

EXHIBIT "A"

2025-4124-ZC

Located in Section 35 Township 5 South Range 11 East, St. Tammany Parish, Louisiana.

From the $\frac{1}{4}$ Section Corner common to Section 2 Township 6 South Range 11 East and Section 35 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run North 02 degrees 00 minutes 00 seconds West, 8.0 feet; thence West, 330.0 feet; thence South 89 degrees 57 minutes 36 seconds West, 209.13 feet to the Point of Beginning.

From the Point of Beginning run South 89 degrees 57 minutes 36 seconds West, 170.11 feet to a point; thence North 00 degrees 45 minutes 00 seconds West, 450.36 feet to a point; thence North 89 degrees 41 minutes 57 seconds East, 207.80 feet to a point; thence North 00 degrees 49 minutes 36 seconds West, 209.63 feet to a point; thence North 89 thence South 89 degrees 42 minutes 39 seconds West, 157.01 feet to the Point of Beginning.

From the Point of Beginning run South 00 degrees 47 minutes 11 seconds East, 209.63 feet to a point; thence South 89 degrees 42 minutes 39 seconds West, 207.80 feet to a point; thence North 00 degrees 47 minutes 11 seconds West, 209.63 feet to a point; thence North 89 degrees 42 minutes 39 seconds East, 207.80 feet back to the Point of Beginning.

This tract contains 1.0 acre.

Said tract having boundaries and dimensions as more fully shown on that plat of survey by Jeron R. Fitzmorris, Registered Land Surveyor, dated May 8, 1996, Job No. 7205, a copy of which is attached hereto and made a part hereof.

Being a portion of the same property acquired by Ronald Galloway from John J. Fuxan and Wanda Garrett Fuxan by Act of Sale passed before Ronald G. Hand, Notary Public, dated April 9, 1976, registered in COB 783, folio 186, Parish of St. Tammany.

AND

A CERTAIN TRACT OF LAND together with all the improvements thereon and all of the appurtenances, rights, ways and advantages thereunto appertaining, located in Section 35 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana.

From the $\frac{1}{4}$ Corner Common to Sections 35 and 2 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana nm North 02 degrees 00 minutes 53 seconds West, 8.0 feet to the Point of Beginning.

From the Point of Beginning run along the North right-of-way of Narrow Road West, 209.37 feet to a point; thence North 15 degrees 08 minutes 20 seconds East, 243.15 feet to a point; thence North 73 degrees 08 minutes 30 seconds East, 142.27 feet to a point; thence South 02 degrees 00 minutes 53 seconds East, 276.15 feet back to the Point of Beginning, all in accordance with a survey by Land Surveying, Inc., dated 5/6/96.

This tract contains 1.0 acre

AND

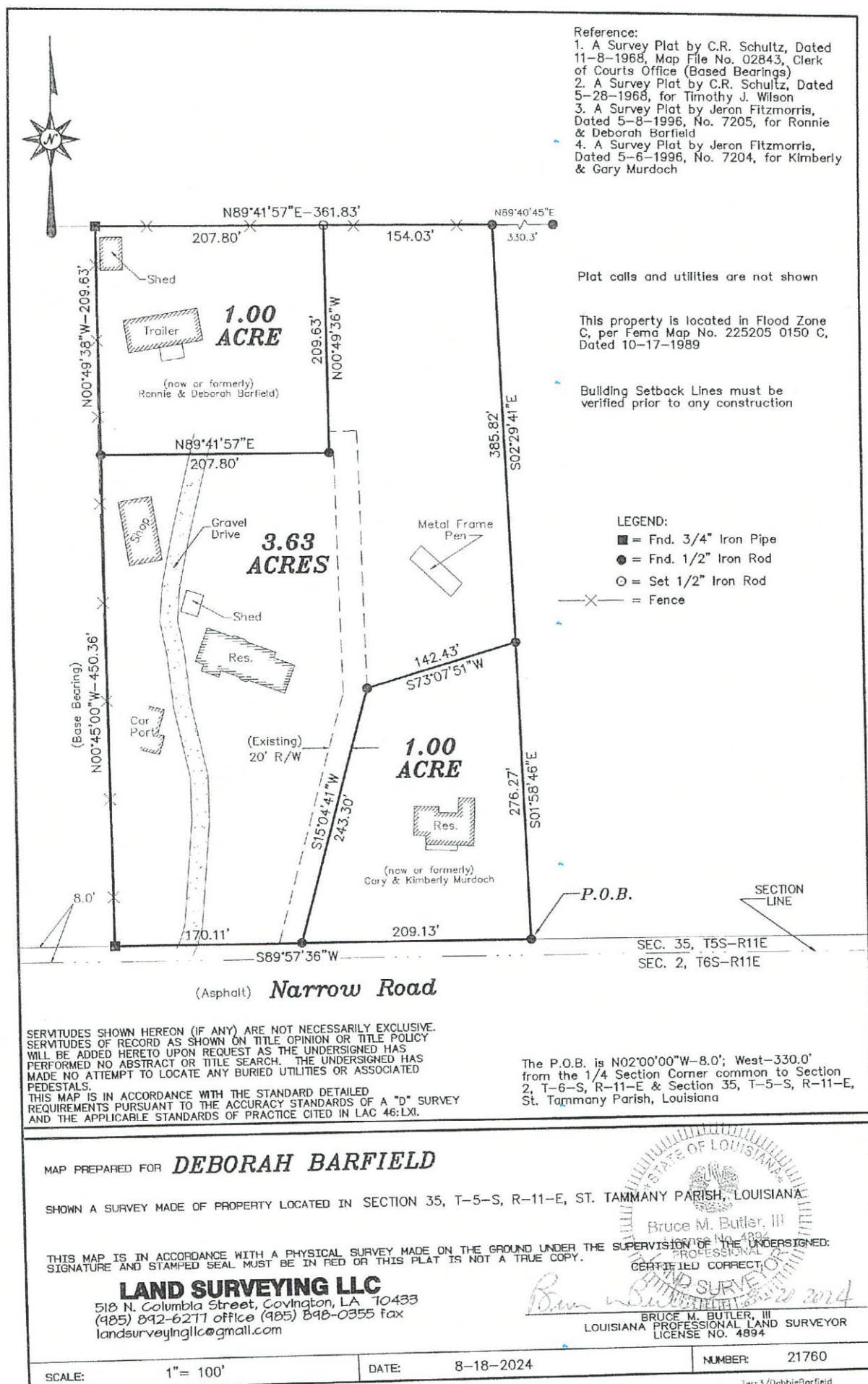
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From the Point of Beginning run South 89 degrees 57 minutes 36 seconds West, 170.11 feet to a point; thence North 00 degrees 45 minutes 00 seconds West, 450.36 feet to a point; thence North 89 degrees 41 minutes 57 seconds East, 207.80 feet to a point; thence North 00 degrees 49 minutes 36 seconds West, 209.63 feet to a point; thence North 89 degrees 41 minutes 57 seconds East, 154.03 feet to a point; thence South 02 degrees 29 41 seconds East, 385.82 feet to a point; thence South 73 degrees 07 minutes 51 seconds West, 142.43 feet to a point; thence South 15 degrees 04 minutes 41 seconds West, 243.30 feet back to the Point of Beginning.

This tract contains 3.63 Acres as per survey prepared by Land Surveying, LLC dated 8-18-2024 Survey No. 21760.

2024-4124-ZC





Administrative Comment

May 1, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4124-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 Narrow Road, east of St. Joseph Road, Covington; S35, T5S, R11E; Ward 2, District 2

Council District: 2

Petitioner: Deborah G. Barfield

Posted: March 18, 2025

Owner: Deborah G. Barfield and Kimberly Murdoch

Commission Hearing: April 1, 2025

Size: 5.63 acres

Determination: Approved

Current Zoning

R-2 Rural Residential District

Requested Zoning

L-1 Large Lot Residential District

Future Land Use

Residential: Low-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 5.63-acre parcel from R-2 Rural Residential District to L-1 Large Lot Residential District. The parcel is located on the north side of Narrow Road, east of LA Highway 437/Lee Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	R-2 Rural Residential District

Site and Structure Provisions

3. The subject property consists of 5.63 acres, including two 1-acre parcels and a 3.63-acre parcel.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-2 Rural Residential District
South (across Narrow Road)	Residential	R-2 Rural Residential District
East	Residential	R-2 Rural Residential District
West	Residential	R-2 Rural Residential District

Zoning Meeting
April 1, 2025

Department of Planning and Development
St Tammany Parish, Louisiana

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5. The subject property abuts property which is zoned R-2 Rural Residential District zoning on all sides.
6. The purpose of the existing R-2 Rural Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The minimum lot size for the R-2 Rural Residential District is 3 acres with a minimum lot width of 200'.
7. The purpose of the requested L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots 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 applicant may apply for a minor subdivision to create five one-acre parcels.

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.

The proposed zoning change is not 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 ecologically areas will be preserved.

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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