

EXHIBIT "A"

2023-3496-ZC

Located in Section 38 Township 6 South Range 10 East, St. Tammany Parish, Louisiana.

From the / Corner common to Sections 8 & 38 Township 6 South Range 10 East, St. Tammany Parish, Louisiana run South, 642.53feet; thence South 89 degrees 54 minutes 16 seconds East, 29.72feet; thence continue South 89 degrees 54 minutes 16 seconds East, 623.18feet to the Point of Beginning.

From the Point of Beginning continue South 89 degrees 54 minutes 16 seconds East, 160.63 feet to a point; thence South 01 degrees 59 minutes 48 seconds East, 326.83feet to a point; thence South 00 degrees 00 minutes 23 seconds East, 252.17feet to a point; thence North 88 degrees 21 minutes 44 seconds West, 205.11 feet to a point; thence North 00 degrees 47 minutes 20 seconds West, 71.61 feet to a point; thence North 89 degrees 12 minutes 33 seconds West, 585.97feet to a point; thence North 00 degrees 22 minutes 58 seconds West, 35.00feet to a point; thence South 89 degrees 13 minutes 25 seconds East, 492.02feet to a point; thence North 39 degrees 05 minutes 58 seconds East, 162.92feet to a point; thence North 04 degrees 17 minutes 12 seconds East, 339.69 feet back to the Point of Beginning.

This tract contains 3.11 Acres as per survey prepared by Land Surveying, LLC dated 6-08-2023 being Survey No. 21269.

TANTELA RANCH

39

STRATTON

NORTHEAST

8

T6 - R10E

A-1



HARD

38

JONES

RIVER BEND

PUD

SAW GRASS

ARC

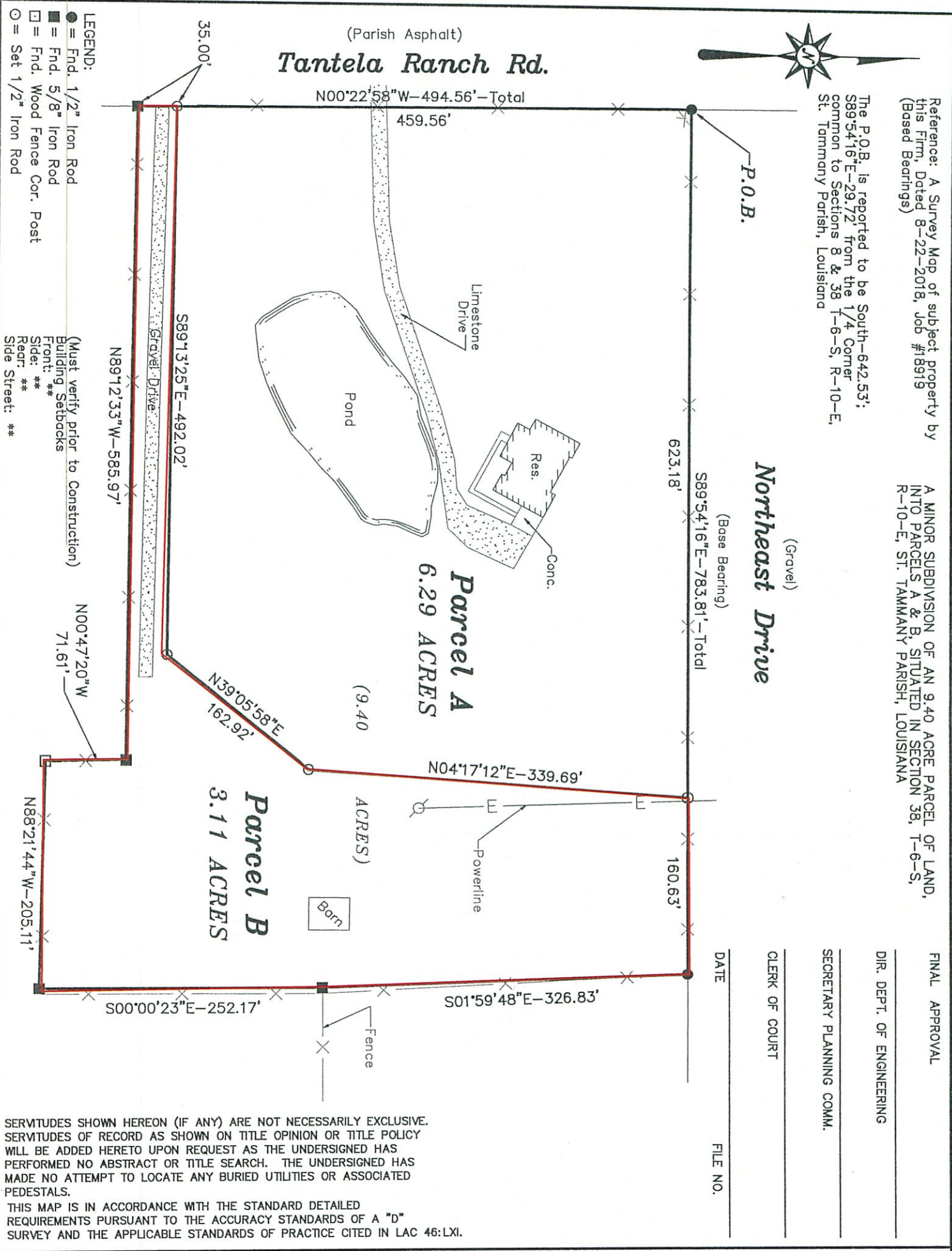
17



Reference: A Survey Map of subject property by this Firm, Dated 8-22-2018, Job #18919 (Based Bearings)

The P.O.B. is reported to be South-642.53'; S89°54'16"E-29.72' from the 1/4 Corner common to Sections 8 & 38 T-6-S, R-10-E, St. Tammany Parish, Louisiana

A MINOR SUBDIVISION OF AN 9.40 ACRE PARCEL OF LAND, INTO PARCELS A & B, SITUATED IN SECTION 38, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA



| | | |
|---------------------------|------|----------|
| FINAL APPROVAL | DATE | FILE NO. |
| DIR. DEPT. OF ENGINEERING | | |
| SECRETARY PLANNING COMM. | | |
| CLERK OF COURT | | |

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 "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR **MIKE & ROBIN PRATT**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 38, T-6-S, R-10-E, ST. TAMMANY PARISH, LA.

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.

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STATE OF LOUISIANA
 Bruce M. Butler, III
 License No. 4894
 PROFESSIONAL LAND SURVEYOR
 CERTIFIED CORRECT

Ron Butler 6-9-2023

BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

Administrative Comment

November 2, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3496-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 Tantela Ranch Road, south of Northeast Drive, Covington;
S38, T6S, R10E; Ward 1, District 3 **Council District:** 3

Petitioner: Jeffrey Schoen **Posted:** September 19, 2023

Owner: Michael and Robin Pratt **Commission Hearing:** October 10, 2023

Size: 3.11 acres **Determination:** Approved



Current Zoning

A-1 Suburban District

Requested Zoning

A-1A Suburban District

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone A4
Preliminary Flood Zone AE

Critical Drainage: Yes

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 Tantela Ranch Road, south of Northeast Drive, 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 |

2. The subject property is a part of a larger parcel that is 9.40 acres in size. The parcel includes a single-family residence, an accessory barn and a pond. The applicant's intent is to apply for a minor subdivision to create two parcels of this 9.40-acre piece that are 6.29 acres on which the house and pond sit, and 3.11 acres in size where the barn is currently situated. As the subject property does not contain a RO Rural Overlay designation, the proposed 3.11-acre parcel would be considered legal non-conforming.

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Compatibility or Suitability with Adjacent Area

3. 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 |

4. The existing A-1 Suburban District calls for a minimum 5-acre parcel size with an allowable density of 1 unit per every 5 acres and minimum parcel width of 300ft. The requested A-1A Suburban District requires a minimum of 3 acres and a minimum parcel width of 200ft.

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 (Parcel size of 5 acres or greater with 300ft width) | 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 (Parcel size of 3 acres or greater with width of 200ft) | 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. |

6. If approved, the applicant intends to apply for a minor subdivision of their 9.40-acre parcel into parcels A (6.29 acres) and B (3.11 acres), with the subject property being Parcel B.

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.

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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.

