

**EXHIBIT "A"**

**2023-3321-ZC**

A certain piece or parcel of land located in Section 32, Township 4 South, Range 11 East, Parish of St. Tammany, State of Louisiana, more particularly described as follows:

Commencing at a found 3/4 inch iron pipe at the intersection of the apparent southern property line of the parent tract and the apparent eastern right of way line of Louisiana Highway No. 437; thence N85°04'07"W a distance of 45.97 feet to a mag nail set on the eastern edge of paving of Louisiana Highway No. 437; thence N75°40'03"E a distance of 43.34 feet to a point; thence N66°56'34"E a distance of 428.98 feet to a 60d nail set; thence N23°03'26"W a distance of 65.00 feet to a ½ inch iron rod set for point of beginning; thence N66°56'34"E a distance of 80.00 feet to a ½ inch iron rod set; thence S23°03'26"E a distance of 80.00 feet to a ½ inch iron rod set; thence S66°56'34"W a distance of 80.00 feet to a ½ inch iron rod set; thence N23°03'26"W a distance of 80.00 feet to the point of beginning. Containing 0.147 acre (6,400 square feet), and is subject to all servitudes and restrictions that may be of record.

2023-3321-ZC

BARCELONA

A-1A

A-1 29

LA TUNG

T4-R11E

437  
437

A-1  
32

A-1

PF-1



Administrative Comment

July 6, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3321-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 east of LA Highway 437, south of LA Highway 1129, being 84516 Highway 437, Covington. S32, T4S, R11E; Ward 2, District 6      **Council District:** 6

**Owner:** Arthur J and Mabel Cowart      **Posted:** May 12, 2023

**Applicant:** Jeff Schoen      **Commission Hearing:** June 6, 2023

**Size:** 6,400 sq. ft.      **Determination:** Approved



**Current Zoning**  
A-1 Suburban District  
**Requested Zoning**  
PF-1 Public Facilities District  
**Future Land Use**  
Rural and Agricultural  
**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone A  
**Critical Drainage:**  
Yes

**FINDINGS**

- 1. The applicant is requesting to rezone the 6,400 sq. ft. parcel from A-1 Suburban District to PF-1 Public Facilities District. The property is located east of LA Highway 437, south of Highway 1129, being 84516 Highway 437, Covington.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District

*Compatibility or Suitability with Adjacent Area*

- 3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

- 4. The subject property is surrounded by A-1 Suburban District zoning on all sides which consists of less populated areas where the character of the area should be preserved through low densities. The petitioned site is an 80x80 portion of a larger 21.12 acre-parcel currently zoned A-1 Suburban District, whose purpose is to provide a single-family residential environment at a low-density level. The subject property is currently occupied by a stick-built home that is situated approximately 275 feet northwest from the requested 80x80 portion of the rezoning request.

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- 5. The requested PF-1 Public Facilities District allows for the location of governmental and other uses providing institutional uses to the public. The purpose of the request is so that the applicant may apply for building permits to allow for the construction of a new 205' cell tower for the area.

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.

The proposed zoning change is NOT 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.

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

- i. Goal 4.3: Neighborhoods throughout the Parish will share high access to quality public facilities and services, including schools, public safety facilities, recreation facilities, and libraries.

