

EXHIBIT "A"

2025-4136-ZC

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 15, Township 7 South, Range 11 East, and more fully described as follows:

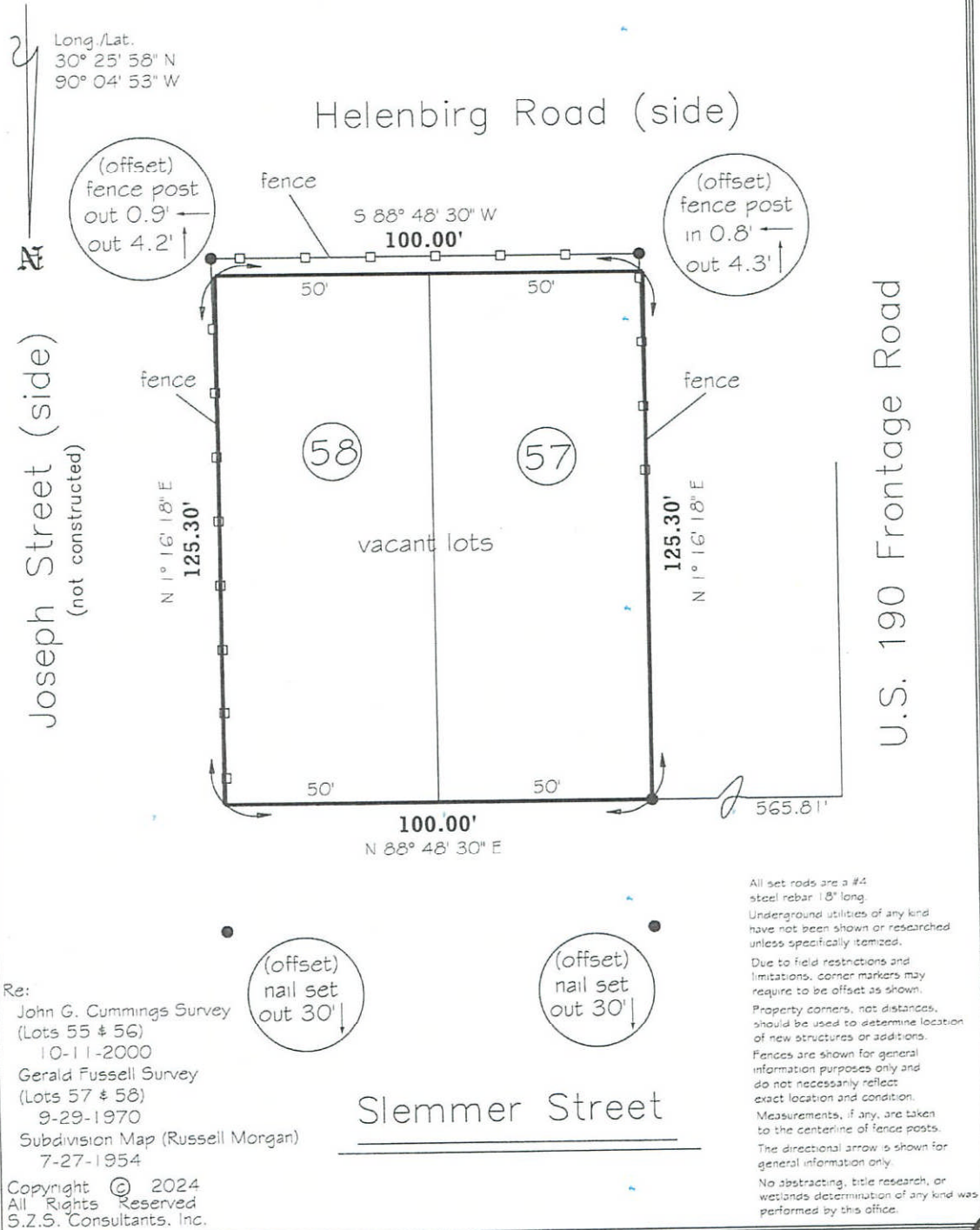
Being Lots Nos. 57 and 58 of the Subdivision known as Nidda Subdivision, and according to a survey made by Russell P. Morgan, Deputy Parish Surveyor of St. Tammany Parish, in October 1954. and approved by the Police Jury of St Tammany Parish on October 7, 1954. which plat is on file in the office of the Clerk of Court of St. Tammany Parish, Louisiana, in Plat Book No. 3. page 47.

Said Lots 57 and 58 each have a front of 50 feet on Slemmer Road by a depth between equal and parallel lines of 125.3 feet and each measure 50 feet in width in the rear on the South side. All as more specifically shown on plat of survey by Gerald Fussell, Land Engineering Services, Inc., dated September 29, 1975, bearing his Number 75-4631.

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Lots 57 & 58,
Niddia Subdivision,
Section 15, T-7-S, R-11-E,
St. Tammany Parish, La.

I certify that this plat represents an actual
ground survey made by us under my
supervision & conforms to the
requirements for the Standards of
Practice for Property Boundary Surveys
as found in La. Administrative Code TITLE
46:LXI Chapter 29 for a Class "C" survey.



Re:
John G. Cummings Survey
(Lots 55 & 56)
10-11-2000
Gerald Fussell Survey
(Lots 57 & 58)
9-29-1970
Subdivision Map (Russell Morgan)
7-27-1954
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S.Z.S. Consultants, Inc.

Slemmer Street

All set rods are a #4
steel rebar 18" long.
Underground utilities of any kind
have not been shown or researched
unless specifically itemized.
Due to field restrictions and
limitations, corner markers may
require to be offset as shown.
Property corners, not distances,
should be used to determine location
of new structures or additions.
Fences are shown for general
information purposes only and
do not necessarily reflect
exact location and condition.
Measurements, if any, are taken
to the centerline of fence posts.
The directional arrow is shown for
general information only.
No abstracting, title research, or
wetlands determination of any kind was
performed by this office.

BOUNDARY SURVEY
Made at the request of
Jay Kahn

S.Z.S. CONSULTANTS, INC.
4421 CONLIN STREET SUITE 202
METAIRIE, LA. 70006
PH. (504) 561-5724 FAX (504) 561-5726
ENGINEERS - ENVIRONMENTALISTS - SURVEYORS

DRAWN: SJB
SCALE: 1" = 30'
DATE: 7-23-2024
JOB NO.: 14415





Administrative Comment

May 1, 2025

Department of Planning & Development



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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 south side of Slemmer Road, east of US Highway 190 Service Road, Covington, being Lots 57 and 58, Niddia Subdivision; S15, T7S, R11E Ward 3, District 5
Council District: 5

Petitioner: Felicity Kahn **Posted:** March 18, 2025
Owner: Tregaux Properties, LLC - Felicity Kahn **Commission Hearing:** April 1, 2025
Size: .288 acres **Determination:** Approved



Current Zoning
NC-1 Neighborhood Office District
Requested Zoning
TF Two-Family Residential District
Future Land Use
Residential: Medium-Intensity
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 .288-acre property from NC-1 Neighborhood Office District to TF Two-Family Residential District. The property is located on the south side of Slemmer Road, east of US Highway 190 Service Road, Covington, being Lots 57 and 58, Niddia Subdivision.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	NC-1 Neighborhood Office District

Site and Structure Provisions

3. The subject property currently undeveloped.

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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Slemmer Road)	Residential	NC-1 Neighborhood Office District
South	Auto Dealership	HC-3 Highway Commercial District
East	Residential	NC-1 Neighborhood Office District
West	Duplex	NC-1 Neighborhood Office District

5. The subject site abuts NC-1 Neighborhood Office District to the north, east, and west which respectively are occupied by a single-family dwelling and a duplex (two-family dwelling). To the south is the Bill Hood Chevrolet automobile dealership that is zoned HC-3 Highway Commercial District.
6. The purpose of the existing NC-1 Neighborhood Office District is to provide for the location of some small professional offices near residential developments in order to provide neighborhood-scale services to residents with minimal impact on residential development in the area. The minimum lot size within the NC-1 District is 20,000sqft with a maximum building size of 5,000sqft.
7. The Niddia Subdivision is a previously platted subdivision, and, as such, the lots within the area are considered to be lots of record that do not conform to the minimum buildable lot of record lot width of 50' per Section 500-2(A)(2).
8. The purpose of the requested TF Two Family Residential District is to provide a greater density of residential uses by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts. Permitted activities are limited to residential dwellings of one or two units and central utility uses.
9. The minimum lot size for a single-family dwelling in the Two-Family District is 7,500 sq. ft. The minimum lot size for a two-family dwelling is 10,800 sq. ft. The petitioned property consists of two legal lots of record measuring 50'x125.3'. The total area of the combined lots is 12,530 sq. ft, which exceeds the lot size requirement for a two-family dwelling by 1,730 sq. ft. However, the petitioner could construct the duplex to have one unit on each lot that is split down the middle by the center property line.
10. If approved, the applicant could apply for a building permit to build one duplex (two units) on-site or combine both lots through the minor resubdivision process to create one larger lot of record and construct one duplex that is not split by a common property line.
11. Per the utility requirements listed under the TF Two Family Residential District in the Unified Development Code Sec 400-2.3(A)(d), all uses, residential and nonresidential must be provided with central sewerage and central water systems in accordance with minimum standards established in the Unified Development Code. The subject property does not have access to central water and does not have the ability to connect to any central sewer. As such, the applicant will need to obtain a waiver from the Department of Environmental Services prior to obtaining any building permits to construct a two-family residence on-site.

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

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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.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.1: Our land use, land development, and land redevelopment decision-making, policies, and processes will be fair, transparent, and accessible to all Parish stake holders.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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.

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