

EXHIBIT "A"

2025-4135-ZC

ALL THAT CERTAIN PARCEL OF GROUND, together with all the buildings and improvements thereon, and the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, located in Section 24, Township 6 South, Range 10 East, St. Tammany Parish, La., shown to contain 30.86 acres more or less by reference to the John E. Bonneau & Assoc., Inc. survey referenced and attached hereto as follows, to wit:

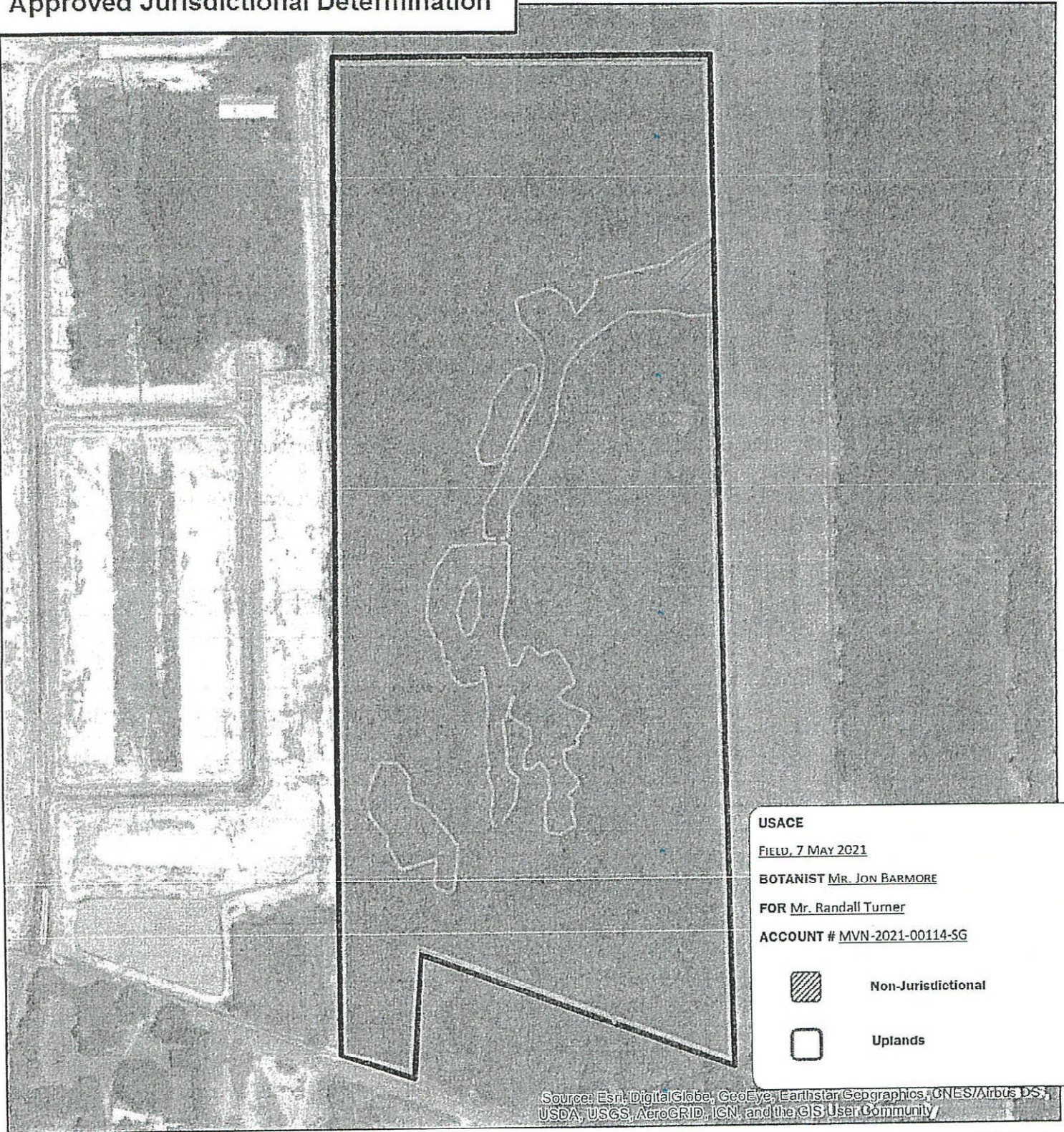
From the Section corner common to Sections 23, 24, 25 and 26, Township 6 South, Range 10 East, St. Tammany Parish, La., go North 89 degrees 55 minutes East, 2007.72 feet to a point; thence go North 89 degrees 30 minutes East, 314.6 feet to a point; thence go North 327.05 feet to a point; thence go North 03 degrees 40 minutes East, 106.8 feet to a point; thence go North (7 degrees 35 minutes East, 165.9 feet to a point; thence go North 69 degrees 13 minutes West, 324.6 feet to a point which is the POINT OF BEGINNING.

From the POINT OF BEGINNING go North 69 degrees 13 minutes West, 645.9 feet to a point; thence go South 06 degrees 11 minutes West, 220.4 feet to a point on the northerly right of way line of Penn Mill Road; thence go along said right of way line North 70 degrees 07 minutes West, 112.7 feet to a point; thence leaving said right of way go North 00 degrees 12 minutes East, 1900.8 feet to a point; thence go South 89 degrees 47 minutes East, 723.82 feet to a point; thence go South 00 degrees 05 minutes East, 1946.5 feet back to the POINT OF BEGINNING.

2025-4135-ZC

US Army Corps of Engineers
Approved Jurisdictional Determination

Map: ±30.86 Acres on Penn Mill Rd.
Randall Turner



USACE

FIELD, 7 MAY 2021

BOTANIST MR. JON BARMORE

FOR Mr. Randall Turner

ACCOUNT # MVN-2021-00114-SG



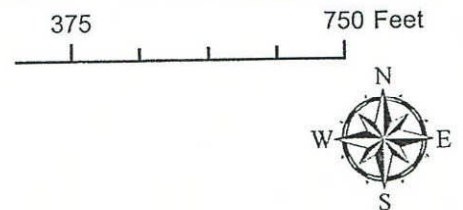
Non-Jurisdictional

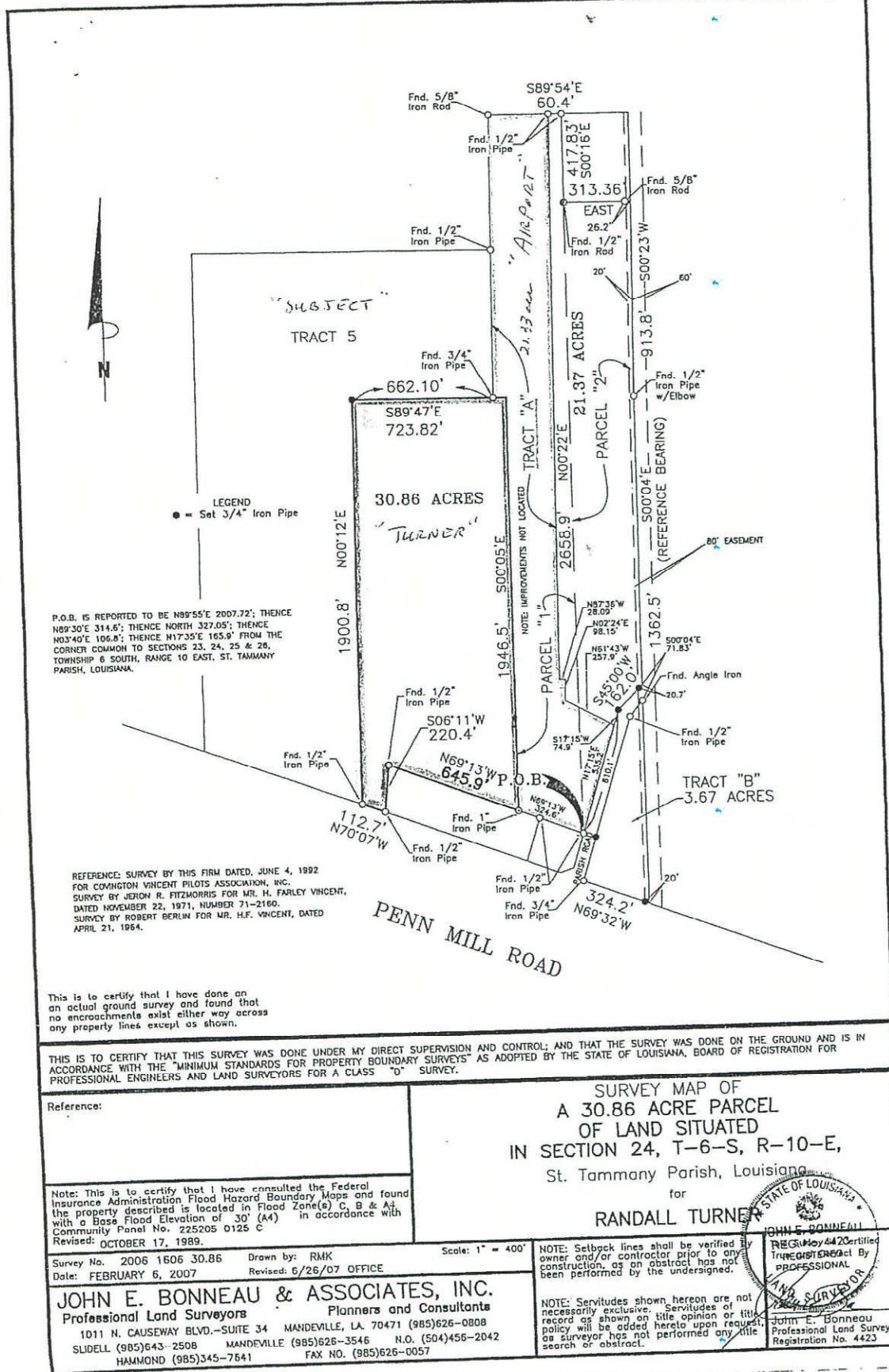


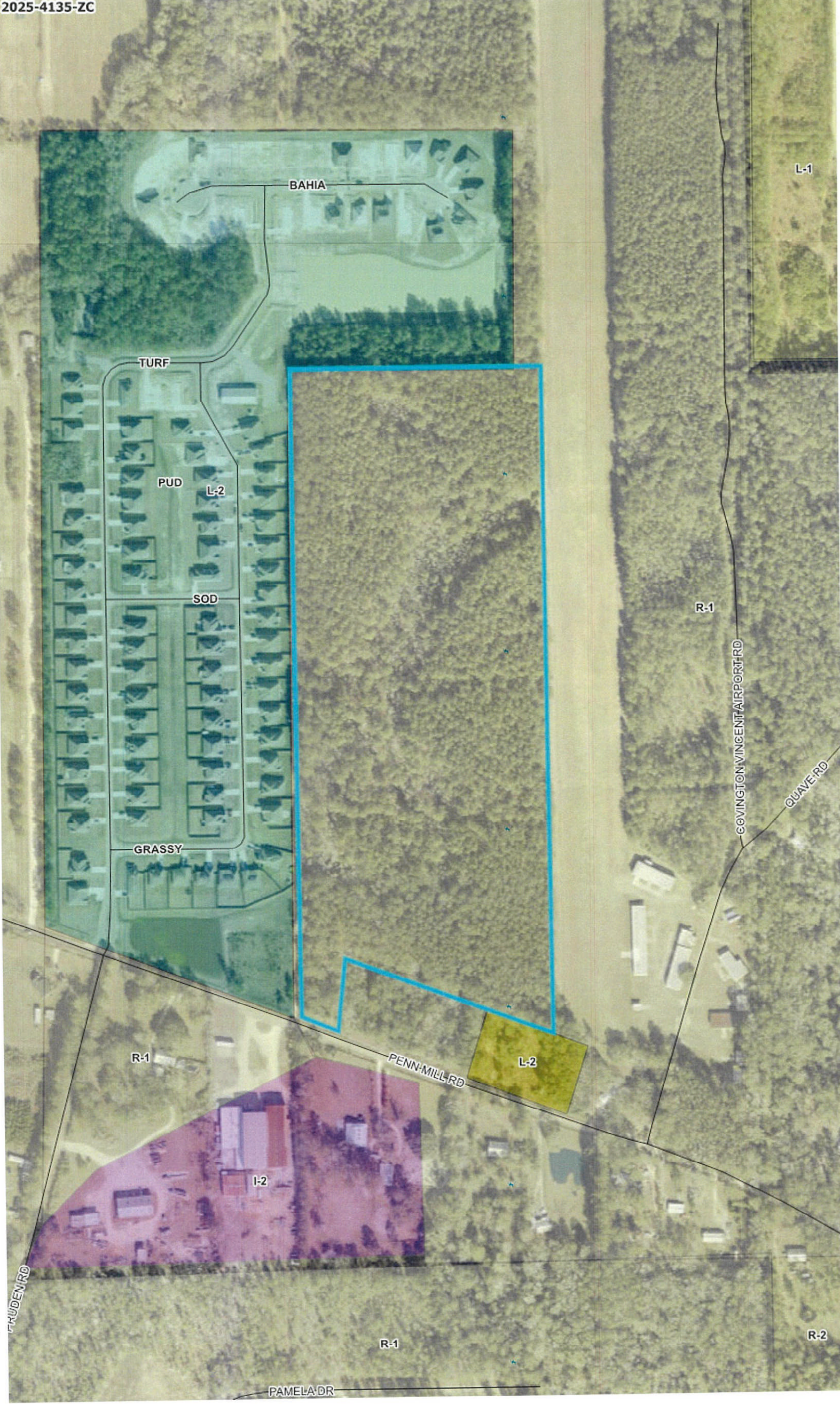
Uplands

Biological Surveys, Inc.
P.O. Box 94
Covington, LA 70434
Date: January 13, 2021

**Note this is NOT a boundary survey
and should not be utilized as one.







Administrative Comment

August 7, 2025

Department of Planning and Development



ZONING STAFF REPORT
2025-4135-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 north side of Penn Mill Road, west of Covington Vincent Airport, Covington; S24, T6S, R10; Ward 3, District 3

Council District: 3

Petitioner: David Webber

Posted: June 16, 2025

Owner: Pruden Creek Partners, LLC – Randall Turner

Commission Hearing: July 1, 2025

Size: 30.86 acres

Prior Determination: Postponed 4.1.2025

Determination: Amended to S-1, Approved



Current Zoning

R-1 Rural Residential District and RO Rural Overlay

Requested Zoning

S-2 Suburban Residential District

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone B

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 30.86-acre parcel from R-1 Rural Residential District and RO Rural Overlay to S-2 Suburban Residential District. The parcel is located on the north side of Penn Mill Road, west of Covington Vincent Airport Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agricultural
10-2234	SA Suburban Agricultural	R-1 Rural Residential District and RO Rural Overlay

Site and Structure Provisions

3. The subject property is undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
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Zoning Meeting
July 1, 2025

Department of Planning and Development
St Tammany Parish, Louisiana

2025-4135-ZC

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North	Residential	Simpson Farms PUD (Planned Unit Development) and RO Rural Overlay
South (across Penn Mill Road)	Residential / Industrial	I-2 Industrial District, R-1 Rural Residential District, L-2 Large Lot Residential District
East	Airfield	R-1 Rural Residential District and RO Rural Overlay
West	Residential	Simpson Farms PUD (Planned Unit Development) and RO Rural Overlay

5. The subject property abuts the Simpson Farms Planned Unit Development to the north and west. The property abuts properties which are zoned single family residential directly to the south and is in close proximity to parcels zoned I-2 Industrial District across Penn Mill Road. Covington Vincent Airport is directly to the east of the petitioned property.
6. The purpose of the existing R-1 Rural Residential District is 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.
 - a. The minimum parcel size required in the R-1 Rural Residential District is 5 acres with a minimum lot width of 300'.
7. The purpose of the requested S-2 Suburban Residential District is to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district.
 - a. The minimum lot size required in the S-2 Suburban Residential District is 7,500 sq. ft. with a minimum lot width of 75'.
8. Per the petitioner's application, the reason for the request is to develop a single-family residential subdivision which will be required to go through the major subdivision process consistent with Chapter 800 - Subdivisions of the Unified Development Code.

Additional Development Requirements

9. Per the Department of Engineering, the following requirements would be applicable to any future development on this site:
 - a. 35' no cut buffer from top of bank (each side) of the intermittent waterways per the USGS map. If the developer plans on crossing the waterway, they must provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

Consistency with New Directions 2040

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:

Administrative Comment

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PLANNING & DEVELOPMENT

Ross Liner
Director

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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.

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.

