

EXHIBIT "A"

2024-4091-ZC

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 anywise appertaining, situated in the South half of Section 14, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows, to-wit:

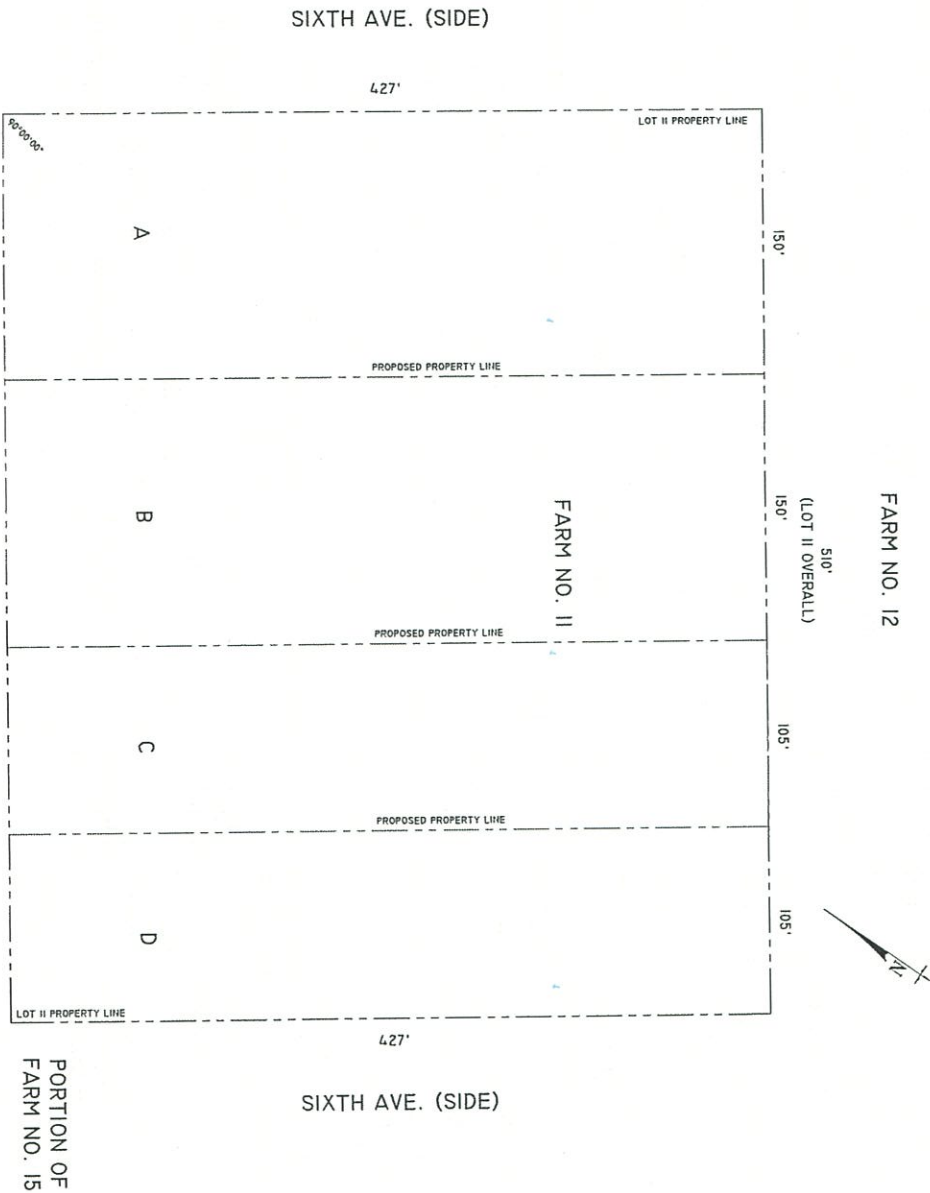
Farm No. 11 in the Subdivision of Helenbirg, having a frontage of 510 feet on Doris Street by a depth of 427 feet, all between equal and parallel lines.

Said property bears the municipal number 20438 Doris Street, Covington, LA.

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PROPOSED LOT SIZES	
LOT A :	427' x 150'
LOT B :	427' x 150'
LOT C :	427' x 105'
LOT D :	427' x 105'

1
PROPOSED LOT PLAN
SCALE: 1/32" = 1'-0"



EXISTING CONDITIONS BASED ON
SURVEY DONE BY DADING, MARQUES &
ASSOCIATES, LLC ON 01-27-2023
FOR LOT 11 HELENBIRG SUBDIVISION,
ST. TAMMANY PARISH

THIS DRAWING AND ANY CONTENTS THEREIN IS THE PROPERTY OF ANDERSON & BUUCK CONSULTING ENGINEERS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ANDERSON & BUUCK CONSULTING ENGINEERS, LLC IS STRICTLY PROHIBITED.

SEAL IS LOT SPECIFIC AND FOR STRUCTURAL DESIGN ONLY. DRAWING AND DESIGN VALID FOR ONE (1) YEAR AFTER LATEST DATE IN TITLE BLOCK.

SHEET NO 1 OF 1	PROJECT: PROPOSED LOT SITE PLAN
	LOT RESUB
	LOT 11 HELENBIRG SUBDIVISION, ST. TAMMANY PARISH, LA
	FOR: MICHAEL DOMINGUE SR.

ANDERSON & BUUCK
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DATE 11-14-24	FILE NO -	DRAWN BY D.J.B.	REVIEWED
SCALE AS SHOWN	JOB NO.	CHECKED BY D.J.B.	

I WILL NOT SUPERVISE WORK



Administrative Comment

March 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4091-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 Doris Street, east of 4th Avenue, being Farm No. 11, Helenbirg Subdivision, Covington; S14, T6S, R11E; Ward 3, District 5
Council District: 5

Petitioner: Jones-Fussell, L.L.P. - Jeffrey D. Schoen **Posted:** January 17, 2025
Owner: Minday Vickers and John J. Vickers **Commission Hearing:** February 4, 2025
Size: 5 acres **Determination:** Approved



Current Zoning
R-1 Rural Residential District

Requested Zoning
L-1 Large Lot Residential District

Future Land Use
Residential: Low-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 5-acre parcel from R-1 Rural Residential District to L-1 Large Lot Residential District. Parcel located on the south side of Doris Street, east of 4th Avenue, being Farm No. 11, Helenbirg Subdivision, Covington.

Zoning History

2. 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

Site and Structure Provisions

3. The site is currently undeveloped.

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

5. Direction	Surrounding Use	Surrounding Zoning Classification
North (across Doris Street)	Residential	L-1 Large Lot Residential District
South	Residential	R-1 Rural Residential District
East	Undeveloped	R-1 Rural Residential District
West	Residential	L-1 Large Lot Residential District/R-1 Rural Residential District

6. The subject site is bordered by residential property to the north across Doris Street zoned L-1 Large Lot Residential District. To the south and east are residential and undeveloped parcels zoned R-1 Rural Residential District. To the west is property zoned R-1 Rural Residential District, with the exception of a 2.66-acre parcel that was rezoned to the L-1 Large Lot Residential District (then labeled as A-2 Suburban District) in 2019 via Council Ordinance # 19-4190.
7. 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 requires a minimum parcel size of 5 acres and a minimum lot width of 300’.
8. 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 minimum parcel size under the L-1 District is 1 acre with a minimum lot width of 150’.
9. Per the petitioner’s application, the reason for the request is to apply for a minor subdivision and create 4 parcels out of the existing 5 acres.

Consistency with New Directions 2040

Residential areas: i 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.

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.

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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.

