

EXHIBIT "A"

2022-3061-ZC

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto, belonging or in anywise appertaining thereto, situated in Sections 25 and 36, Township 6 South, Range 10 East, Parish of St. Tammany, State of Louisiana, in that portion thereof known as RIVER FOREST COUNTRY CLUB SUBDIVISION, more fully described as follows, to-wit:

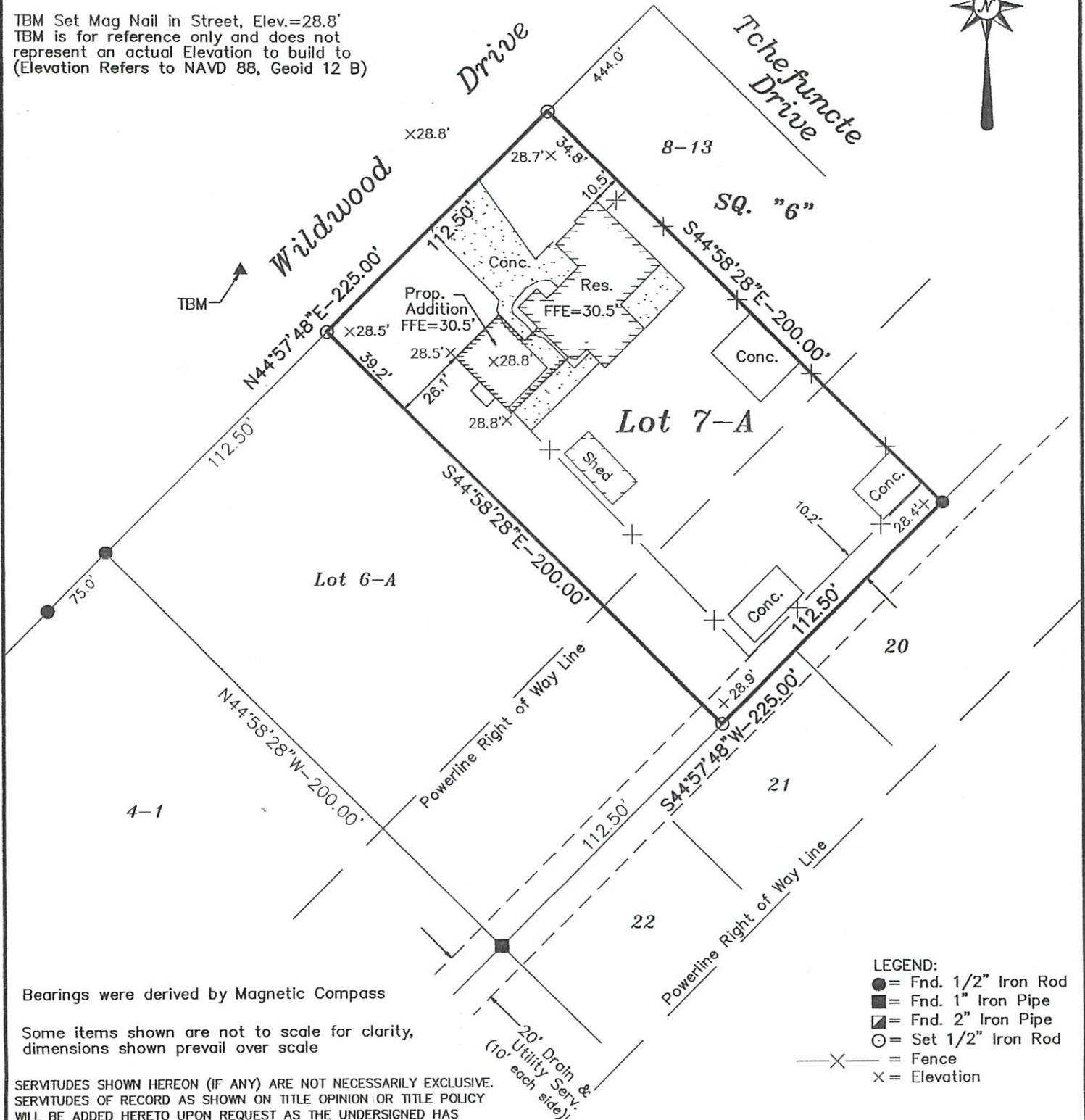
LOTS 7 and 8, SQUARE 6, of the said RIVER FOREST COUNTRY CLUB SUBDIVISION, which each lot measures 75 feet front on Wildwood Drive, same width in the rear, by a depth of 200 feet between equal and parallel lines. All as more fully described on map and plat of survey by Land Engineering Services, Inc. dated May 11, 1961, being Map File #1301 of the official records of St. Tammany Parish, Louisiana. Being the same property acquired by Gary L. Holland from Darcel D. Waguespaek and Gary S. Waguespaek by act dated February 23, 1996, of record at COB 00985239 of the conveyance records of St. Tammany Parish, Louisiana.

Reference:

- 1) The Recorded Plat of River Forest Country Club S/D
- 2) A Survey Plat by Jeron Fitzmorris, Dated 4-20-00, #8833
- 3) A Survey Map by this Firm, Dated 3-21-2017, #17991
- 4) A Resub Map by this Firm, Dated 7-10-2018, No. 5756B
Clerk of Court

This property is located in Flood Zone A4, per
Fema Map No. 225205 0210 C, Dated
10-17-1989 (BFE=25')

TBM Set Mag Nail in Street, Elev.=28.8'
TBM is for reference only and does not
represent an actual Elevation to build to
(Elevation Refers to NAVD 88, Geoid 12 B)



Bearings were derived by Magnetic Compass

Some items shown are not to scale for clarity,
dimensions shown prevail over scale

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 IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 1" Iron Pipe
- ▣ = Fnd. 2" Iron Pipe
- = Set 1/2" Iron Rod
- X— = Fence
- x = Elevation

(Must verify prior to Construction)
Building Setbacks
Front: **
Side: **
Rear: **
Side Street: **

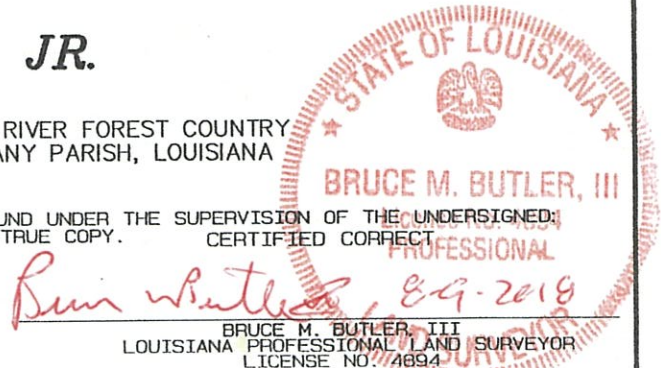
MAP PREPARED FOR **JASON DERICK LITTLE JR.**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 7-A, SQUARE 6, RIVER FOREST COUNTRY CLUB S/D, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS 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. CERTIFIED CORRECT

LAND SURVEYING LLC

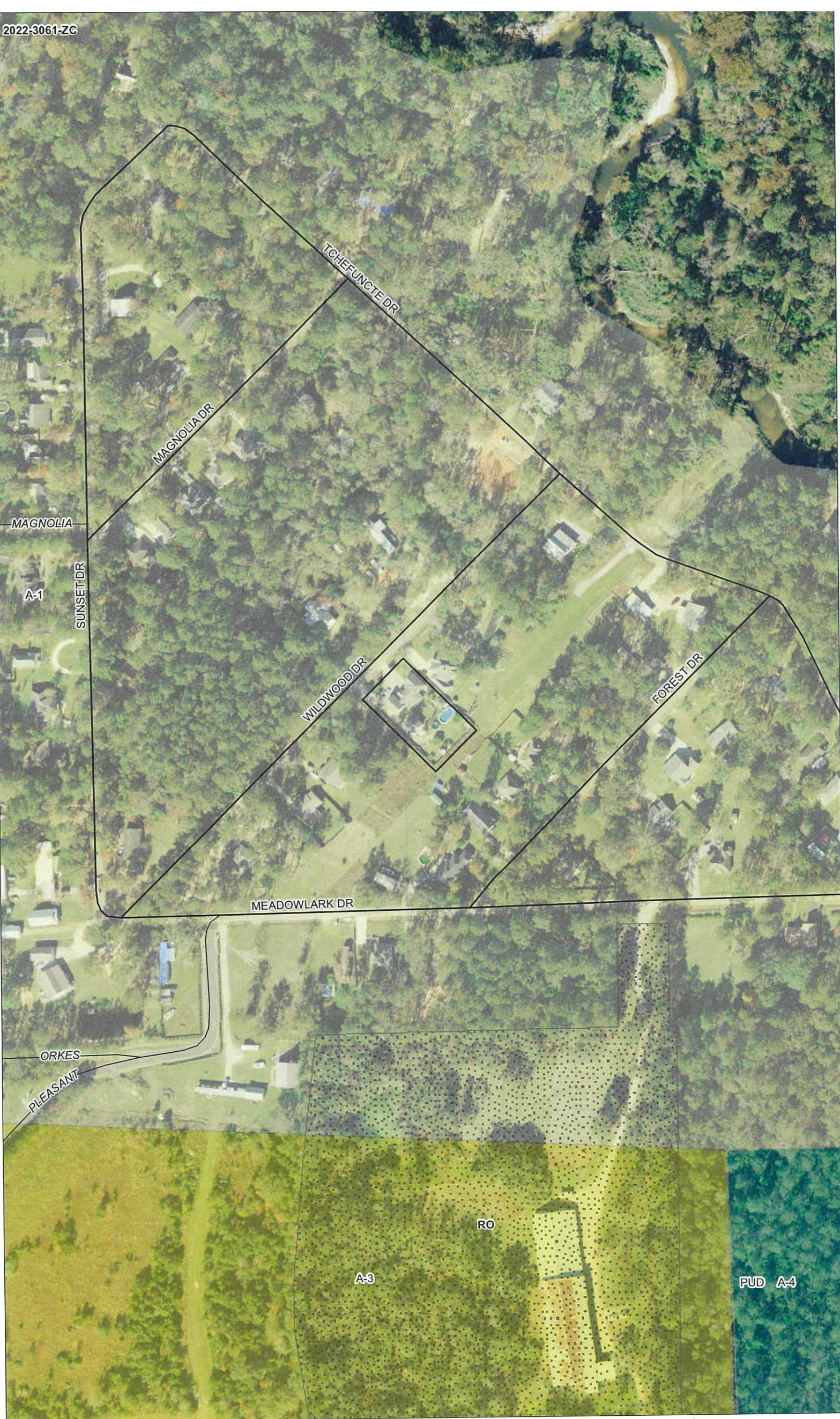
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsur@bellsouth.net email



SCALE: 1" = 50'

DATE: 8-8-2018

NUMBER: 17991AB



TCHFUNCTE DR

MAGNOLIA DR

MAGNOLIA

A-1

SUNSET DR

WILDWOOD DR

FOREST DR

MEADOWLARK DR

ORKES

PLEASANT

RO

A-3

PUD A-4

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3061-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 Wildwood Drive, south of Tchefuncte Drive, being Lot 7-A, Square 6, River Forest Country Club Subdivision, Covington; S36, T6S, R10E; Ward 1 **Council District:** 3

Owner: Stephanie Jenkins Little

Posted: October 11, 2022

Applicant: Stephanie Jenkins Little

Commission Hearing: November 2, 2022

Size: .516 acres

Determination: Approved



Current Zoning

A-1 Suburban District

Requested Zoning

A-1 Suburban District

RO Rural Overlay

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone A4

Critical Drainage:

Yes

Findings

- The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and RO Rural Overlay. The site is located on the east side of Wildwood Drive, south of Tchefuncte Drive, being Lot 7-A, Square 6, River Forest Country Club Subdivision, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-060	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	A-1 Suburban District – Comprehensive Rezoning

- The .566-acre parcel is currently developed with a single-family residence located on lot 7-A of the River Forest Country Club Subdivision, which was established in 1961.

Compatibility or Suitability with Adjacent Area

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

- The purpose of the Rural Overlay is primarily to allow for agricultural uses. Several of the uses listed under the RO Rural Overlay require the submission and approval of an Administrative Permit application to provide for a staff review of required minimum standards. This includes Short Term Rentals, recently added to the list of Administrative Permits under the RO Rural Overlay, as per Council Ordinance Number 21-4593.
- The reason for the applicant's request is so that they may apply for a short-term rental permit.

ADMINISTRATIVE COMMENTS



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- 6. There is only one lot within the River Forest Country Club Subdivision which is zoned with the requested RO Rural Overlay. Lot 8, Square 2 which is on the southern boundary of the subdivision was rezoned to A-1 Suburban District and RO Rural Overlay in 2014 (Council Ordinance No. 14-3198), which was before the regulations for Short Term Rentals were in adopted.

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.

- 1. The proposed zoning change is **not** 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.

