

EXHIBIT "A"

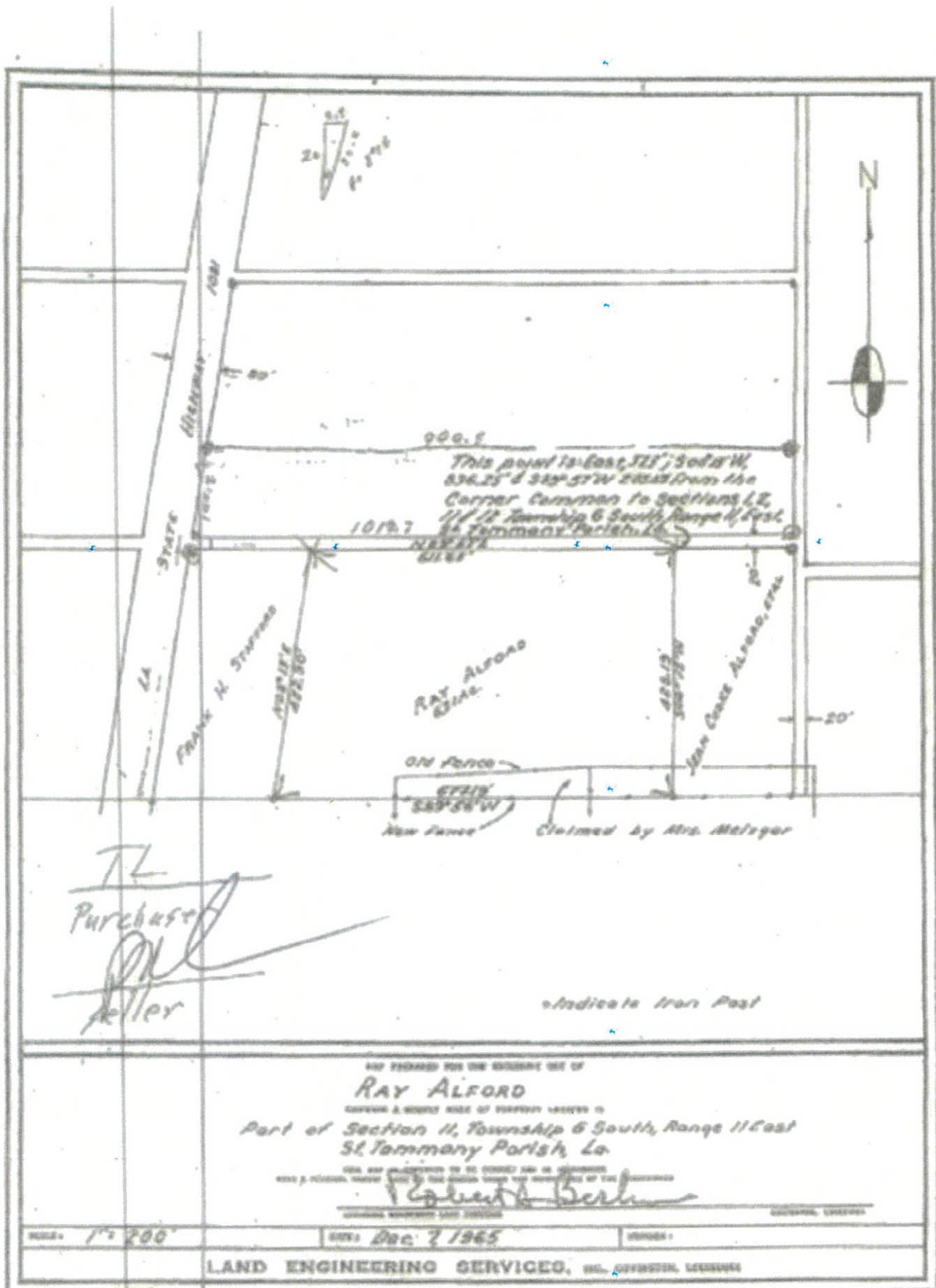
2025-4243-ZC

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, Section 11, Township 6 South, Range 11 East, more particularly described as follows, to-wit:

From the Section corner common to Section 1, 2, 11 and 12, Township 6 South, Range 11 East, ST Tammany Parish, Louisiana, measure East 37.3 feet to a point; thence South DO degrees 15 minutes West 896.25 feet to a point; thence South 89 degrees 57 minutes West 203.49 feet to an iron post, the Point of Beginning.

From the Point of Beginning, measure South 00 degrees 15 minutes West 428.19 feet to an iron post; thence South 89 degrees 56 minutes West 677.19 feet to an iron post; thence North 08 degrees 13 minutes East 432.90 feet to an iron post; thence North 89 degrees 57 minutes East 611.65 feet to the Point of Beginning. This tract contains 6.31 acres. All as per plat dated December 7, 1965, done by Land Engineering Services, Inc.

2025-4243-ZC



K-E PLANNING

R-1

R-1

SIX OAKS

R-1

ALFORD RD



R-1

R-1

1081

Administrative Comment

August 7, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4243-ZC

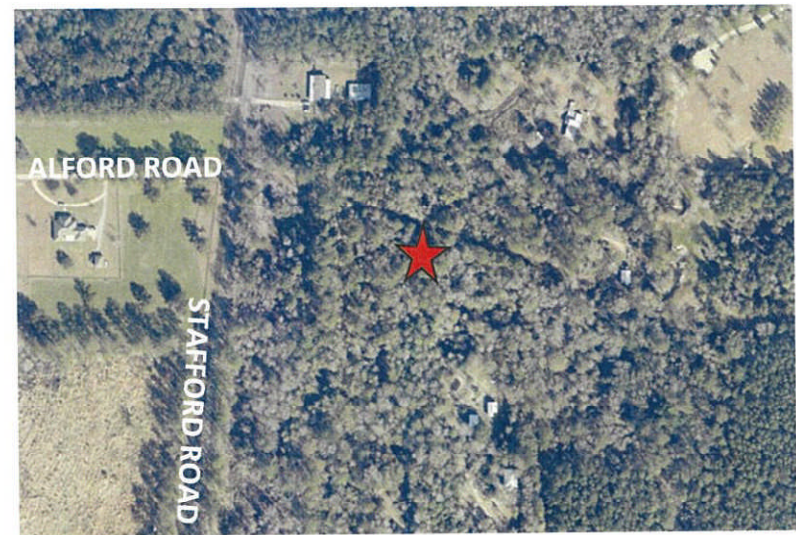
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located east of Stafford Road, across from Alford Road, Covington; S11, T6S, R11E;
Ward 3, District 2 **Council District:** 2

Petitioner: Neal Fuerst **Posted:** June 13, 2025
Owner: Orion Ranch Properties, LLC **Commission Hearing:** July 1, 2025
Size: 6.31 acres **Determination:** Approved



Current Zoning

R-1 Rural Residential District
and RO Rural Overlay

Requested Zoning

L-1 Large Residential and RO Rural Overlay

Future Land Use

Rural and Agriculture

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone A

Critical Drainage: Yes

Elevation Requirements:

BFE 58' + 1' Freeboard = 59' FFE

FINDINGS

1. The applicant is requesting to rezone a 6.31-acre parcel from R-1 Rural Residential District and RO Rural Overlay to L-1 Large Lot Residential and RO Rural Overlay. The property is located on east of Stafford Road, across from Alford Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agricultural
10-2234	SA	R-1 Rural Residential District and RO Rural Overlay

Site and Structure Provisions

2. The subject property is currently undeveloped.

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 and RO Rural Overlay
South (across Stafford Rd)	Residential	R-1 Rural Residential District and RO Rural Overlay
East	Residential	R-1 Rural Residential District and RO Rural Overlay
West	Residential	R-1 Rural Residential District and RO Rural Overlay

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3. As shown in Table 2, the subject property abuts property which is zoned R-1 Rural Residential District and Rural Overlay to the north, south, east and west and is primarily flanked by residential development.
4. The R-1 Rural Residential District is intended to provide a single-family residential environment at low-density levels. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. The required minimum parcel area is five acres with a minimum lot width of 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 and which are convenient to commercial and employment centers. The required minimum parcel size within the L-1 Large Lot Residential District is one acre with a minimum lot width of 150'.
6. If approved, the applicant could apply for a minor subdivision to create minimum 1-acre parcels.

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 consistent with the following goals, policies, and strategies of the Comprehensive Plan:

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.

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