

EXHIBIT "A"

2025-4155-ZC

A parcel of land located in Section 34, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner common to Sections 33 & 34, in said township and range, Thence South 89 degrees 34 minutes 11 seconds East 1051.20 feet to a point, thence North 23 degrees 45 minutes 08 seconds West 1362.80 feet to a ½ inch iron rod found on the West Side of Louisiana Highway Number 1077, Thence North 23 degrees 37 minutes 10 seconds West 88.45 feet along the west side of said highway to the POINT OF BEGINNING,
Thence North 89 degrees 55 minutes 56 seconds West 307.73 feet to a point,
Thence North 00 degrees 05 minutes 25 seconds East 214.78 feet to a point,
Thence South 89 degrees 57 minutes East 213.39 feet to a ½ inch iron rod found on the West Side of Louisiana Highway Number 1077, Thence South 23 degrees 37 minutes 10 seconds East 234.61 feet along the west side of said highway to the POINT OF BEGINNING, containing 1.285 Acres.



BAHAM RD

R-1

L-1

GAYLE RD

L-1

L-1

R-1

L-1

L-2

PUD

WELLS

R-1

JOINER WYMER RD

L-2

L-2

L-2

May 1, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4155-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 LA Highway 1077, north of Wells Road, south of Gayle Road, Covington; S33 & 34, T6S, R10E; Ward 1, District 3

Council District: 3

Petitioner: Michael & Shelly Bock

Posted: March 18, 2025

Owner: Michael & Shelly Bock

Commission Hearing: April 1, 2025

Size: 1.285 acres

Determination: Approved

Current Zoning

R-1 Rural Residential District

Requested Zoning

L-1 Large Lot Residential District

Future Land Use

Residential: Medium-Intensity

Mixed-Use

Flood Zone

Effective Flood Zone A

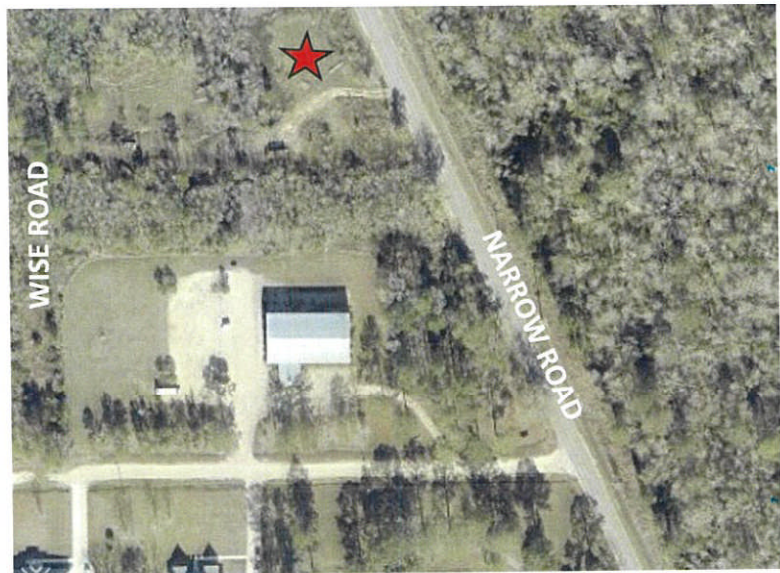
Preliminary Flood Zone X

Critical Drainage:

No

Elevation Requirements:

Effective BFE 28', Preliminary N/A



FINDINGS

1. The applicant is requesting to rezone 1.285-acre parcel from R-1 Rural Residential District to L-1 Large Lot Residential District. The property is located west side of LA Highway 1077, north of Wells Road, south of Gayle Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	R-1Rural Residential District

Site and Structure Provisions

3. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Zoning Meeting
April 1, 2025

Department of Planning and Development
St Tammany Parish, Louisiana

2025-4155-ZC

Administrative Comment

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4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 Rural Residential District
South	Residential	R-1 Rural Residential District
East (across Highway 1077)	Residential	Creekstone Oaks - PUD Planned Unit Development
West	Residential	L-1 Large Lot Residential District

5. The subject property abuts parcels zoned R-1 Rural Residential District to the north and south. To the east, across Highway 1077 is an undeveloped tract zoned PUD Planned Unit Development. Adjacent to the parcel to the west is an undeveloped portion of the subject property which is zoned L-1 Large Lot Residential District
6. The purpose of the existing R-1 Rural Residential District is to provide single-family residential dwellings in a setting of low to moderate urban density. The minimum lot size for the R-1 Rural Residential District is 5 acres with a minimum lot width of 300’.
7. The purpose of the requested L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lot which are served by central utility systems and other urban services. The minimum lot size for the L-1 Large Lot Residential District is 1 acre with a minimum lot width of 150’.
8. If approved, the property will have a single zoning classification that will enable the owner to apply for a minor subdivision.

Additional Development Information

9. Per the Department of Engineering, the following requirements would be applicable to any future development on this site:
- a. No structures within 20’ from top of bank (each side) of the parish lateral along Hwy 1077. If they plan on crossing the parish lateral, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

Consistency with New Directions 2040

Residential: Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

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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.

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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