

EXHIBIT "A"

2024-4026-ZC

A parcel of land located in Section 27, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commencing from the Quarter Section Corner common to Sections 22 & 27 in said township and range;

Thence North 89 degrees 51 minutes 06 seconds East 1350.44 feet to a point;

Thence North 88 degrees 55 minutes 07 seconds East 720.61 feet to a 1/2 inch iron pipe found on the South Side of Jarrell Road;

Thence South 88 degrees 52 minutes 18 seconds West 203.70 feet to a 1/2 inch iron rod found on the South Side of said Road;

Thence South 00 degrees 36 minutes 59 seconds East 640.31 feet to a 1/2 inch iron rod found;

Thence North 89 degrees 13 minutes 30 seconds East 203.84 feet to a 1/2 inch iron pipe found;

Thence North 89 degrees 12 minutes 56 seconds East 237.96 feet to a 1/2 inch iron rod set and Point of Beginning,

Thence North 00 degrees 38 minutes 45 seconds West 190.0 feet to a 1/2 inch iron rod set;

Thence North 49 degrees 35 minutes 39 seconds East 83.23 feet to a 1/2 inch iron rod set;

Thence North 88 degrees 55 minutes 07 seconds East 290.0 feet to a 1/2 inch iron rod set on the West Side of Louisiana Highway No. 1129;

Thence South 00 degrees 39 minutes 08 seconds East 244.58 feet along the West Side of said Highway to a 5/8 inch iron rod found;

Thence South 89 degrees 12 minutes 56 seconds West 354.0 feet to the Point of

Beginning, containing 1.941 Acres.

2024-4026-ZC

P.O.B. is reported to be N89°51'06"E 1350.44' and N88°55'07"E 720.61' from the 1/4 Section Corner common to Sections 22 & 27, T5S, R11E per Reference Survey No. 2.

REFERENCE BEARING:
From Iron Rod (A)
to Iron Rod (B)
N88°55'07"E
(per Reference Survey No. 1)

JARRELL ROAD (ASPHALT)

LEGEND
⊙ = 1/2" IRON ROD FOUND
○ = 1/2" IRON PIPE FOUND
⊗ = 5/8" IRON ROD FOUND
⊙ = 1/2" IRON ROD SET
-X- = FENCE

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.

REFERENCE SURVEYS:

- Survey for Terry and Kathleen Engel and State Investors Bank by John E. Bonneau, Surveyor, dated 06/02/1997.
- Survey for Deborah Deo Gracias Trahan and Benny Paul Trahan, Jr. by Jeron R. Fitzmorris, Surveyor, dated 12/01/2003, revised 01/07/2004.
- Survey for Laurie Ann Metewier & Vicky Lee M. Clelland by John G. Cummings, Surveyor, dated 07/26/2019, Job No. 19153.

603 N. JEFFERSON AVE
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DEBORAH TRAHAN

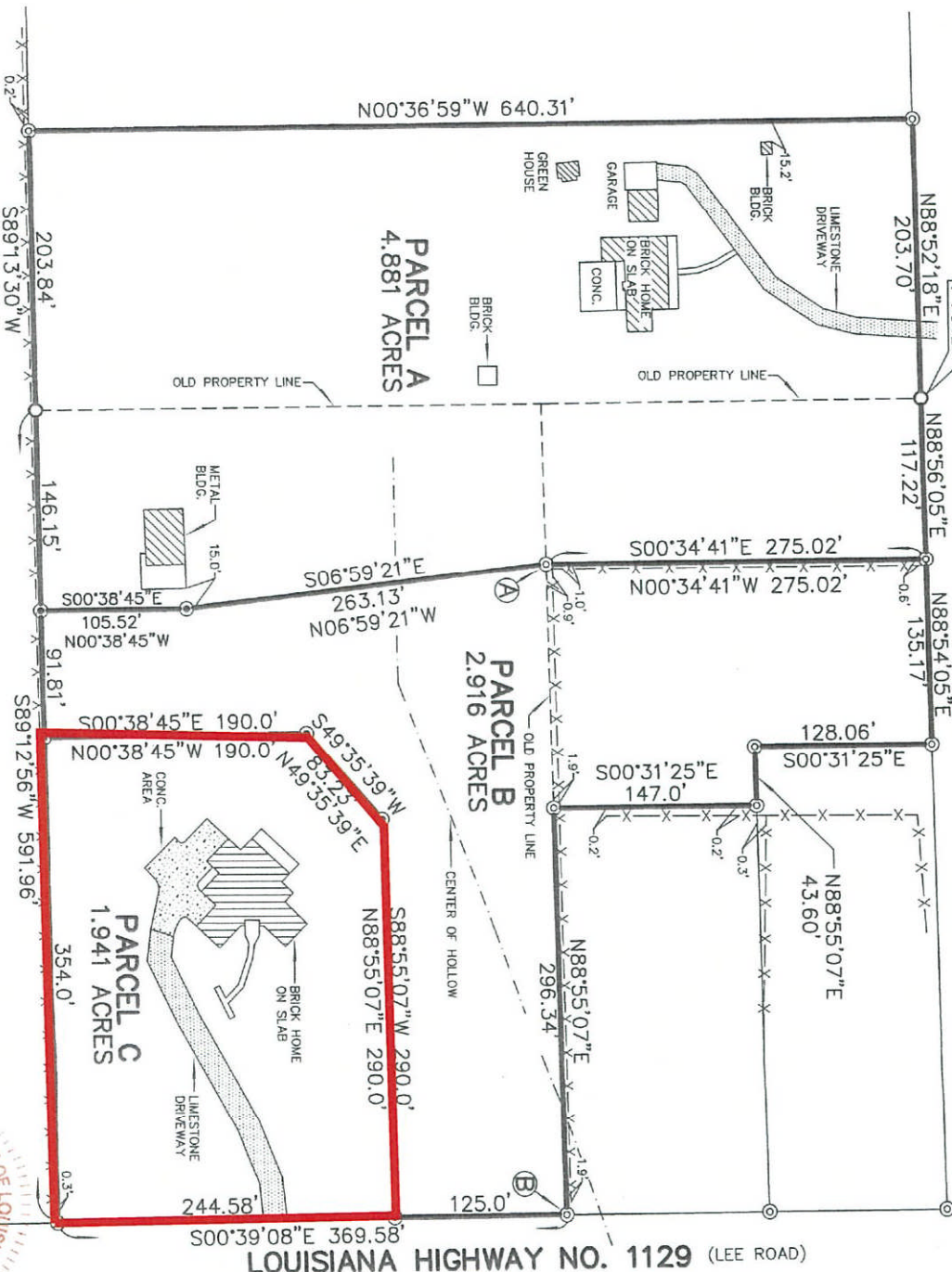
PLAT PREPARED FOR:

MINOR SUBDIVISION OF A 9.738 ACRES INTO
PARCELS A, B & C, LOCATED IN SECTION 27,
TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY
PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND IS IN ACCORDANCE WITH THE APPLICABLE
STANDARDS OF PRACTICE AND BEARS A CLASS C
SURVEY.

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100' DATE: 08/15/2024 JOB NO. 24107-MS



THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.



Administrative Comment

January 9, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4026-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 west side of Louisiana Highway 1129, south of Jarrell Road, Covington; S27, T5S, R11E; Ward 2, District 2

Council District: 2

Petitioner: Deborah D. Trahan

Posted: November 4, 2024

Owner: Deborah D. Trahan

Commission Hearing: December 3, 2024

Size: 1.9410 acres

Determination: Approved

Current Zoning

R-2 Rural Residential District
and MHO Manufacturing Housing Overlay

Requested Zoning

L-1 Large Lot Residential District
and MHO Manufacturing Housing Overlay

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage:

No

Elevation Requirements:

FFE is 12" above crown of street elevation



FINDINGS

1. The applicant is requesting to rezone the 1.9410 -acre parcel from R-2 Rural Residential District and MHO Manufacturing Housing Overlay to L-1 Large Lot Residential District and MHO Manufacturing Housing Overlay. The parcel is located on the west side of Louisiana Highway 1129, south of Jarrell Road, Covington.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1A Suburban

Site and Structure Provisions

3. The site is currently developed with a single-family dwelling and part of a larger 9.738-acre parcel of land.

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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	Residential	L-1 Large Lot Residential District
South	Residential	R-2 Rural Residential District
East	Residential	L-1 Large Lot Residential District
West	Residential	R-2 Rural Residential District

5. The subject sites abuts property zoned L-1 Large Lot Residential District to the north and south, as well as property zoned R-2 Rural Residential District to the east and west. The northern parcel was rezoned to the L-1 Large Lot Residential District in 2020 under Council Ordinance # 20-4395.
6. The R-2 Rural Residential District calls for parcel sizes of 3 acres or greater with a minimum lot width of 200 feet. The proposed L-1 Large Lot Residential District calls for parcel sizes of 1 acre or greater with a minimum lot width of 150 feet.
7. The objective of the request is to allow for the creation of the 1.9410-acre parcel through the minor subdivision process (see attached survey).

Consistency with New Directions 2040

Rural and 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.

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.

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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 condition, 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.

