EXHIBIT "A"

2024-3794-ZC

A certain parcel of land, lying and situated in Section 28, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows.

From the Section Corner common to Sections 28, 29, 32 & 33, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana run East, a distance of 1320.00 feet to a point; thence run North 00 degrees 20 minutes 00 seconds East, a distance of 1320.00 feet to a point; thence run East, a distance of 662.00 feet to a point; thence run North 89 degrees 49 minutes 42 seconds East, a distance of 184.73 feet to a point; thence continue North 89 degrees 49 minutes 42 seconds East, a distance of 477.27 feet to a point; thence run North 00 degrees 09 minutes 38 seconds East, a distance of 289.50 feet to a point and the Point of Beginning.

From the Point of Beginning run South 89 degrees 49 minutes 42 seconds West, a distance of 208.70 feet to a point; thence run North 00 degrees 09 minutes 38 seconds East, a distance of 300.00 feet to a point; thence run North 89 degrees 49 minutes 42 seconds East, a distance of 208.70 feet to a point; thence run South 00 degrees 09 minutes 38 seconds West, a distance of 300.00 feet back to the Point of Beginning.

Said parcel contains 1.43 acres of land

2024-3794-ZC

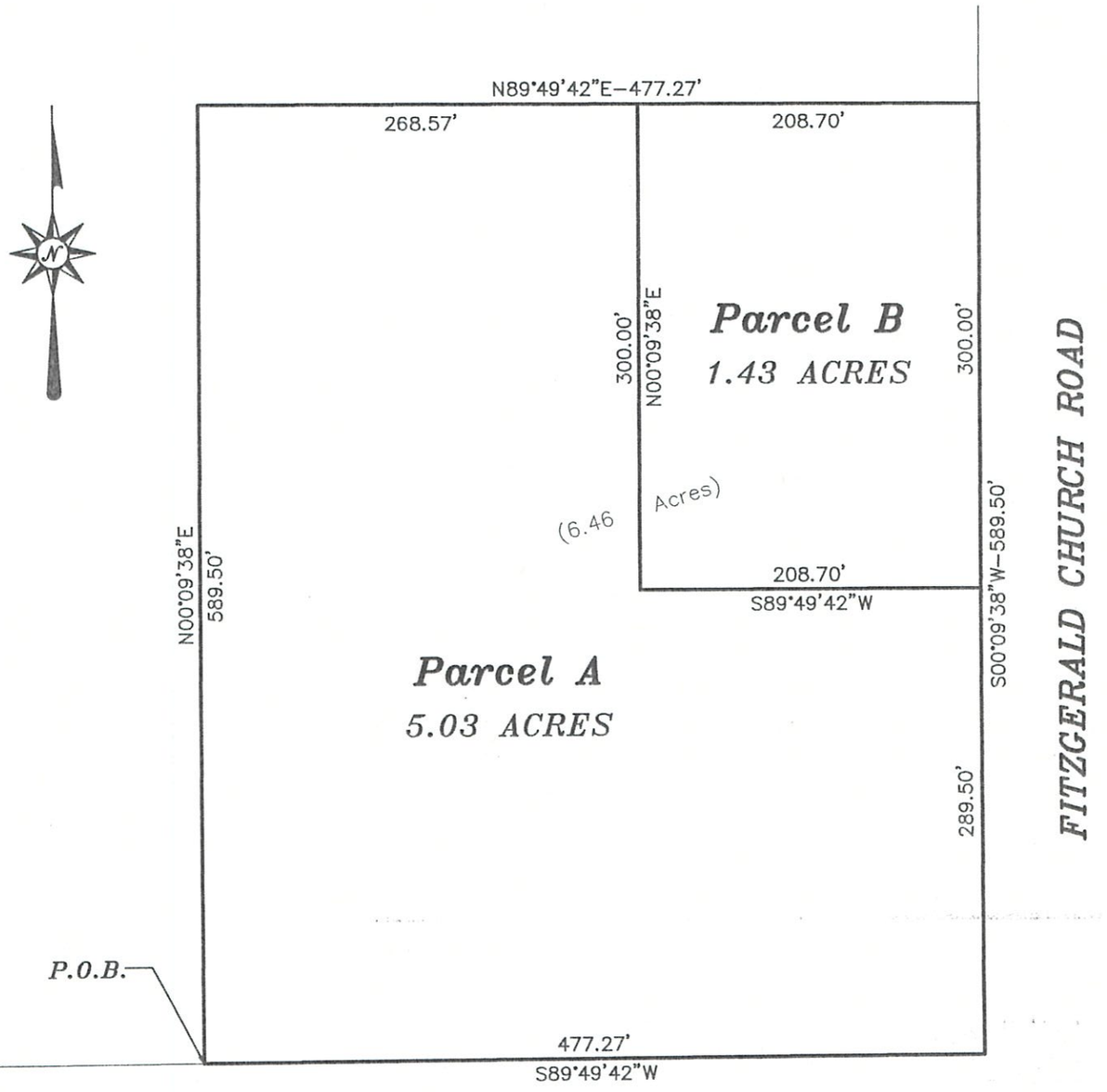
*THIS MAP IS FOR REZONING ONLY

A REZONING MAP OF A 6.46 ACRE PARCEL OF LAND, INTO PARCELS A & B, LOCATED IN SECTION 28, T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

Reference: A Survey Plat by Jeron Fitzmorris, Dated 9-29-2003, Job No. 10349, for Rodney U. Keating

The P.O.B. is reported to be East-1320.00'; N00°20'E-1320.00'; East-662.00'; N89°49'42"E-184.73' from the Section Corner common to Sections 28, 29, 32 & 33, T-5-S, R-11-E, St. Tammany Parish, Louisiana

This property is located in Flood Zone C, per Fema Map No. 225205 0150 C, Dated 10-17-1989



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.
THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR *RODNEY U. KEATING*

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTION 28, T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

STATE OF LOUISIANA
Bruce M. Butler, III
License No. 4894
PROFESSIONAL
LAND SURVEYOR

CERTIFIED CORRECT

3-21-2024

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com

SCALE:	1"= 100'	DATE:	3-21-2024	NUMBER:	21583

Terr3/RodneyKeatingRezoningMap

2024-3794-ZC
A-1
A-2
FITZGERALD CHURCH RD
A-1A
A-1A
A-2
BLAZE

Administrative Comment

July 11, 2024

Department of Planning & Development

ZONING STAFF REPORT
2024-3794-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 northwest side of Fitzgerald Church Road, Covington; S28, T5S, R11E; Ward 2, District 6

Petitioner: Rodney Keating

Owner: Rodney Keating

Size: 1.43 acres

Posted: May 15, 2024

Commission Hearing: June 4, 2024

Determination: Approved

Current Zoning

A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay

Requested Zoning

A-2 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

BFE:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone 1.43 acres from A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay to A-2 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay. The property is located on the northwest side of Fitzgerald Church Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay

Site and Structure Provisions

3. The subject property consists of a total of 6.46 acres which is occupied by one existing single-family dwelling. The applicant intends to rezone 1.43 acres in the northeast corner of the parcel to the A-2 Suburban District zoning district.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South (across Fitzgerald Church Road)	Residential	A-1A Suburban District

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Director

East	Residential	A-1 Suburban District & A-2 Suburban District
West (across Fitzgerald Church Road)	Residential	A-1 Suburban District

5. The subject property abuts A-1 Suburban District zoning to the north and east across Fitzgerald Church Road. To the west sits a 6.91-acre parcel that was rezoned to A-2 Suburban District in 2023 (Case # 2022-3146-ZC, Ordinance 23-5107). To the south sits residential property also zoned A-1 Suburban District.

6. The existing A-1 Suburban District requires a minimum lot size of 5 acres and an allowable density of 1 unit per every 5 acres with a minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum lot size of 1 acre and a density of 1 unit per every 1 acre and a minimum parcel width of 150ft.

7. If approved, the applicant could apply for a minor subdivision of the existing 6.46-acre parcel to create a 1.43-acre parcel and construct one dwelling on-site or apply for a building permit to place a manufactured home on the property.

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:

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

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