

## Exhibit "A"

### 2023-3456-ZC

A certain piece or portion of ground, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, pre-scriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 13, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

Commencing at the corner common to Sections 13,14, 23 and 24 of the above township and range, go North 89 degs. 25 mins. West 1326.7 feet to an iron; thence continue North 89 degs. 15 mins. West 363.0 feet to the point of beginning of the property herein transferred, go North 1348 feet to a point; thence North 89 degs. 50 mins. East 653.0 feet more or less to the west edge of Louisiana Highway 40 (Bush-Folsom Road); thence South along the west side of La. Hwy. 40, 600.0 feet to a point; thence continuing along the westerly edge of La. Hwy. 40, go South 18 degs. 00 mins. West 760.0 feet to an iron located on the westerly - edge of said highway; thence North 89 degs. 15 mins. West 390.4 feet to the point of beginning heretofore set, all as per map and plat by Gerald Fussell, Land Engineering Services, dated August 1, 1972, made for Ulie Jenkins.

KING

L. SHARP

CLYDE

DUTRUCH

N 89° 50' E

653.2

ULIE JENKINS

JENKINS

BUSH-FOLSOM RD.

SE 1/4

NORTH 1348'

of N 1/2 the SW 1/4 of SEC. 13

FRANK DUTRUCH, JR.

Subject Property

1/4 corner between Sections 13 & 24

1125' N  
187 1/2 Sec.  
14, 23/24

363.0'

363.0'

208.7

181.7

S 18° 00' W

LA 40

260'

957.3'

- Indicates Iron Found
- Indicates Iron Placed

MAP PREPARED FOR THE EXCLUSIVE USE OF

ULIE JENKINS

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN

Section 13, Township 5 South Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

*Shirley J. Frazier*  
LOUISIANA REGISTERED LAND SURVEYOR

COVINGTON, LOUISIANA

1" = 200'

DATE: August 1, 1972

NUMBER:

LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA

D.M.

BEN KING

BUSH FOLSOM RD

MARYETTA

MORGAN

13

A-2

A-1

FDUTRUCH

A-1A

T5 - R11E

A-1

24

OLD BUSH FOLSOM



Administrative Comment

October 5, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3456-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 F Dutruch Road, west of Highway 40, being 21154 F Dutruch Road, Bush; S13, T5S, R11E; Ward 2      **Council District:** 6

**Petitioner:** Ralph Dutruch

**Posted:** August 11, 2023

**Owner:** Ralph & Lincoln Dutruch

**Commission Hearing:** September 5, 2023

**Size:** 3.025 acres

**Determination:** Approved



**Current Zoning**

A-1 Suburban

**Requested Zoning**

A-2 Suburban

**Future Land Use**

Rural and Agricultural

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:**

No

**FINDINGS**

1. The applicant is requesting to rezone the 3.025-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the south side of F Dutruch Road, west of Highway 40, being 21154 F Dutruch Road, Bush.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District

*Site and Structure Provisions*

3. The site is currently developed with two single-family dwellings.

*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, RO Rural Overlay, and MHO Manufactured Housing Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

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

5. The subject property abuts A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay zoning on all sides.
6. To the north of the subject property along Morgan Road sits a parcel that was also rezoned to the A-2 Suburban District designation in 2011 (Council Ord. 11-2509).
7. The existing A-1 Suburban District calls for a minimum 5-acre parcel size with an allowable density of 1 unit per every 5 acres and minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre with a minimum parcel width of 150ft.
8. If approved, the applicant would be allowed to place one dwelling unit per acre on a 3.025-acre parcel, or can apply for a minor subdivision to allow for the parcel to be divided in a variety of configurations that are a minimum size of 1 acre.
9. Per the petitioner's application, the reason for the request is to apply for a minor subdivision.

*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 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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