

EXHIBIT "A"

2023-3242-ZC

A certain parcel of land in Sections 28 & 33, Township-6-South, Range-10-East, St. Tammany Parish, Louisiana, and more fully described as follows.

Commence at the Section Corner common to Sections 28, 29, 32, & 33 Township-6-South, Range-10-East and measure North $89^{\circ}34'33''$ East a distance of 2646.86 feet to the POINT OF BEGINNING

From the POINT OF BEGINNING measure

North $00^{\circ}01'09''$ West a distance of 479.84 feet to a point;

Thence North $89^{\circ}36'44''$ East a distance of 883.63 feet to a point;

Thence South $16^{\circ}24'48''$ East a distance of 588.39 feet to a point;

Thence South $70^{\circ}53'33''$ West a distance of 202.13 feet to a point;

Thence North $00^{\circ}30'56''$ West a distance of 238.46 feet to a point;

Thence South $72^{\circ}54'41''$ West a distance of 265.82 feet to a point;

Thence South $88^{\circ}31'04''$ West a distance of 602.67 feet to a point

which is the POINT OF BEGINNING, and containing 463,251.60 square feet

or 10.63 acre(s) of land, more or less.

All as per Resubdivision Plat by Kelly J. McHugh filed for Record 01-25-2023 as map file no. 6190A

2023-3242-ZC

Subject Property

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

01-25-2023 6190A

CLERK OF COURT
Monique T Bringol, Deputy Clerk

Monique T Bringol

REFERENCE:
PLAT OF A MINOR SUBDIVISION BY LAND SURVEYING, LLC
FILED FOR RECORD 09-28-2017, MAP NO. 5675A

A RESUBDIVISION OF PARCEL D
OF A PREVIOUS MINOR SUBDIVISION
INTO PARCELS D-1, D-2 & D-3,
SECTIONS 28 & 33 T-6-S, R-10-E,
G.L.D., ST. TAMMANY PARISH LA.

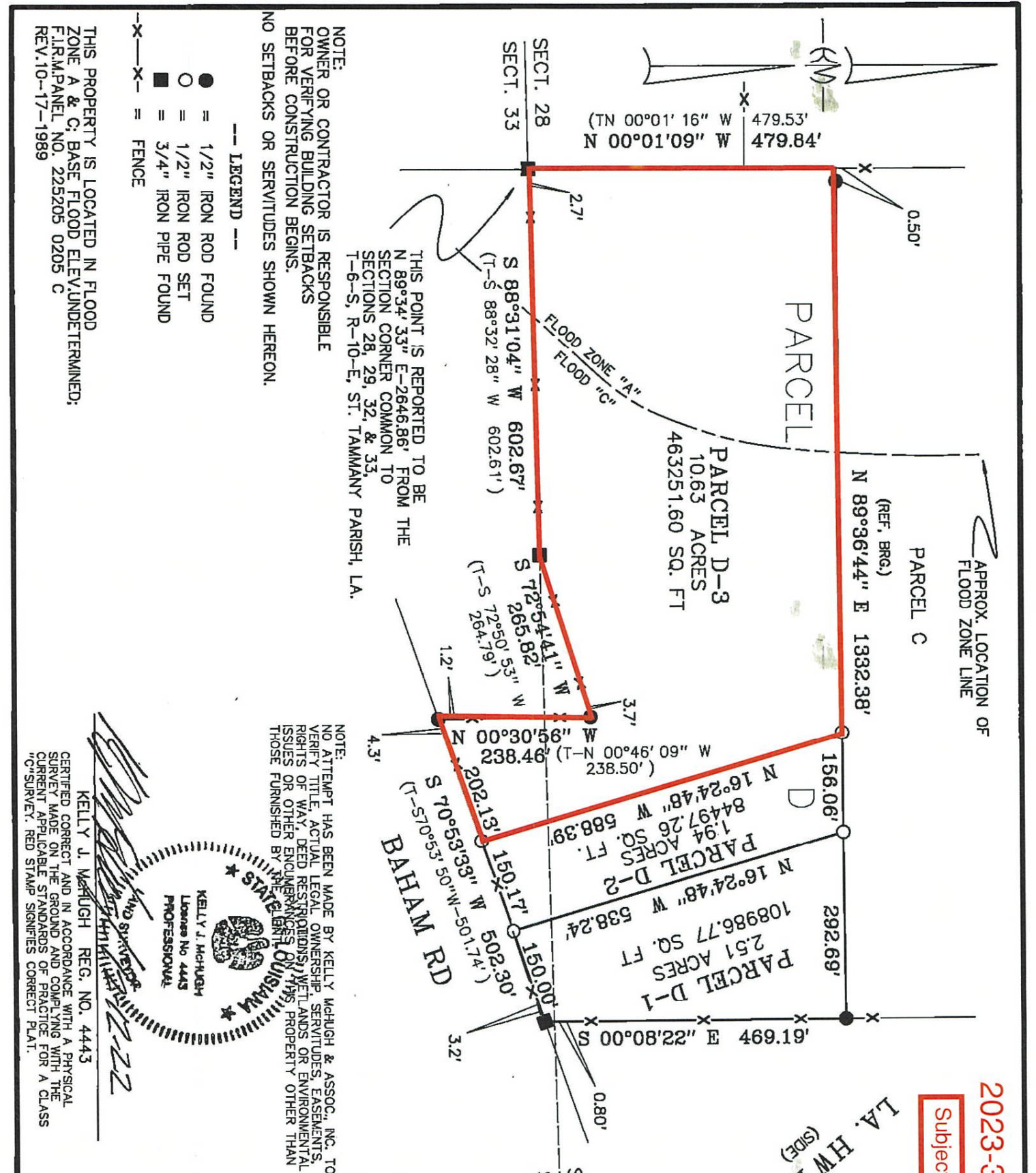
PREPARED FOR:

RICKY BOLES

KELLY J. MCHUGH & ASSOC., INC.

CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 200'
DRAWN: MDM DATE: 10-05-22
REVISED: JOB NO.: 22-253



THIS PROPERTY IS LOCATED IN FLOOD ZONE A & C; BASE FLOOD ELEVATION DETERMINED: F.I.R.M. PANEL NO. 225205 0205 C REV. 10-17-1989

2023-3242-ZC

BLIDS

28

A-1

A-2

BAHAM

PUD 33
A-1A

CROSSVINE

WISE



Administrative Comment

May 4, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3242-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 north side of Baham Road, west of LA Highway 1077, Covington; S28 & S33, T6S, R10E; Ward 1, District 3 **Council District:** 3

Owner: Ricky Boles

Posted: March 24, 2023

Applicant: Ricky Boles

Commission Hearing: April 4, 2023

Size: 10.63 acres

Determination: Approved

Current Zoning

A-1 Suburban District

Requested Zoning

A-1 Suburban District

RO Rural Overlay

Future Land Use

Residential – Medium Intensity

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone X

Critical Drainage: Yes



Findings

- 1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and Rural Overlay. The site is located on the north side of Baham Road, west of LA Highway 1077, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Suburban Agriculture	A-1 Suburban District

- 2. The subject site consists of 10.63 acres which was created via minor subdivision No. 2022-3179-MSP and was rezoned from Suburban Agriculture to A-1 Suburban District during the 2009-2010 Comprehensive Rezoning.

Compatibility or Suitability with Adjacent Area

- 3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-1 Suburban District

- 4. The petitioned property is currently undeveloped and is surrounded by undeveloped property to the north and the east, and existing residential development to the south and west.
- 5. The purpose of the site's existing A-1 Suburban District zoning is to provide single-family residential environments on parcels with a minimum lot size of five acres. The purpose of the requested RO Rural Overlay is to permit agricultural uses, to encourage the maintenance of the rural countryside, and to preserve forests and other undeveloped lands away from areas of population growth.

Administrative Comment

May 4, 2023

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- 6. The reason for the request is to utilize the property for farming and agricultural uses including the construction of an agricultural barn to house farm animals.

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.

- 1. 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.
 - ii. Goal 4.1: Our communities' landscapes, culture, history, and traditions will be preserved and strengthened.
 - iii. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

