

EXHIBIT "A"

2025-4246-ZC

A parcel of land located in Section 7, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from the Northwest Corner of Section 7 in said Township and Range;
Thence South 00 degrees 08 minutes East 1415.04 feet to a 1/2 inch iron pipe found;
Thence North 89 degrees 59 minutes 51 seconds East 700.22 feet to a point being the Point of Beginning,

Thence North 89 degrees 59 minutes 51 seconds East 416.54 feet to a 1/2 inch iron rod found on the West Side of Louisiana Highway No. 25;
Thence South 32 degrees 50 minutes 12 seconds East 215.01 along the West Side of said Highway to a 1/2 inch iron rod found;
Thence South 56 degrees 39 minutes 11 seconds West 269.25 feet to a 1/2 inch iron rod set;

Thence South 22 degrees 17 minutes 45 seconds East 54.62 feet to a point in Gotti Road;
Thence North 89 degrees 46 minutes 46 seconds West 84.44 feet to a point in said Road;
Thence North 32 degrees 50 minutes 11 seconds West 450.90 feet to the Point of Beginning, containing 2.703 Acres.



Administrative Comment

August 7, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4246-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, north of Gotti Road, Covington; S7, T6S, 11E; Ward 3 District 3

Council District: 3

Petitioner: David Holloway

Posted: June 16, 2025

Owner: Believe 1, LLC

Commission Hearing: July 1, 2025

Size: 2.703 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

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 2.703 -acres from R-1 Rural Residential District and Rural Overlay to L-1 Large Lot Residential District and Rural Overlay. The property is located on the west side of LA Highway 25, north of Gotti Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	SA Suburban Agriculture	R-1 Rural Residential District

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
South	Commercial	NC-2 Neighborhood Commercial District

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East (across Hwy 25)	Undeveloped	R-1 Rural Residential District
West	Undeveloped	L-1 Large Lot Residential District

- 3. As shown in Table 2, the subject property is bordered by developed land to the north and undeveloped land to the east of Highway 25 zoned R-1 Rural Residential with a RO Rural Overlay. To the south is a commercial property zoned NC-2 Neighborhood Commercial District, and to the west undeveloped land zoned L-1 Large Lot Residential District.
- 4. The R-1 Rural Residential District is intended 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. The minimum required parcel size within the R-1 Rural Residential District 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 subdivide the property into two parcels.

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.

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.

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- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

