

EXHIBIT "A"

2025-4242-ZC

A certain parcel of ground being comprised of Parcel 1—B, located in St. Tammany Parish, Louisiana and being more fully described as follows:

Commence at the Southeast corner of Section 18 T-6-S, R-10-E, and measure South 89 degrees

34 minutes West a distance of 1321.30; thence North 01 degrees 00' West a distance of 3585.80. Thence North 67 degrees 21' 00" East a distance of 619.70' Thence North 33 degrees 46'00" West a distance of 485.00' to the POINT OF BEGINNING

From the PONT OF BEGINNING measure South 56 degrees 14 minutes 00 seconds West a distance of 382.51 feet to a point for corner; Thence North 25 degrees 59 minutes 52 seconds West a distance of 715.05 feet to a point for corner; Thence North 88 degrees 52 minutes 00 seconds East a distance of 28.00 feet to a point far corner; Thence North 75 degrees 50 minutes 00 seconds East a distance of 278.40 feet to a point for corner; Thence South 33 degrees 46 minutes 00 seconds East a distance of 600.00 feet to the PONT OF BEGINNING, and containing 5.0592 acre(s) of land, more or less.

L-1

PICKETT RD

R-1

LAKE RAMSEY RD

L-1

25

WILSON

L-1

NC-2



Administrative Comment

August 7, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4242-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the west side of Highway 25, south of Lake Ramsey Road, Covington; S18, T6, R11; Ward 3, District 3

Council District: 3

Petitioner: Ruth Whitaker

Posted: June 16, 2025

Owner: Richard Blossman Sr. Et Ux

Commission Hearing: July 1, 2025

Size: 5.059 acres

Determination: Approved

Current Zoning

R-1 Rural Residential District, and
RO Rural Overlay

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Mixed Use

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 5.059 acres from L-1 Large Lot Residential District, R-1 Rural Residential District and RO Rural Overlay to HC-2 Highway Commercial District. The property is located on west side of Highway 25, south of Lake Ramsey Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
88-015	Unknown	A-1 Suburban District
10-2234	A-1	R-1 Rural Residential District and 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	Undeveloped	R-1 Rural Residential and RO Rural Overlay
South	Undeveloped	R-1 Rural Residential and RO Rural Overlay
East (across HWY 25)	Residential	R-1 Rural Residential and RO Rural Overlay
West	Undeveloped	L-1 Large Lot Residential District and



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		RO Rural Overlay
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3. As shown in Table 2, the subject property is boarded by property zoned R-1 Rural Residential and RO Rural Overlay to the north, east, and south and L-1 Large Lot Residential with a RO Rural Overlay to the west. The site is primarily flanked by undeveloped property with the exception of property developed with single family residential across Highway 25.
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. The minimum lot area is 5 acres and the minimum lot width is 300'.

The RO Rural Overlay is established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.

5. The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses include the following:

Animal service; Art studio; Athletic field; Auto repair and service*; Automobile sales; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Food processing; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Kennels, commercial; Laboratory; Liquor store; Marina, commercial; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking Lot; Personal service establishment; Place of Worship; Playground; Printing establishment; Recreational vehicle park; Residential care facility; Restaurant, delicatessen; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Restaurant, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental*; Stormwater retention or detention facility; Tower, radio, telecommunications, television, or microwave; Veterinary clinic, no outdoor kennels; Veterinary clinic, outdoor kennels; Warehouse, self-storage; Wholesale goods.

6. If approved, the applicant could develop the 5.059 acres with any one of the aforementioned allowable uses. Any commercial development will require the site meet STP required general development standards including parking, landscaping, and drainage.

Consistency with New Directions 2040

Mixed-Use: Areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

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Due to the proximity of the adjacent Lake Ramsey Road, which is a 20' wide minor collector road which are typically in place to serve neighborhood scale traffic and short distance connections, 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.
- ii. Goal 1:5 Adequate infrastructure and utilities will be available in areas permitted for new development.

Rezoning a portion of the requested 5.059 acres is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 1:5:1: Locate new residential and commercial development within, adjacent to, or near existing town and activity centers and associated infrastructure, services, and amenities.
- ii. Strategy 1:5:2: Locate high intensity land uses adjacent to high-capacity transportation corridors.
- iii. Goal 5:1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- iv. Strategy 5:1:1: Reserve land fronting existing, undeveloped corridors for commercial uses.

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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