

EXHIBIT "A"

2022-3032-ZC

A certain parcel of ground situated in Sections 28 & 33,
Township-6-South, Range-10-East, Greensburg Land District,
St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section Corner common to Sections 28, 29, 32, & 33
Township-6-South, Range-10-East and measure North 89°34'33" East a
distance of 2646.86 feet Thence North 00°01'16" West a distance of
479.53 feet Thence North 89°36'44" East a distance of 883.63 feet to the
Point of Beginning

From the Point of Beginning continue
North 89°36'44" East a distance of 448.75 feet to a point;
Thence South 00°08'22" East a distance of 469.19 feet to a point;
Thence South 70°53'50" West a distance of 300.17 feet to a point;
Thence North 16°24'48" West a distance of 588.36 feet to the
POINT OF BEGINNING, and containing 4.44 acre(s) of land, more or less.

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3032-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 Baham Road, west of LA Highway 1077, Covington; S28 & S33, T6S, R10E; Ward 1, District 3 **Council District:** 3

Owner: Casa De Leon Development, LLC **Posted:** September 12, 2022

Applicant: Ricky Boles **Commission Hearing:** October 4, 2022

Size: 4.44 acres **Determination:** Approved



Current Zoning

A-1 Suburban District

Requested Zoning

A-2 Suburban District

Future Land Use

Residential: Medium Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-2 Suburban District. The site is located on the north side of Baham Road, west of LA Highway 1077, Covington.
2. The site's existing A-1 Suburban District requires five-acre parcel sizes, while the requested A-2 Suburban District requires one-acre parcel sizes. If approved, the applicant would be permitted to apply for the minor subdivision process to break the parcel into a variety of configurations, including placing one home per acre based on the final layout of the parcels.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2116	SA Suburban Agriculture	A-1 Suburban District

4. The subject property and the surrounding properties along Baham Road were rezoned through the 2009 Comprehensive Rezoning process. Less than half of the adjoining sites appear to conform to the A-1 Suburban District site and structure provisions requiring 5-acre parcel sizes. A larger portion of the nearby parcels are made up of less than or just over an acre in size to four acres in size and provide a variety of lot sizes within the general vicinity.

Compatibility or Suitability with Adjacent Area

5. Table 2: Surrounding Land Use and Zoning for the Two Acre Property

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District A-2 Suburban District
West	Residential	A-1 Suburban District

ADMINISTRATIVE COMMENTS



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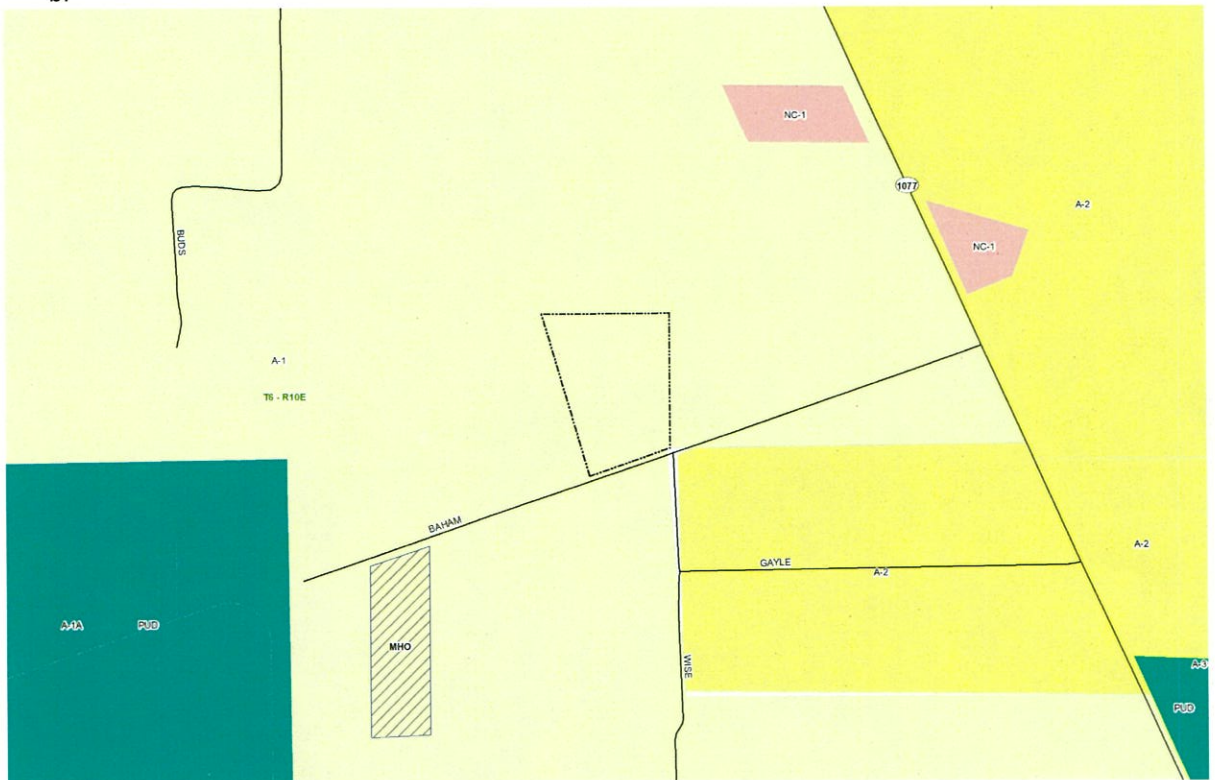
MICHAEL B. COOPER
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Director

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.

- 1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- 2. The proposed zoning change is not consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - b.



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Subject Property

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70401-5611

REZONING OF A 4.44 ACRES PORTION
OF PARCEL D, IN SECTIONS 28 & 33,
T-6-S, R-10-E, G.L.D.
ST. TAMMANY PARISH, LOUISIANA.

SKETCH OF:

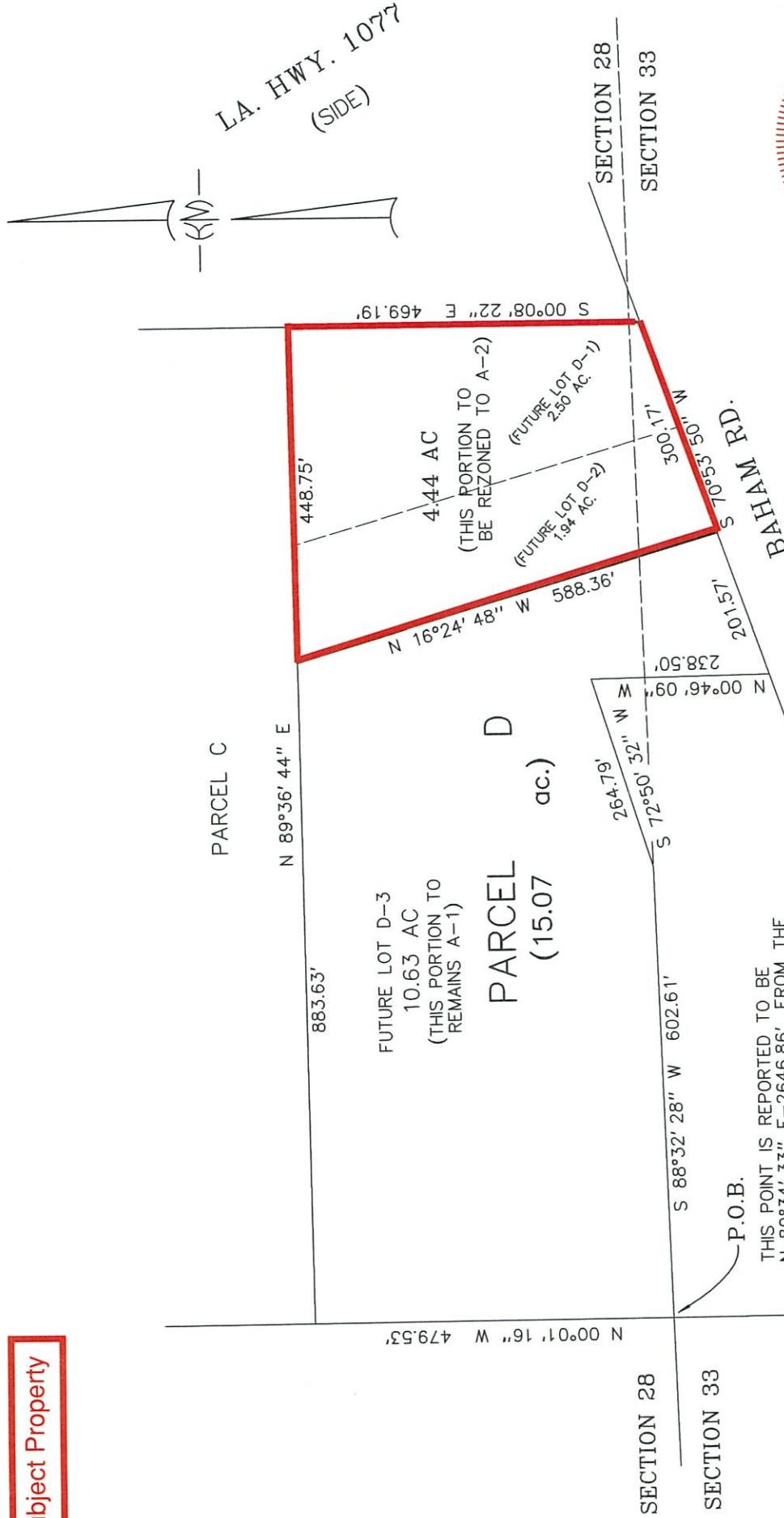
SCALE: 1" = 200'

DATE: 08-15-22

JOB NO.:

DRJ

REVISED:



THIS POINT IS REPORTED TO BE
N 89°34' 33" E-2646.86' FROM THE
SECTION CORNER COMMON TO
SECTIONS 28, 29, 32, & 33,
T-6-S, R-10-E, ST. TAMMANY PARISH, LA.



THIS PLAT WAS PREPARED USING A
PREVIOUS RESUBDIVISION SURVEY
BY LAND SURVEYING SERVICES, INC.
FILED FOR RECORD 09-28-2017 AS
MAP FILE NO. 5675d

08-15-22

2022-3032-ZC

NC-2

LADNER RD

A-3

I-2

HC-2

MCDONALD RD

PF-1

RAILROAD AV

27

28

TURPIKE RD

BUDS LN

NC-1

A-2

T6 - R10E

A-1

BAHAM RD

GAYLE RD

Gordon Estates

MHO

Creekstone Oaks

ROSEBAY DR

A-1A PUD

Wingfield

PLUMEGRASS DR

GROSSVINE DR

WISE RD

WELLS RD

34

33 BUTTON BUSH DR

JOINER WYMER RD

BUNNY LN

MHO

MHO

STANGAR RD