

EXHIBIT "A"

2025-4203-ZC

PARCEL I: ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in any-wise appertaining, situated in and being a part of Sections 12 and 13, Township 6 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, and in that part thereof known as LAKE RAMSEY HEIGHTS, and in accordance with map and plan of, said subdivision by Eddie J. Champagne, Surveyor, bearing Map File No. 1273 of the official records of St. Tammany Parish, Louisiana, and further described in accordance with map and plan of survey of Eddie J. Champagne, Surveyor, dated May 9, 1972, as follows, to-wit:

From the intersection of Ramsey Road and Beverly Drive, go in a northerly direction along the west right of way line of Beverly Drive a distance of 435.0 feet to a point, the Southeast corner of Lot No. Thirty-Six (36);

thence go in a westerly direction along the line separating Lot No. Thirty-Six (36) from Lot No. Thirty-Seven (37) a distance of 200.0 feet to a point, the point of beginning of the property herein described;

From the said point of beginning, continue westerly along the line separating Lot No. Thirty-Six (36) from Lot No. Thirty-Seven (37) a distance of 420.0 feet to a point; thence go North a distance of 218.0 feet to a point, the northwest corner of Lot No. Thirty-Six (36); thence go easterly along the line separating Lot No. Thirty-Six (36) from Lot No. Thirty-Five (35) a distance of 420.0 feet to a point; thence go South on a line parallel to Beverly Drive a distance of 218.0 feet to a point; the point of beginning heretofore set on the line separating Lot No. Thirty-Six (36) from Lot No. Thirty-Seven (37).

PARCEL II; ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Sections 12 and 13, Township 6 South, Range 10 East, Greensburg District, Louisiana, St. Tammany Parish, in Lake Ramsey Heights and all as per map and plat of survey by Eddie J. Champagne, Surveyor; being Map #1273, filed for record May 22, 1970 in the official records of St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

Being Lot 35, Lake Ramsey Heights, which said lot 35 measures 200.0 feet front on Beverly Drive by a distance of 620.0 feet on the line separating Lot 35 from Lot 34; by a distance of 200.0 feet in the rear of said lot; and a distance of 620.0 feet on the line separating Lot 35 from Lot 36; all in accordance with the above referred to map and plat of Eddie J. Champagne.

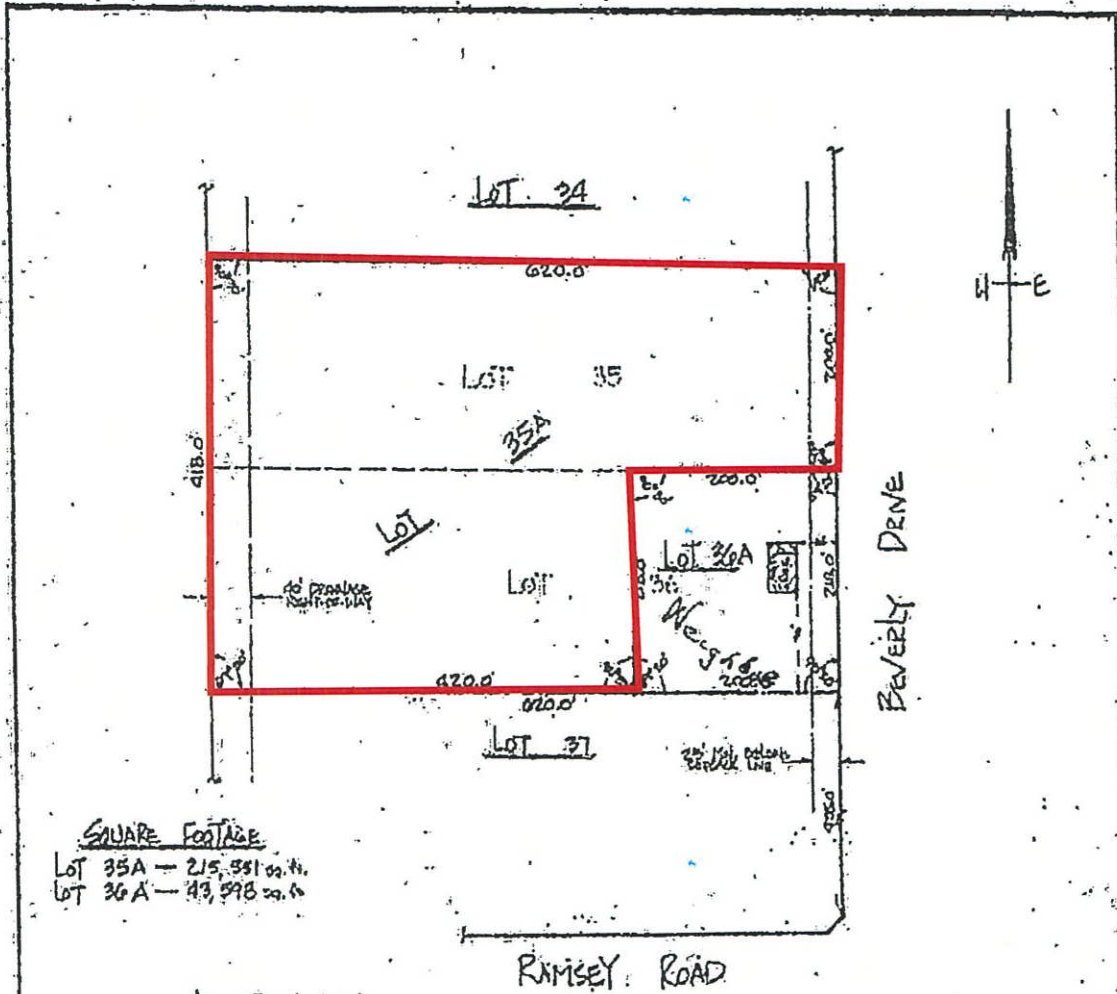
Subject Property

2025-4203-ZC

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St. Tammany Clerk of Court - File#592B - MAPS MAY NOT PRINT TO SCALE

Page 1 of 1



SQUARE FOOTAGE
LOT 35A - 215,331 sq. ft.
LOT 36A - 43,398 sq. ft.

APPROVED
Charles Brown
RESIDENT PLUCK JURY

Robert H. Johnson
CHAIRMAN - S.D. REGULATORY COMMISSION

Walter H. Johnson, Jr.
PROSECUTOR

Virginia Feller Holman
CHAIRMAN - PLANNING COMMISSION

FILED FOR RECORD

By Bill R. Rindquist
CLERK OF COURT

FINALIZED
PLAT

TO

FROM



RESUBDIVISION MAP

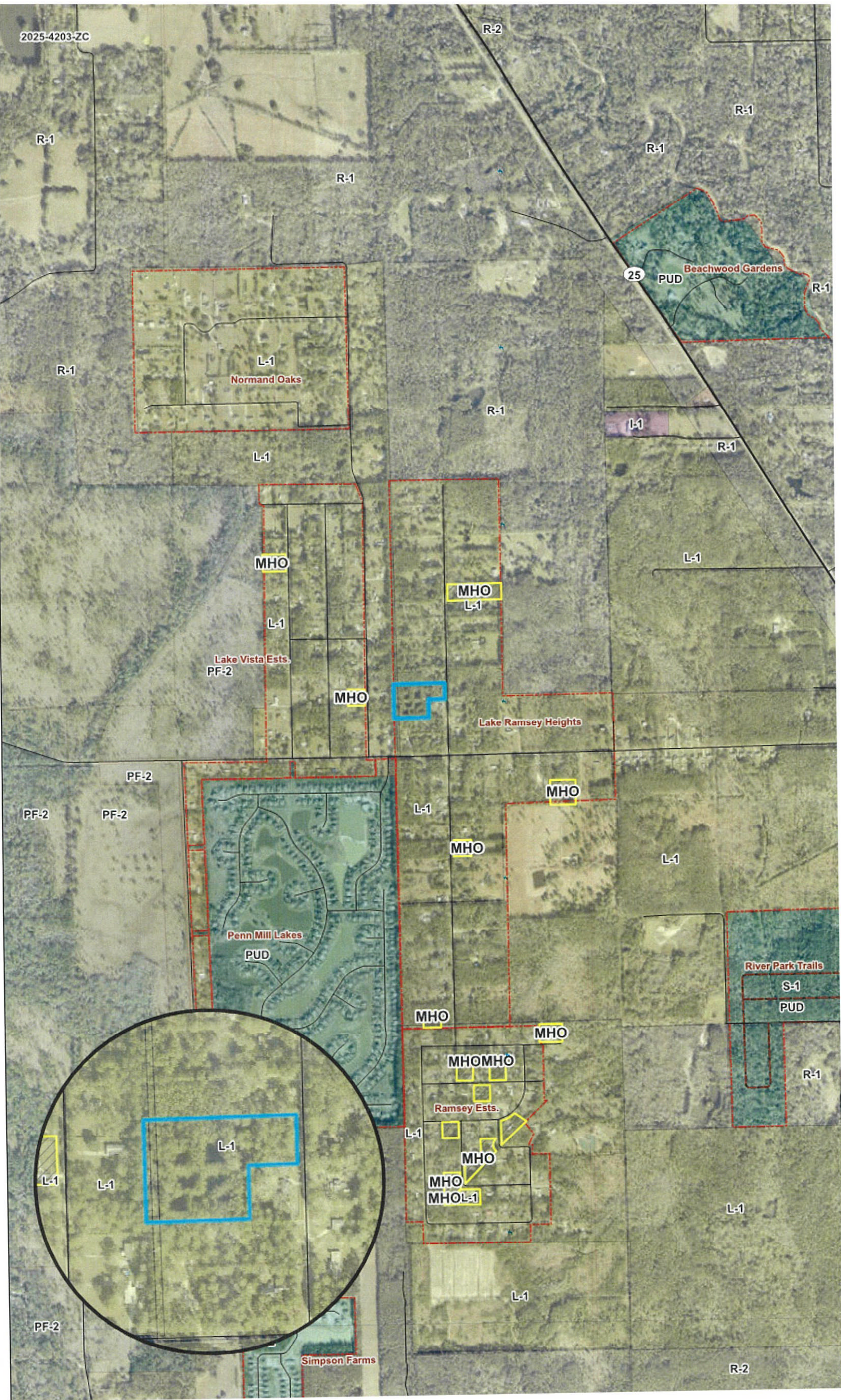
OF
LOTS 35 & 36 INTO LOTS 35A & 36A OF
LAKE RAMSEY HEIGHTS SUBD.

IN
WARD 3, ST. TAMMANY PARISH, LA.

FOR
LOUIS J. KURTZ, JR.

NOTE: This survey plat was made without the benefit of actual field measurements, and was taken from a subdivision plat of Lake Ramsey Heights Subdivision, made by Eddie J. Thompson, Surveyor, dated May 23, 1970, filed in the official records, 35th Judicial Parish, Louisiana.

Lot 35 and 36 of
Lake Ramsey Heights Subdivision



Administrative Comment
July 10, 2025
Department of Planning and Development



ZONING STAFF REPORT
2025-4203-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 Beverly Drive, north of Lake Ramsey Road, Covington; S12, T6S, R10E; Ward 3, District 3

Council District: 3

Petitioner: Teresa O'Bryant

Posted: May 12, 2025

Owner: Teresa O'Bryant

Commission Hearing: June 3, 2025

Size: 4.95 acres

Determination: Approved

Current Zoning

L-1 Large Lot Residential District

Requested Zoning

L-1 Large Lot Residential District and MHO Manufactured Housing Overlay

Future Land Use

Rural and Agricultural and Residential Medium Intensity

Flood Zone

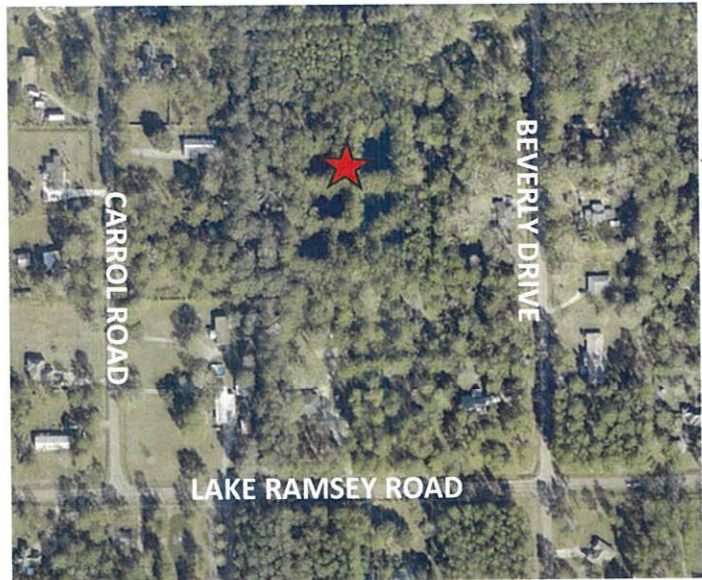
Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

Elevation Requirements:

FFE is 12" above crown of street elevation



FINDINGS

1. The applicant is requesting to rezone the 4.95-acre parcel from L-1 Large Lot Residential District to L-1 Large Lot Residential District and MHO Manufactured Housing Overlay. The parcel is located on the west side of Beverly Drive, north of Lake Ramsey Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
83-119A	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	R-1 Rural Residential District

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District
South	Residential	L-1 Large Lot Residential District
East	Undeveloped	L-1 Large Lot Residential District
West	Undeveloped	L-1 Large Lot Residential District

2. As shown in Table 2, the subject site is flanked by property which is zoned and developed with residential uses. The property is currently undeveloped.

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Site and Structure Provisions

3. The purpose of the L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The required minimum parcel size within the L-1 Large Lot Residential District is one acre with a minimum lot width of 150'.
4. The surrounding properties in the Lake Ramsey Subdivision are a mixture of manufactured homes and stick built single-family residences. Per the most available and recent data, it appears that there are approximately nine mobile homes along Beverly Drive within the Lake Ramsey Subdivision. This information accounts for structures themselves rather than their current occupancy status.
5. The purpose of the requested MHO Manufactured Housing Overlay is to provide areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents. If the change to MHO Manufactured Housing Overlay is to be approved, the applicant may place a new mobile home on the property.

Consistency with New Directions 2040

Rural and Agricultural: 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.

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 ecologically 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.

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:

2025-4203-ZC

PLANNING & DEVELOPMENT

- 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.

