POINT OF BEGINNING**. From said **POINT OF BEGINNING**, continue North 00 degrees, 25 minutes, 00 seconds East a distance of 795.22 feet to a $\frac{1}{2}$ inch pipe found on the South boundary edge of Penn Mill Road; thence proceed South 11 degrees, 48 minutes, 35 seconds West a distance of 670.84 feet to a set $\frac{1}{2}$ inch iron pipe; thence proceed across the rear of the property a distance of 229.64 feet to the **POINT OF BEGTTINING**. Said parcel contains 5.04 acres, more or less, and its more fully described on a survey by John E. Bonneau & Associates, Professional Land Surveyors, dated May 25, 1998, a copy of which is attached to the act registered in inst. No. 1100789. MUNICIPAL ADDRESS: 74101 Penn Mill Road, Covington, Louisiana 70435.



2025-4275-ZC



Administrative Comment

September 4, 2025

Department of Planning & Development



ZONING STAFF REPORT

2025-4275-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 south side of Penn Mill Road and west of Pruden Road, Covington; S24, T6S, R10E; Ward 3, District 3
Council District: 3

Petitioner: Fergie Gonzalez

Posted: July 18, 2025

Owner: Yossy Gonzalez-Zepeda

Commission Hearing: August 5, 2025

Size: 5.037-acres

Determination: Approved



Current Zoning

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

Requested Zoning

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

Future Land Use

Residential – Low Intensity and
Residential – Medium Intensity

Flood Zone

Effective Flood Zone B

Preliminary Flood Zone AE

Critical Drainage: Yes

Elevation Requirements:

FINDINGS

1. The applicant is requesting to rezone 5.037-acres from R-1 (Rural Residential District and RO Rural Overlay to L-2 Large Lot Residential District and RO Rural Overlay. The parcel is located on the south side on Penn Mill Road and west of Pruden Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	R-1 (Rural Residential District)

Site and Structure Provisions

2. The subject property is currently developed with three manufactured homes.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 (Rural Residential District) and (RO Rural Overlay)
South	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)

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West	Residential	Pruden Creek PUD (Planned Unit Development) and (RO Rural Overlay)
East	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)

3. The petitioned property abuts the Pruden Creek Planned Unit Development to the west and borders properties which are zoned R-1 Rural Residential District and RO Rural Overlay to the north, south, and east. The site is primarily flanked by undeveloped property and property which is developed with single family residential uses.
4. The 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 minimum parcel size within the R-1 Residential District is 5 acres with a minimum required width of 300'.
 - b. As is currently zoned, the applicant cannot petition to subdivide the subject property.
5. The L-2 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is 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 requested L-2 Large Lot Residential District requires parcel sizes of a 1/2-acre or greater with a minimum parcel width of 100 feet.
 - b. Should the requested zoning change be approved, the maximum gross density allowable is 10 lots.
6. If approved, the applicant could apply for a minor subdivision or a concept subdivision review to create a minimum 1/2-acre parcels.

Consistency with New Directions 2040

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

and

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:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1: 8 – A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Administrative Comment

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- iii. Strategy 1:8:1: Maintain zoning classifications for mixed-use development at various scales and intensities.

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.

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