

EXHIBIT "A"

2022-2822-ZC

Lots Seven (7) and Eight (8) in Square Seventeen (17). Town of Lacombe, being bounded by Eighth, St, Louis and Orleans Streets and Lake Road (La. State Hwy. 434), said lots adjoin each other and measure each fifty feet (50*) front on Orleans Street, by a depth of one hundred fifty feet (150*) between equal and parallel lines. Being a portion of the property shown on plat of survey of Lots 6,7 and 8, Square 17, Town of Lacombe by J. V. Burkes III, registered Surveyor, dated March 31,1999, a copy of said plat attached to act registered in Instrument No. 1143842.

CASE NUMBER: 2022-2822-ZC

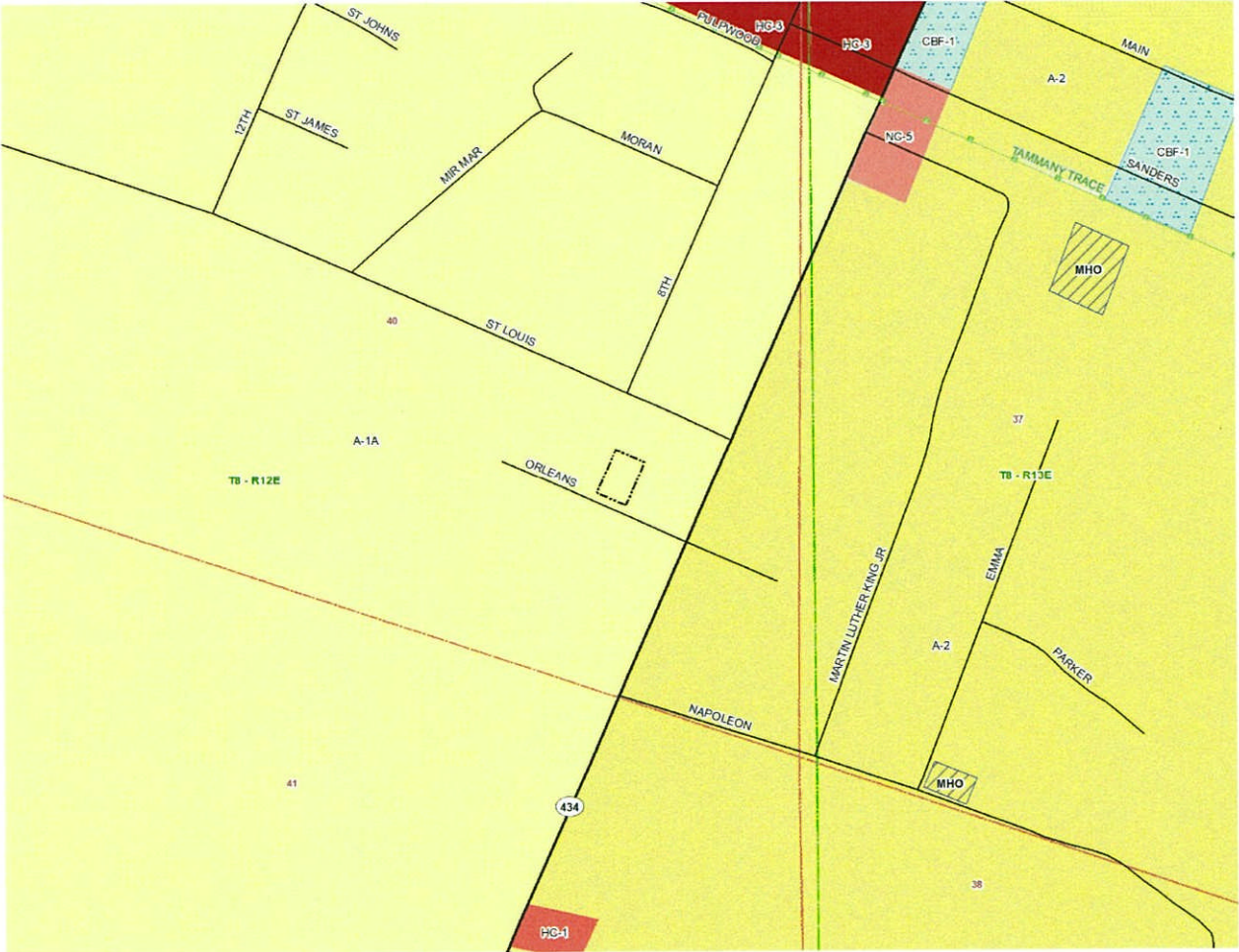
PETITIONER: Nikki Hutchinson

OWNER: Nikki Hutchinson

REQUESTED CHANGE: A-1A (Suburban District) to A-1A (Suburban District) and MHO (Manufactured Housing Overlay)

LOCATION: Parcel located on the north side of West Orleans Street, west of Lake Road, being lots 7 and 8, Square 17, Lacombe Park Subdivision; Lacombe; S40, T8S, R12E, Ward 7 District 7

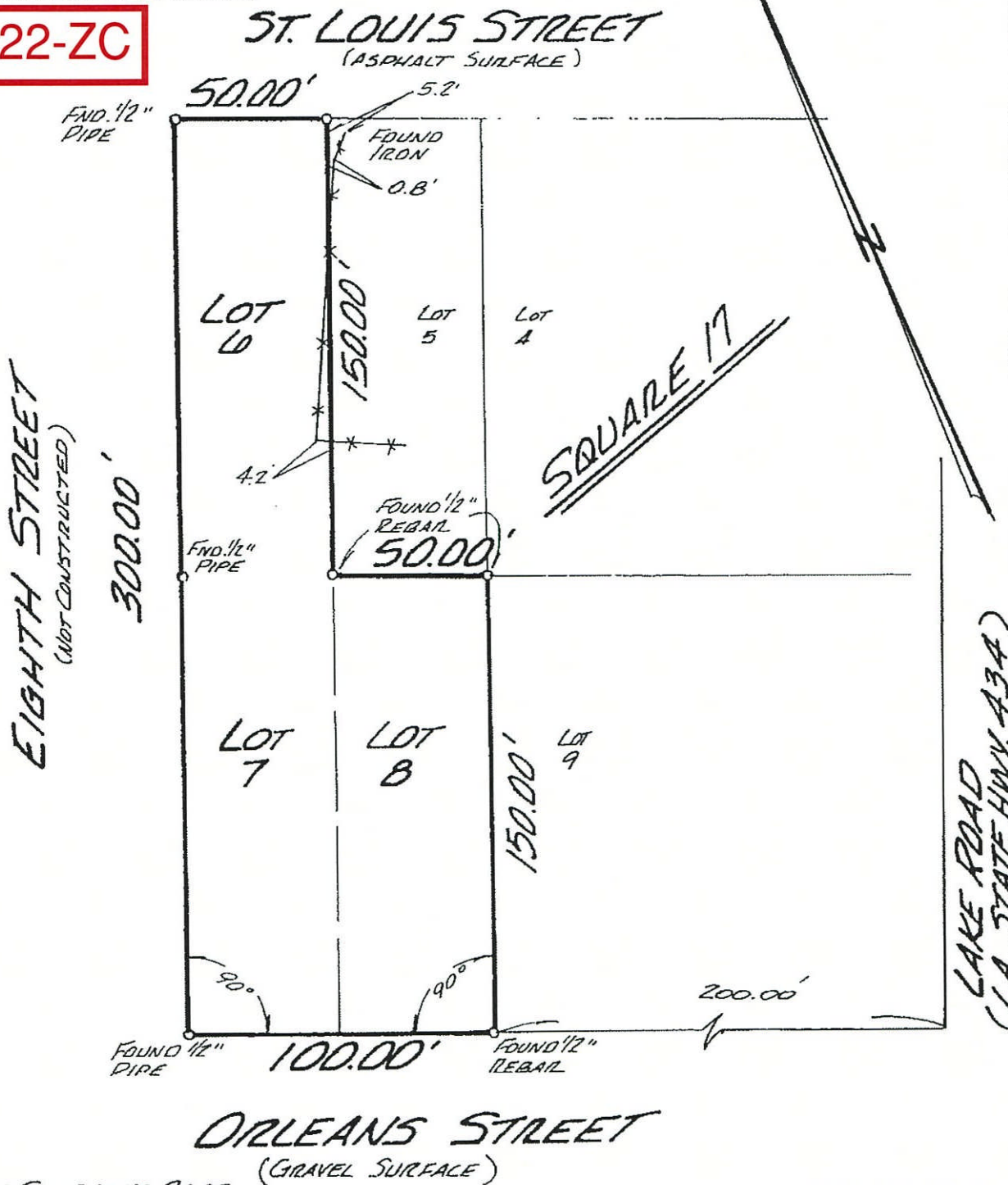
SIZE: .34 acres



I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.

2022-2822-ZC



NOTE: VERIFY SETBACKS PRIOR TO ANY CONSTRUCTION.

F.I.R.M. 225 205 0390 C
10-17-89
ZONE A-10 B.F.E. 10.0'

ADDRESS:

SURVEY No. 990760
DATE: 3-31-99

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504 • 649 • 0075

DRAWN BY: kp
SCALE: 1"=50'

REVISED:

SURVEY MAP OF: LOTS 6 7 & 8
SQUARE 17
LOCATED IN: TOWN OF LACOMBE
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: ISRAEL J. BATISTE SR.



SURVEYED BY:
J. V. Burkes
J.V. BURKES III
LA. REG. No 840



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 25, 2022
Case No.: 2022-2822-ZC
Posted: May 17, 2022

Meeting Date: June 7, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Nikki Hutchinson
OWNER: Nikki Hutchinson
REQUESTED CHANGE: A-1A (Suburban District) to A-1A (Suburban District) and MHO (Manufactured Housing Overlay)
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SIZE: .34 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish 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-1A Suburban District
South	Residential	A-1A Suburban District
East	Residential	A-1A Suburban District
West	Residential	A-1A Suburban 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-1A Suburban District to A-1A Suburban District and MHO Manufactured Housing Overlay. The site is located on the north side of West Orleans Street, west of Lake Road, being lots 7 and 8, Square 17, Lacombe Park Subdivision; Lacombe. 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 flanked on all sides by properties that are zoned A-1A Suburban District and is located within the Lacombe Park Subdivision. Based on the most current and available data (Google Earth, January, 2019), there are approximately 2-3 parcels that possess the MHO Manufactured Housing Overlay within the residential portions of the Lacombe Park Subdivision, as well as one on South 1st Street that is one block away from the subject property. The entirety of the Forest Glen subdivision further north contains a larger radius of MHO Manufactured Housing Overlay, where it encompasses a majority of the subdivision. Within the vicinity of the subject property, the number of mobile homes are as follows:

- 1. West Orleans St: Three of four existing homes along this street are mobile homes.
- 2. St. Louis Street: Three of five existing homes along this street are mobile homes.

*This information does not account for potential vacant structures.

A change in zoning will allow the applicant to apply for a building permit for the placement of a mobile home.