

Exhibit "A"

2022-3204-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 11, Township 5 South, Range 10 East, Tammany Parish, Louisiana, and being more fully described as:

Parcel D as shown on the Minor Subdivision plat by Land Surveying, LLC dated August 15, 2022, revised September 27, 2022 and being Map File 6162 D of the records of St. Tammany Parish

Said Parcel D is more fully described as follows: From the Section Comer common to Section 1, 2, 11 and 12, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana go South 89 degrees 50 minutes 32 seconds West 318.0 feet; thence South 89 degrees 33 minutes; 45 seconds West 656.3 feet to an iron; thence South 03 degrees 37 minutes 58 seconds West 608.53' feet to an iron; thence South 03 degrees 33 minutes 30 seconds West 521.27 feet to an iron; thence South 03 degrees 33 minutes 30 seconds West 145.85 feet; thence South 81 degrees 05 minutes 23 seconds East 219.15 feet to an iron and the Point of Beginning.

From the Point of Beginning continue South 81 degrees 05 minutes 23 seconds East 437.63 feet to an iron; thence South 03 degrees 30 minutes 49 seconds West 99.63 feet to an iron; thence South 80 degrees 15 minutes 18 seconds West 207.99 feet to an iron; thence South 14 degrees 41 minutes 39 seconds East 309.24 feet to an iron; thence South 03 degrees 44 minutes 57 seconds West 260.76 feet to an iron; thence South 89 degrees 51 minutes 40 seconds West 485.37 feet to an iron; thence North 13 degrees 04 minutes 23 seconds East 96.60 feet to an iron; thence North 15 degrees 07 minutes 55 seconds East 692.87 feet to the Point of Beginning.

2022-3204-ZC

Subject Property

A Three Subdivision of a 147.90 Acre Property in Parish of St. Tammany, Louisiana

FINAL APPROVAL
DPT. DEPT. OF ENGINEERING
SECRETARY PLANNING COM. *Monique J. Bingle*
CLERK OF COURT *blaz D*

10-03-2022
DATE
Monique T. Biringol, Deputy Clerk

- Reference:
- 1) Various Deeds of subject property in COB 491/24, Clerk of Court's Office
 - 2) A Record Map by Jeron Fitzmorris, File No. 42800, File No. 42800, Clerk of Court's Office
 - 3) A Survey Map by Jeron Fitzmorris, Dated 1-13-2010, Job #14151

Reference coils not shown
Bearings refer to the Louisiana State Plane Coordinate System (1702 Lat. South) and was observed by GPS

The P.O.B. is described as being S89°50'32"W-318.01'; S89°33'45"W-656.3' from the Section Center of Section 11, Township 5S, Range 10E, St. Tammany Parish, La.

EXCLUSIONS: SERVITUDES OR RECORD AS SHOWN ON THIS MAP OR THE POLICY WILL BE ADDED HERETO UPON DISCOVERY. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PRECASTS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 40:04

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

BRUCE W. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
NO. 4839

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6211 office (985) 848-0355 fax

DENNIS GLASS

SCALE: 1" = 325'	DRAWN BY: JWC
DATE: 8-15-2022	
Section 11, T-5-S, R-10-E, St. Tammany Parish, La.	SURVEY NUMBER: 20904A
Revised: 9-27-2022	



LA. HWY. 40

147.90 ACRE SECTION OF THIS

MAJEE ROAD (386' BEGAN MECHANIZED DRIVE)

PROPERTY LINE IS CENTERLINE OF RIVER BOQUE FALOYO RIVER 1991.0' +/- ALONG CENTERLINE OF RIVER

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A-1

PHILLIPS

A-1

FACTORY

BRIARWOOD

MHO

HWY 1080



1080

A-2

A-1

MAGEE

40

A-1

RICHAUD

CHIT ROGERS



Administrative Comment

April 6, 2023

Department of Planning & Development



ZONING STAFF REPORT
2022-3204-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 Magee Road, north of LA Highway 40, Folsom; S11, T5S, R10E, Ward 2, District 3 **Council District:** 3

Owner: William Ruiz, Kanitta Ruiz, Gregory Johnson, Kerri Johnson **Posted:** February 24, 2023

Applicant: William Ruiz & Gregory Johnson **Commission Hearing:** March 7, 2023

Size: 6.91 acres **Determination:** Approved



Current Zoning

A-1 Suburban District

Requested Zoning

A-1A Suburban District

Future Land Use

Rural/Agricultural

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1A Suburban District. The site is located on the east side of Magee Road, north of LA Highway 40, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)

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

2. The subject property is known as Parcel D which was created through the minor subdivision process via Case No. 2022-3071-MSA.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

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

4. The objective of the A-1 Suburban District is to provide a low density single-family residential environment on parcel sizes a minimum of 5 acres. The objective of the A-1A Suburban District is to provide a low density single-family residential environment on parcel sizes a minimum of 3 acres. If rezoned to A-1A Suburban District as requested, the applicant could petition to place a total of 2 residential dwellings on the property or subdivide the 6-acre parcel into 2-three-acre parcels.

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5. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density	Allowable Uses	Purpose
A-1 Suburban District (Existing)	1 unit per every 5 acres	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment at a low-density level. The A-1(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.
A-1A Suburban District (Proposed)	1 unit per every 3 acres	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on large, multi-acre lots. The A-1A(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.

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:
 - i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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