EXHIBIT "A"

2024-3810-ZC

A certain parcel of land, lying and situated in Sections 29 & 32, Township 4 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows.

From the Quarter Section corner common to Sections 28 & 29, Township 4 South, Range 11 East, St. Tammany Parish, Louisiana run West, a distance of 796.80 feet to a point; Thence run South 00 degrees 39 minutes 00 seconds East, a distance of 2522.50 feet to a point; Thence run West, a distance of 596.48 feet to a point and the Point of Beginning.

From the Point of Beginning run South 16 degrees 54 minutes 52 seconds East, a distance of 456.75 feet to point; Thence run South 88 degrees 36 minutes 13 seconds West, a distance of 288.27 feet to a point; Thence run North 18 degrees 54 minutes 16 seconds West, a distance of 464.28 feet to a point; Thence run North 89 degrees 06 minutes 13 seconds East, a distance of 305.76 feet back to the Point of Beginning.

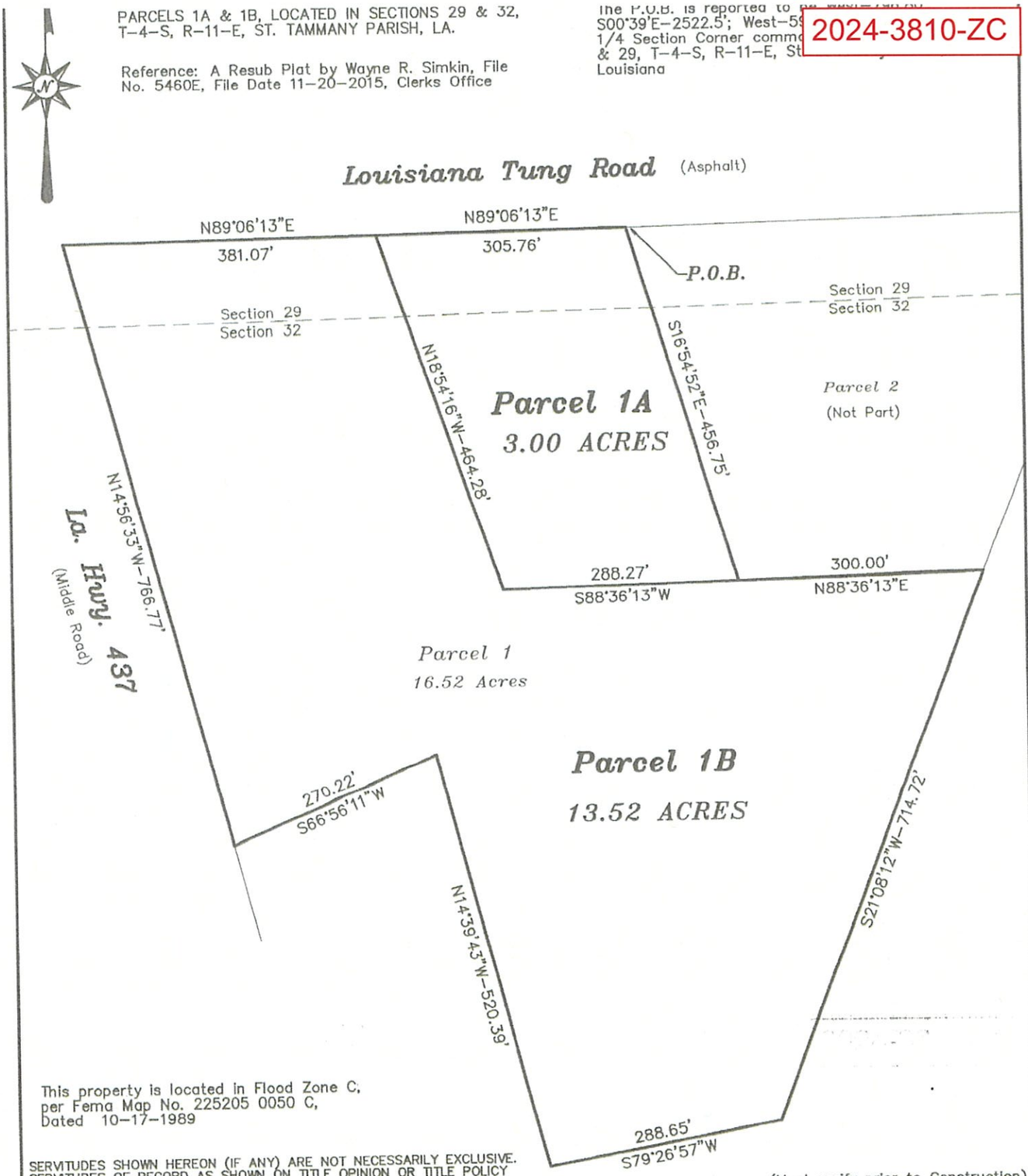
Said parcel contains 3.00 acres of land

2024-3810-ZC

PARCELS 1A & 1B, LOCATED IN SECTIONS 29 & 32, T-4-S, R-11-E, ST. TAMMANY PARISH, LA.

Reference: A Resub Plat by Wayne R. Simkin, File No. 5460E, File Date 11-20-2015, Clerks Office

The P.O.B. is reported to [illegible] S00°39'E-2522.5'; West-5[illegible] 1/4 Section Corner comm[illegible] & 29, T-4-S, R-11-E, St[illegible] Louisiana



This property is located in Flood Zone C, per Fema Map No. 225205 0050 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 **MARC VICTORIANO**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTIONS 29 & 32, T-4-S, R-11-E, ST. TAMMANY PARISH, LA.

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
PROFESSIONAL
CERTIFIED CORRECT

2024-3810-ZC
BARCELONA RD
29
28
A-1A
WOODROW RD
A-1A
T4 - R11E
437
LA TUNG RD
A-1A
32
33
A-1
PF-1
A-1

Administrative Comment

July 11, 2024

Department of Planning & Development

ZONING STAFF REPORT
2024-3810-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 south side of LA Tung Road, east of Middle Road, Covington; S29 & S32, T4S, R11E; Ward 2, District 6

Council District: 6

Petitioner: Tammy R. and Marc Victoriano

Posted: May 24, 2024

Owner: Tammy R. Victoriano

Commission Hearing: June 4, 2024

Size: 3 acres

Determination: Approved

Current Zoning

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

Requested Zoning

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

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone X

Critical Drainage:

Yes

Elevation Requirements

BFE 105' + 1' Freeboard =106' FFE

FINDINGS

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1A Suburban District. The subject property consists of 3 acres and located on the south side of LA Tung Road, east of Middle Road (LA Highway 437), Covington

Zoning History

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

Ordinance	Prior Classification	Zoning Classification
10-2233 – Comprehensive Rezoning	Unknown	A-1 Suburban District

Site and Structure Provisions

3. The subject property as a whole consists of 16.52 acres. The applicant is requesting to rezone 3 acres located at the northeast corner of the parcel.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across LA Tung Road)	Residential	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay

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South	Residential	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
East	Residential	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay

5. The subject property abuts residentially-zoned parcels zoned A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay on all sides.

6. The existing A-1 Suburban District requires a minimum parcel size of 5 acres with 300' of parish road frontage. The allowable density under the A-1 Suburban District is one dwelling unit per every 5 acres. The requested A-1A Suburban District requires a minimum parcel size of 3 acres with 200' of parish road frontage and an allowable density of 1 dwelling unit per every 3 acres.

7. If approved to the A-1A Suburban District, the applicant could either apply for a minor subdivision, or apply for building permits to place another dwelling unit on the existing property.

Consistency with New Directions 2040

Rural/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.

1. The proposed zoning change is 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.

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