

EXHIBIT A

2023-3666-ZC

Located in Section 28 Township 6 South Range 10 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 28, 29, 32 & 33 Township 6 South Range 10 East, St. Tammany Parish, Louisiana run North 89 degrees 34 minutes 33 seconds East, 2646.86 feet; thence North 00 degrees 01 minutes 16 seconds West, 1223.25 feet; thence North 00 degrees 01 minutes 16 seconds West, 228.03 feet; thence North 89 degrees 55 minutes 16 seconds East, 208.70 feet to a point; thence South 86 degrees 22 minutes 55 seconds East, 422.73 feet to a point; thence North 00 degrees 05 minutes 30 seconds East, 540.38 feet to the Point of Beginning.

From the Point of Beginning continue North 00 degrees 05 minutes 30 seconds East; 290.00 feet to a point on the South Right-of-way of McDonald Road; thence run along said Right-of-way run South 86 degrees 13 minutes 54 seconds East, 150.00 feet to a point; thence leaving said Right-of-way run South 00 degrees 05 minutes 30 seconds West, 290.00 feet to a point; thence North 86 degrees 13 minutes 54 seconds West, 150.00 feet back to the Point of Beginning.

This tract contains 1.00 acre as per zoning map prepared by Land Surveying, LLC dated 12-15-2023 Drawing Number 21485.

*THIS MAP IS FOR REZONING ONLY.

(Asphalt)

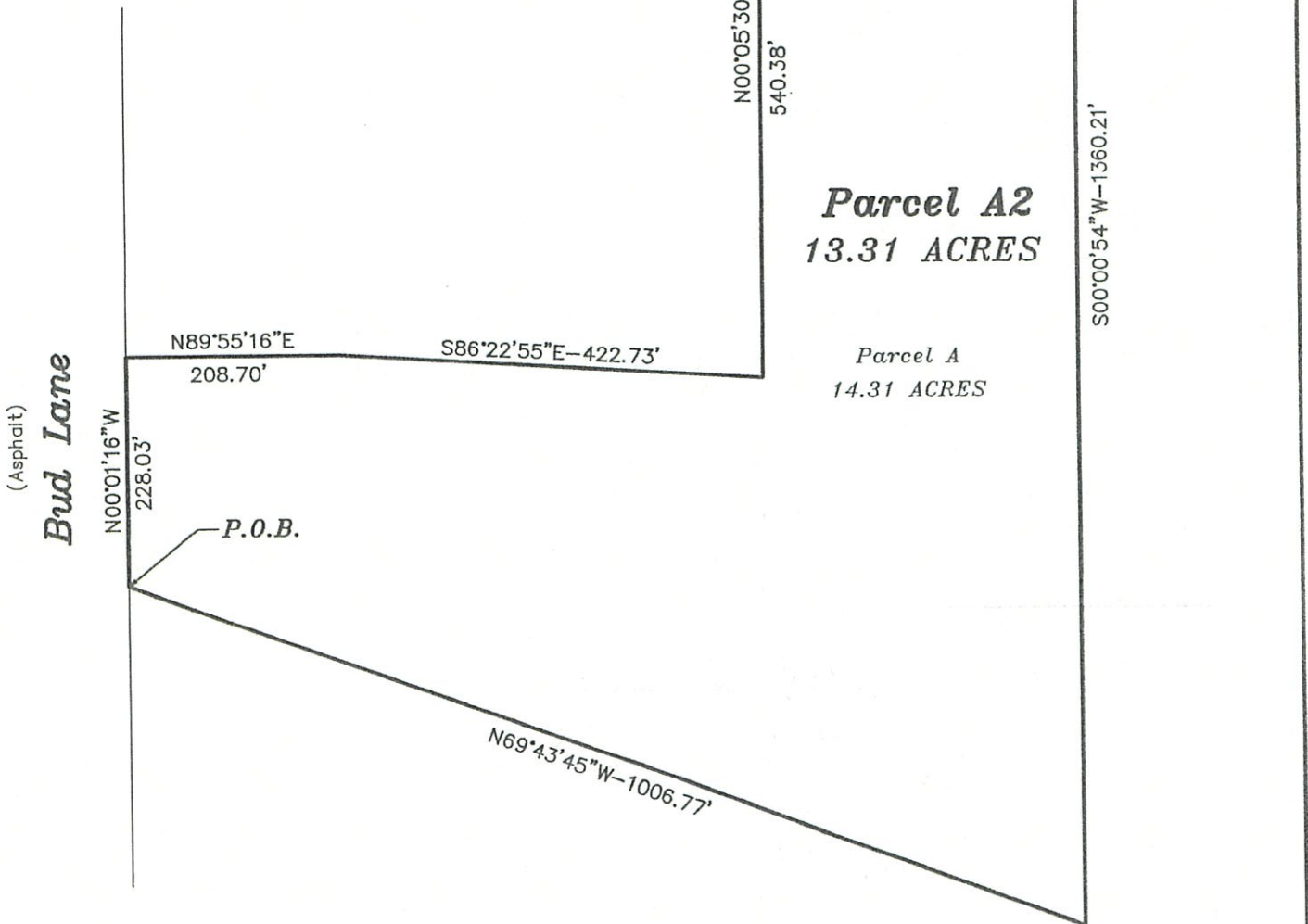
McDonald Road

S86°13'54"E-313.62'-Total

A Rezoning Map of Parcel A (14.31 Acres) into
Parcels A1 & A2, located in Section 28, T-6-S,
R-10-E, St. Tammany Parish, Louisiana

Reference: A Resub Plat by this Firm, Dated
9-18-2017, Job No. 18214, for Wingfield RE, LLC

The P.O.B. is reported to be N89°34'33"E-2646.86';
N00°01'16"W-1223.25' from the Section Corner common
to Sections 28, 29, 32 & 33, T-6-S, R-10-E,
St. Tammany Parish, Louisiana



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 **AMY DIXON**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTION 28, T-6-S, R-10-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.

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

STATE OF LOUISIANA
Bruce M. Butler, III
PROFESSIONAL
CERTIFIED CORRECT
LAND SURVEYOR
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 170'

DATE: 12-15-2023

NUMBER: 21485

LADNE

1077

TURNPIKE RD

HC-2

A-3

RAILRO

OAK BRANCH

MCDONALD PF-1

NC-1

BUDDS

A-1

BAHAM

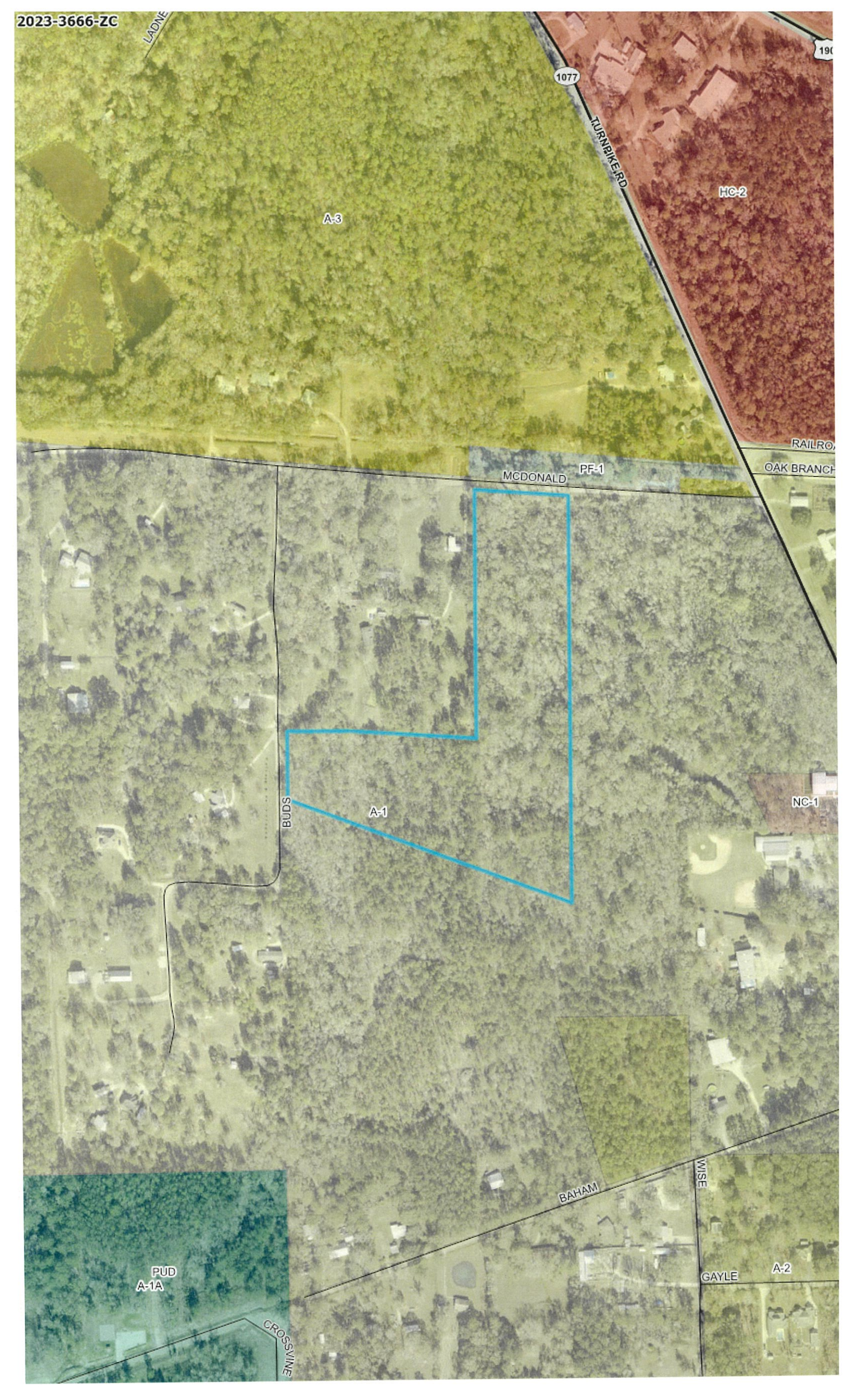
WISE

GAYLE

A-2

PUD A-1A

CROSSWINE



Administrative Comment

March 7, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3666-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 McDonald Road, west of Louisiana Highway 1077, Covington; S28, T6S, R10E; Ward 1, District 3 **Council District:** 3

Petitioner: Jeffrey D. Schoen **Posted:** January 23, 2024

Owner: EMJ Real Estate, LLC **Commission Hearing:** February 6, 2024

Size: 1 acre **Determination:** Approved



Current Zoning

A-1 Suburban District

Requested Zoning

A-2 Suburban District

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone X

Critical Drainage: Yes

BFE:

BFE 29' + 1' Freeboard = 30' FFE

FINDINGS

1. The applicant is requesting to rezone the 1-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the south side of McDonald Road, west of Louisiana Highway 1077, Covington.

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 subject property currently consists of a total of 14.31 acres. The applicant is requesting to rezone 1 acre on the northwest corner of the site.

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across McDonald Road)	St. Tammany Fire District #13 Dry Hydrant	PF-1 Public Facilities District
South	Undeveloped	A-1 Suburban District and A-2 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped / Commercial	A-1 Suburban District / NC-1 Professional Office District

5. The subject property is across from a St. Tammany Fire District hydrant across from McDonald Road zoned PF-1 Public Facilities District. The site also abuts undeveloped / residential uses zoned A-1 Suburban District and A-2 Suburban District to the south and east, as well as a parcel zoned A-1 Suburban District and NC-1 Professional Office District that houses a sports facility.
6. The property abutting the subject parcel to the south was rezoned to obtain the A-2 Suburban District Classification as of Ordinance # 22-5053.
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 and a minimum parcel width of 150ft.
8. If approved, the applicant could apply for a minor subdivision of the existing 14.31-acre parcel and carve out the 1-acre as it would then meet the minimum lot size / road frontage of the A-2 Suburban District.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

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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