

Exhibit "A"

2026-4608-ZC

ALL THAT CERTAIN PIECE OF PARCEL OF LAND, together with all buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in any wise appertaining, situated in Headright 46, Township 7 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and described more fully to-wit:

From the Southwest corner of Section 45, Township 7 South, Range 10 East, go North 2744.2 feet; thence North 80 degrees 45 minutes East 4841.8 feet to a point on the North side of Old Bootlegger Road; thence North 9 degrees 19 minutes West 752.0 feet to a point; designated as the Southwest corner of the property transferred herein, and the Point of beginning.

From the said POINT OF BEGINNING continue North 09 degrees 19 minutes West 361.5 feet to a point; thence North 80 degrees 41 minutes East 361.5 feet to a point; thence South 9 degrees 19 minutes East 361.5 feet to a point; thence South 80 degrees 41 minutes West 361.5 feet to the Point of beginning heretofore set. All in accordance with the survey by R. R. Porter, dated April 13, 1974.

Administrative Comment

June 4, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4608-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 east side of Chretien Point Ave. and on Owl Pen Road, north of Arlington Ave., Covington; S46, T7S, R11E; Ward 1, District 1

Petitioner: Mark Makemus **Posted:** April 21, 2026
Owner: Hygain Management, LLC **Commission Hearing:** May 11, 2026
Size: 3.0 acres **Determination:** Approved



Current Zoning:
PUD Planned Unit Development
Requested Zoning:
L-2 Large Lot Residential District
Future Land Use:
Residential – Low Intensity
Flood Zone:
Effective Flood Zone: B; Preliminary Flood Zone: AE; CDA
Elevation Requirements:
FFE IS 12" above the crown of street

FINDINGS

- 1. The request is for a zoning change of a 3.0-acre tract from PUD Planned Unit Development to L-2 Large Lot Residential District. The property is located on the east side of Chretien Point Ave. and Owl Pen Road, north of Arlington Avenue, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Zoning Case	Prior Classification	Amended Classification
ZC04-083	SA Suburban District	PUD

Site and Structure Provisions

- 2. The property is currently developed with an existing single-family residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	PUD Planned Unit Development
South	Undeveloped	PUD Planned Unit Development
East	Undeveloped	PUD Planned Unit Development
West	Undeveloped	PUD Planned Unit Development

- 3. As shown in Table 2, the subject site abuts the Terra Bella Planned Unit Development on all sides.

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4. A planned unit development or PUD describes a zoning designation and a process whereby limited deviation from the standards of this UDC is permitted to provide flexibility to accommodate innovative, high-quality site and building design that is otherwise not possible through the application of existing standards prescribed in the UDC.
5. The L-2 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-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers.
 - a. The requested L-2 Large Lot Residential District requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.
 - b. Permitted uses: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central, water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility The existing L-2 Large Lot Residential District requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet. Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central, water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility
6. If approved, the Parish zoning map will be amended to reflect the L-2 Large Lot zoning classification, thereby removing the Planned Unit Development (PUD) designation.

Consistency with New Directions 2040

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.2: New development and redevelopment will be orderly, carefully planned, and predictable.

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

Administrative Comment

June 4, 2026

Department of Planning and Development



ZONING STAFF REPORT

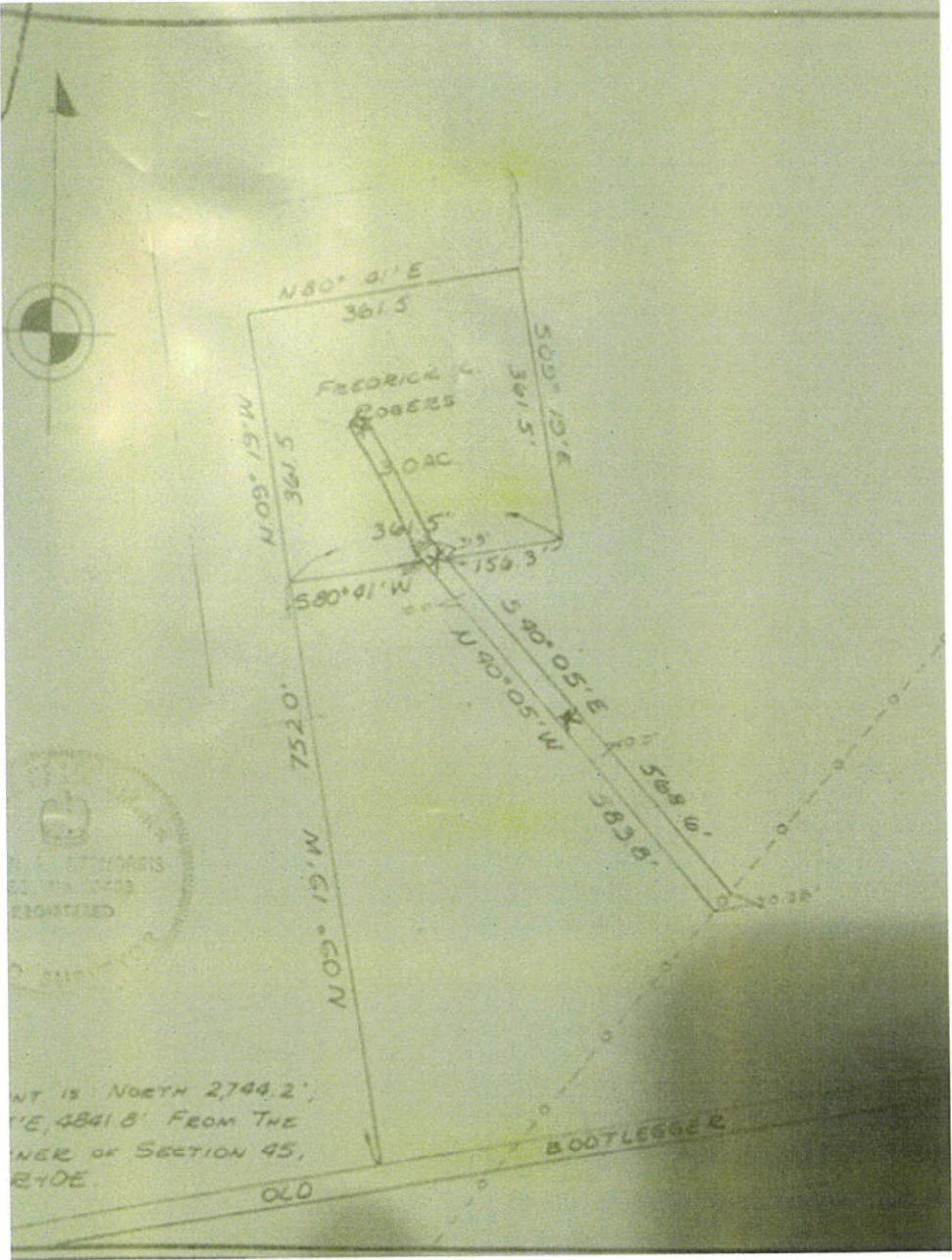
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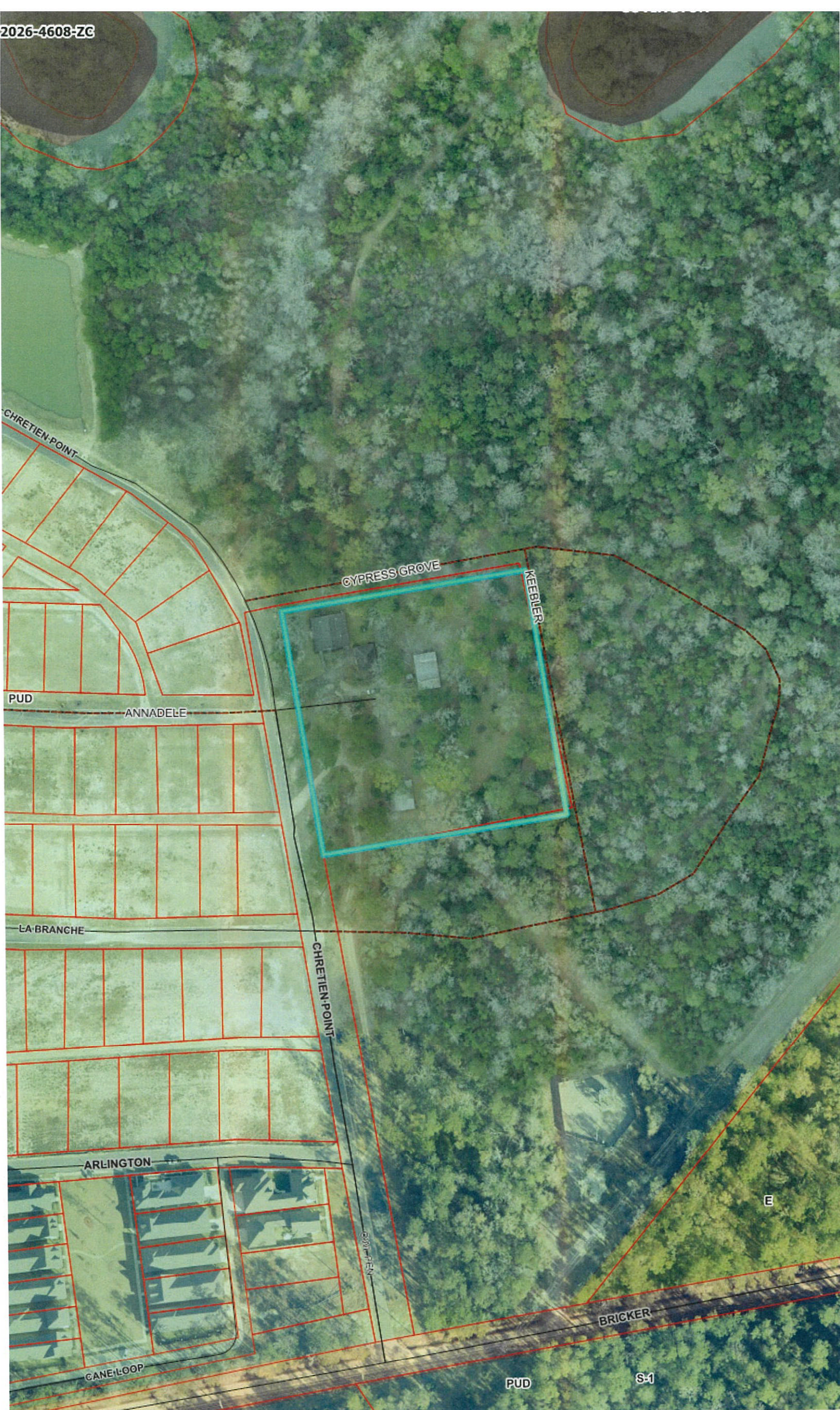
MICHAEL B. COOPER
PARISH PRESIDENT

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PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4608-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

05/11/2026

for more information
call: (985) 898-2529 or
email: planning@stpgo.org
www.stpgo.org/development

Posted on 4-21-26

by

MF

APR 21 2026 10:06

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Posted on 4-21-26 by MF

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APR 21

2026 10:12