

EXHIBIT "A"

2026-4725-ZC

ALL THAT CERTAIN PIECE OF PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances, and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 28, Township 6 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Southeast Corner of the Southwest Quarter of Section 28, Township 6 South, Range 10 East, thence measure North 00 degrees 00 minutes 50 seconds West, a distance of 916.47 feet to the point of beginning.

From the point of beginning, measure West a distance of 375.08 feet to a point; thence measure South, a distance of 358.98 feet to a point; thence measure East a distance of 375.16 feet, thence North 00 degrees 00 minutes 50 seconds West, a distance of 358.98 feet back to the point of beginning.

Said parcel of land contains 3.09 acres, more or less. All in accordance with survey by Thomas J. Fontcuberta, Registered Land Surveyor, dated May 27, 1998, Job No. 986511, attached hereto and made a part hereof, said property colored in green.

The property herein bears Assessment No. 104-140-1584.

Said property is subject to Servitude of Right of Way dated May 26, 1999 of record at COB Original Instrument No. 1149292.

Administrative Comment

September 3, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4725-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 and east sides of Buds Lane, Covington; S28, T6S, R10E, Ward 1, District 3

Petitioner: Rudolph Stahl **Posted:** July 16, 2026

Owner: Rudolph Stahl **Commission Hearing:** August 4, 2026

Size: 3.09 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: A;

Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:

BFE 30' + 1' = 31' FFE

FINDINGS

1. The applicant is requesting to rezone 3.09-acres from R-1 Rural Residential District to L-1 Large Lot Residential District. The parcel is located on the south and east sides of Buds Lane, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	R-1 Rural Residential District

Site and Structure Provisions

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

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
South	Residential	R-1 Rural Residential District
East	Undeveloped	R-1 Rural Residential District
West	Residential	R-1 Rural Residential District

3. As seen in Table 2, the subject site is flanked by property that is zoned R-1 Rural Residential District on all sides. The property to the east is undeveloped and the property to the north, south, and west is developed with residential dwellings.

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4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level located primarily in less populated areas where the character of the area should be preserved through low densities.
 - a. The minimum lot area required per the R-1 District is 5 acres, and the minimum lot width is 300'.
5. The proposed L-1 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-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers.
 - a. The minimum lot area required per the L-1 District is 1 acre with a minimum lot width of 150'.
6. If approved, the applicant may apply for a minor subdivision to create three one-acre lots.

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.

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.

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 conditions, 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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2026-4725-ZC

R-1

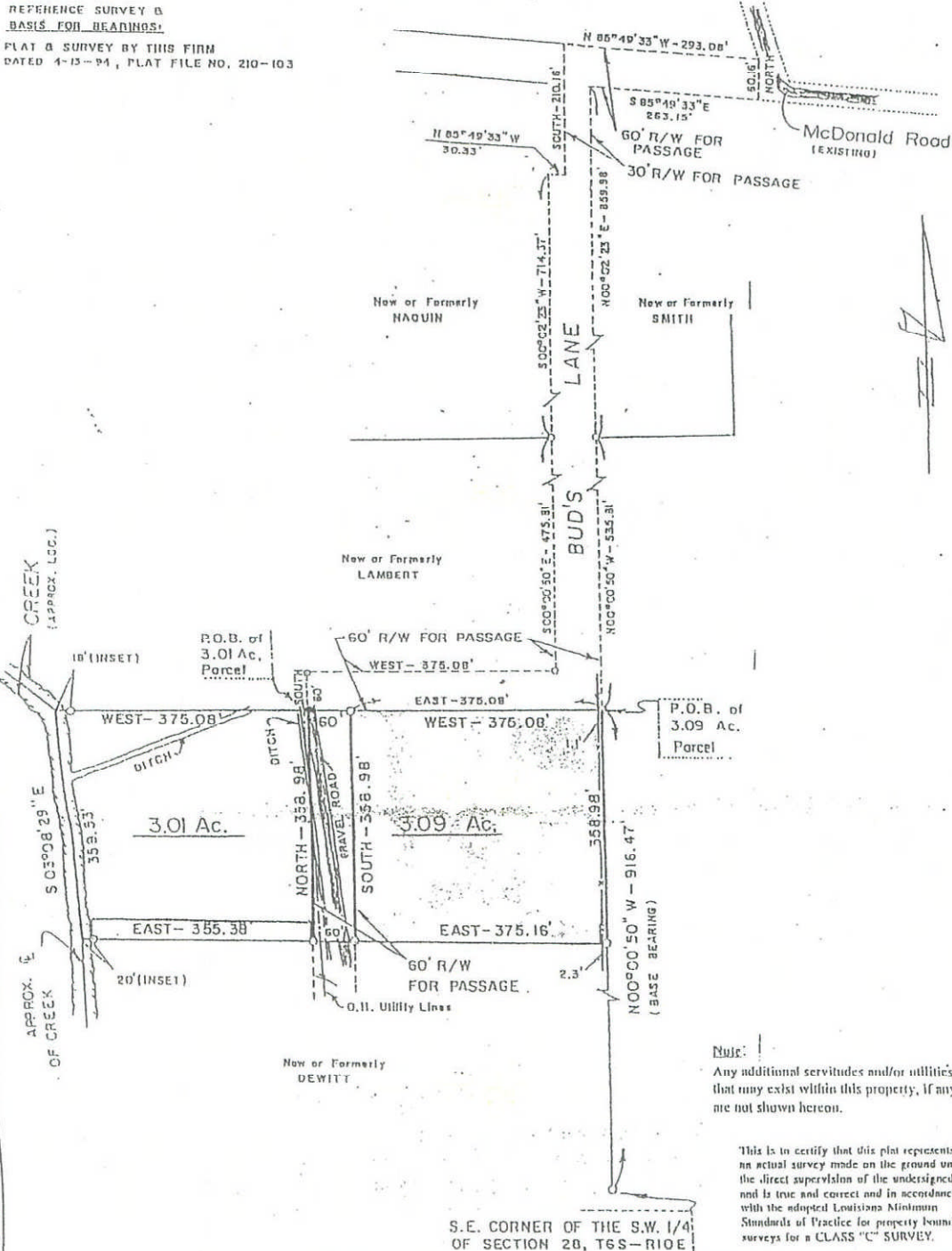
BUDS

PUD

R-2



REFERENCE SURVEY B
BASIS FOR READINGS:
PLAT B SURVEY BY THIS FIRM
DATED 4-15-94, PLAT FILE NO. 210-103



Note:
Any additional servitudes and/or utilities
that may exist within this property, if any,
are not shown hereon.

This is to certify that this plat represents
an actual survey made on the ground under
the direct supervision of the undersigned
and is true and correct and in accordance
with the adopted Louisiana Minimum
Standards of Practice for property boundary
surveys for a CLASS "C" SURVEY.

S.E. CORNER OF THE S.W. 1/4
OF SECTION 28, T6S-R10E

SURVEY OF PROPERTY
LOCATED IN
SECTION 28
T6S-R10E
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:
KARL EDWARD STAHL
AND SUSAN DEWITT STAHL



Fontcuberta
Surveys
INCORPORATED

CERTIFIED CORRECT

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE	• = Iron Rod Set	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
5-27-98	1" = 200'	○ = Iron Rod Fd.	RLF	TJF	986511	126-267

SCALE 1" = 100'
 JOB NO. 26085 SKETCH
 DATE 05/26/2026

60' R.O.W. FOR PASSAGE

BUD'S LANE

60' R.O.W. FOR PASSAGE

60' R.O.W. FOR PASSAGE

60' R.O.W. FOR PASSAGE

PARCEL A
 1.030 ACRES

PARCEL B
 1.030 ACRES

PARCEL C
 1.030 ACRES

P.O.B.

SE CORNER OF THE SW 1/4
 OF SECTION 28, T6S, R10E.

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OF SECTION 28, T6S, R10E.

2026-4725-ZC

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4725-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM or

August 4, 2026

for more information
call: (985) 898-2529 or
email: planning@stp.gov.org
www.stp.gov.org/development

16 JUL 2026 11:05

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Posted on 7-16-26

Jul 16 2026 11:09