

EXHIBIT “A”

2022-2821-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 6, Township 8 South, Range 12 East, Parish of St. Tammany, State of Louisiana, all as more fully shown on the Minor Subdivision Map by Land Surveying, LLC, dated September 29, 2014, and being Map File Number: 5313D of the official records of the Clerk of Court for St. Tammany Parish, Louisiana, and being designated as PARCEL B-3.

The improvements thereon bear the Municipal Number: 1298 Highway 1088, Mandeville, Louisiana 70448.

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 6, Township 8 South, Range 12 East, Parish of St. Tammany, State of Louisiana, all as more fully shown on the Minor Subdivision Map by Land Surveying, LLC, dated September 29, 2014, and being Map File Number: 5313D of the official records of the Clerk of Court for St. Tammany Parish, Louisiana, and being designated as PARCEL B-2.

The improvements thereon bear the Municipal Number: 1300 Highway 1088, Mandeville, Louisiana 70448.

CASE NUMBER: 2022-2821-ZC

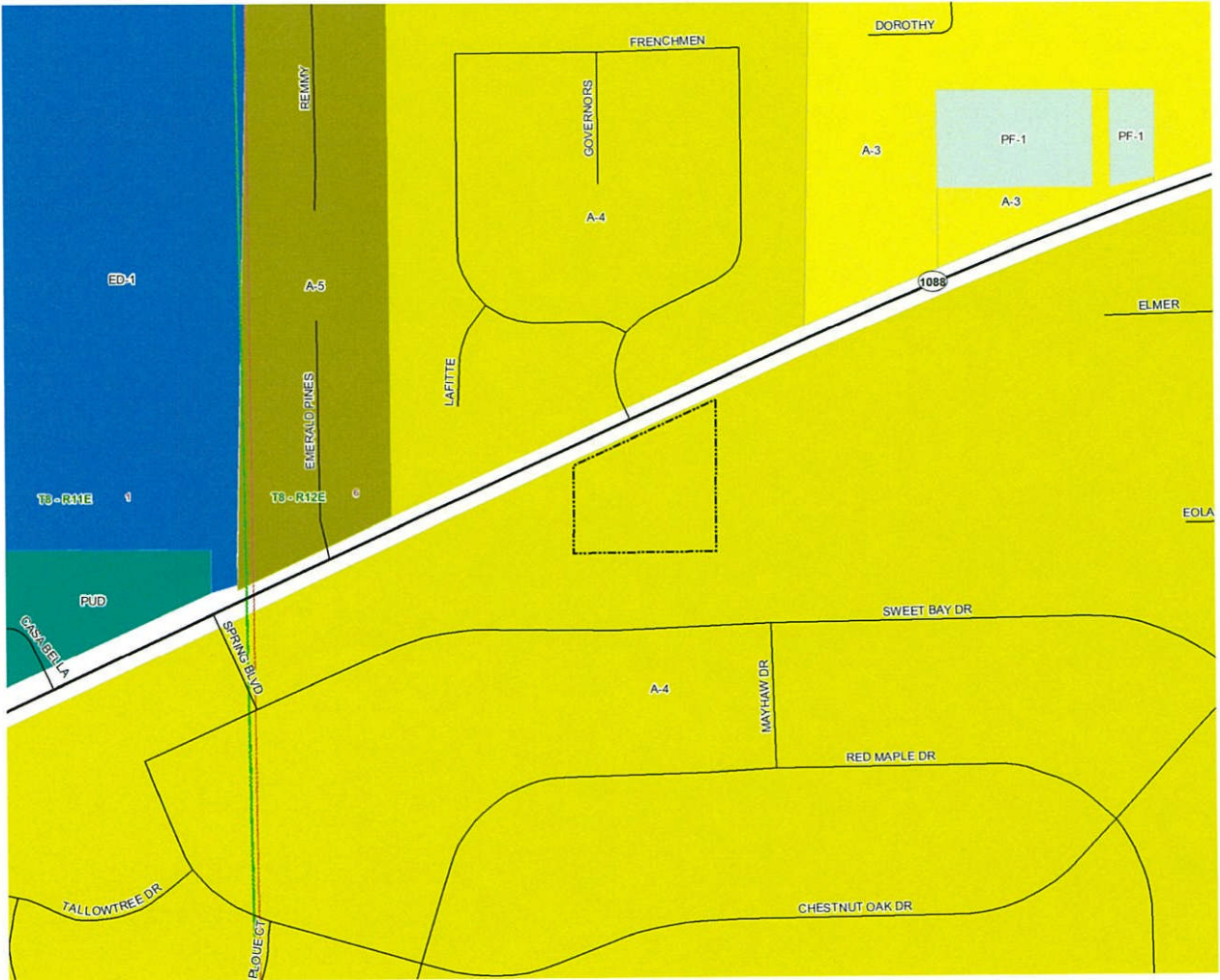
PETITIONER: Kenneth Moore

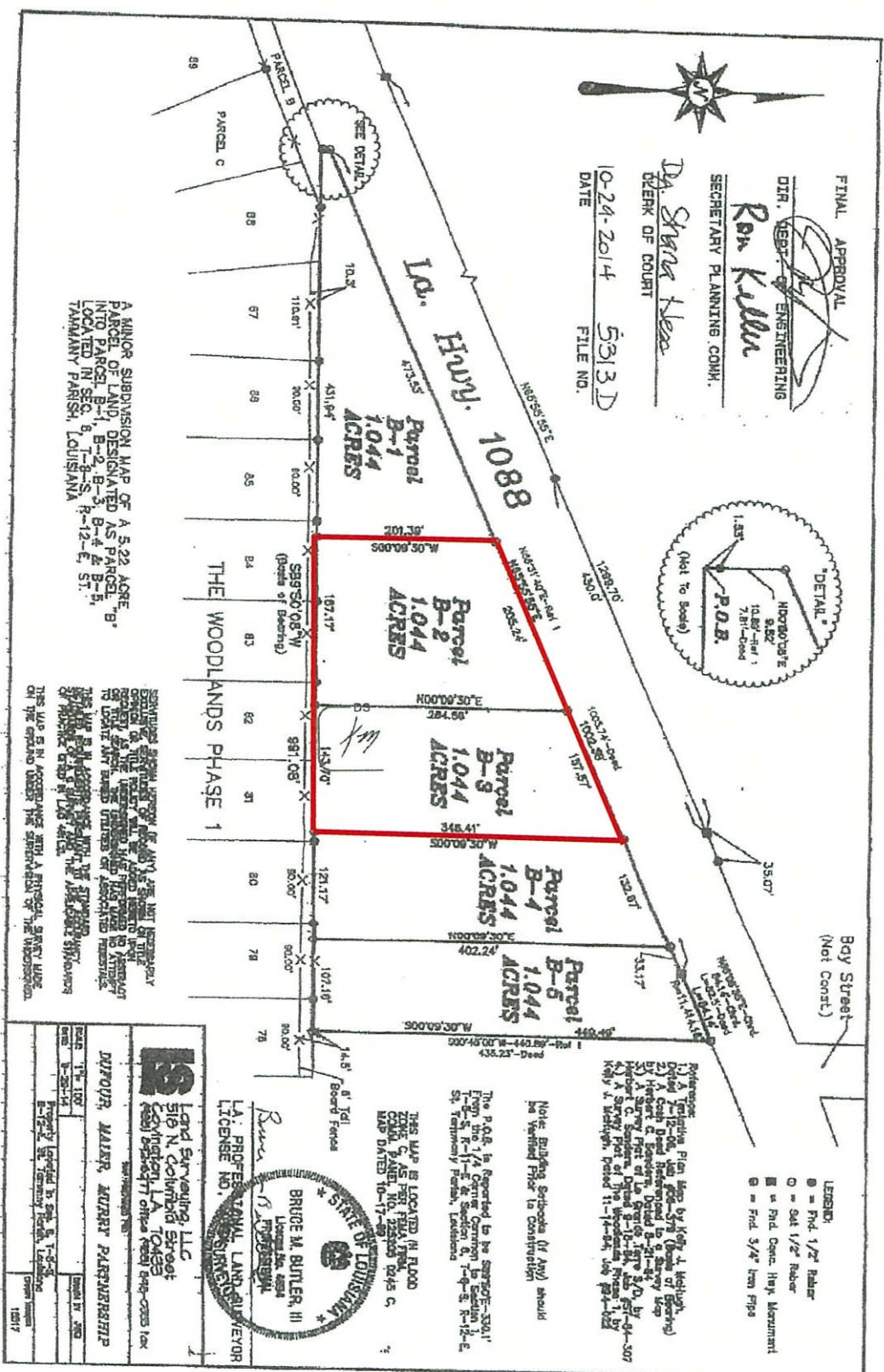
OWNER: ST. TAMMANY PARISH FIRE PROTECTION DISTRICT #4 – Kenneth Moore

REQUESTED CHANGE: A-4 (Single-Family Residential District) to PF-1 (Public Facilities District)

LOCATION: Parcel located on the south side of LA Highway 1088, west of Soult Street, and east of Emerald Pines Court; Mandeville; S6S, T8S, R12E, Ward 4, District 5

SIZE: 2.088 acres





LAFITTE CT

FRENCHMEN DR

A-4

1088

T8 - R12E
6

A-4

SWEET BAY DR

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 25, 2022
Case No.: 2022-2821-ZC
Posted: May 9, 2022

Meeting Date: June 7, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Kenneth Moore

OWNER: ST. TAMMANY PARISH FIRE PROTECTION DISTRICT #4 – Kenneth Moore

REQUESTED CHANGE: A-4 (Single-Family Residential District) to PF-1 (Public Facilities District)

LOCATION: Parcel located on the south side of LA Highway 1088, west of Soutl Street, and east of Emerald Pines Court; Mandeville; S6S, T8S, R12E, Ward 4, District 5

SIZE: 2.088 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Undeveloped	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single Family Residential District to PF-1 Public Facilities District. The site is located on the south side of LA Highway 1088, west of Soutl Street, and East of Emerald Pines Court, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject property is adjacent to properties zoned A-4 Single-Family Residential District on all sides and abuts an existing neighborhood to the south and north, an existing single-family residence to the west, and undeveloped property to the east. The purpose of the existing A-4 Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The purpose of the proposed PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public. A change in zoning will allow institutional uses along an existing State Highway adjacent to single-family residential uses.

The reason for the request is to develop a new fire station.