

EXHIBIT A

2024-4075-ZC

Located in Section 4 Township 5 South Range 10 East, St. Tammany Parish, Louisiana.

From the Corner common to Sections 33 & 34 Township 4 South Range 10 East and Sections 3 & 4 Township 5 South Range 10 East, St. Tammany Parish, Louisiana run South 02 degrees 01 minutes East, 744.13feet; thence South 88 degrees 24 minutes West, 455.5feet; thence South 22 degrees 55 minutes East, 314.0feet; thence South 30 degrees 49 minutes West, 149.2 feet; thence North 89 degrees 47 minutes West, 205.35feet to the Point of Beginning.

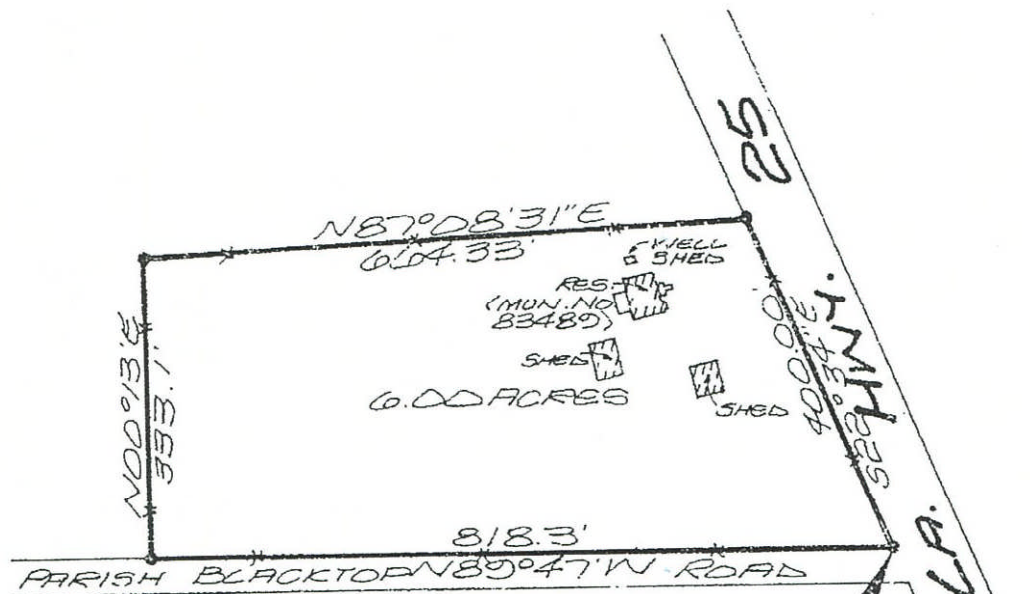
From the Point of Beginning continue North 89 degrees 47 minutes 00 seconds West, 112.33 feet to a point; thence North 00 degrees 13 minutes 00 seconds East, 193.90feet to a point; thence South 89 degrees 47 minutes 00 seconds East, 112.33 feet to a point; thence South 00 degrees 13 minutes 00 seconds West, 193.90feet back to the Point of Beginning.

This tract contains 0.50 Acres and was not based on a physical survey.

St. Tammany Clerk of Court - Inst#1253561

SHOWN HEREON (IF ANY) ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO
ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES
OR ASSOCIATED PEDESTALS.

THIS PROPERTY IS LOCATED IN FLOOD ZONE C AS PER FEMA
FIRM COMM. PANEL NO. 225205 0025B, MAP DATED
3-1-1984.



THIS POINT IS 502°01'E,
744.13'; 588°24'W, 455.5';
322°55'E, 314.0'; 530°40'W,
149.2' FROM THE CORNER
COMMON TO SECTIONS 33 & 34
T45, R10E AND SECTIONS 3 & 4
T55, R10E, ST. TAMMANY
PARISH, LOUISIANA



THIS MAP IS IN ACCORDANCE WITH THE MINIMUM
STANDARD DETAILED REQUIREMENTS PURSUANT
TO THE ACCURACY STANDARDS OF A D SURVEY
AND THE APPLICABLE STANDARDS OF
PRACTICE CITED IN LAC 46:1X1.

• 1/2" REBAR FOUND

MAP PREPARED FOR **MR. AND MRS. BRENT WEINSTEIN**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 4 Township 5 South,**

Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

CERTIFIED CORRECT

Jean R. Lefebvre

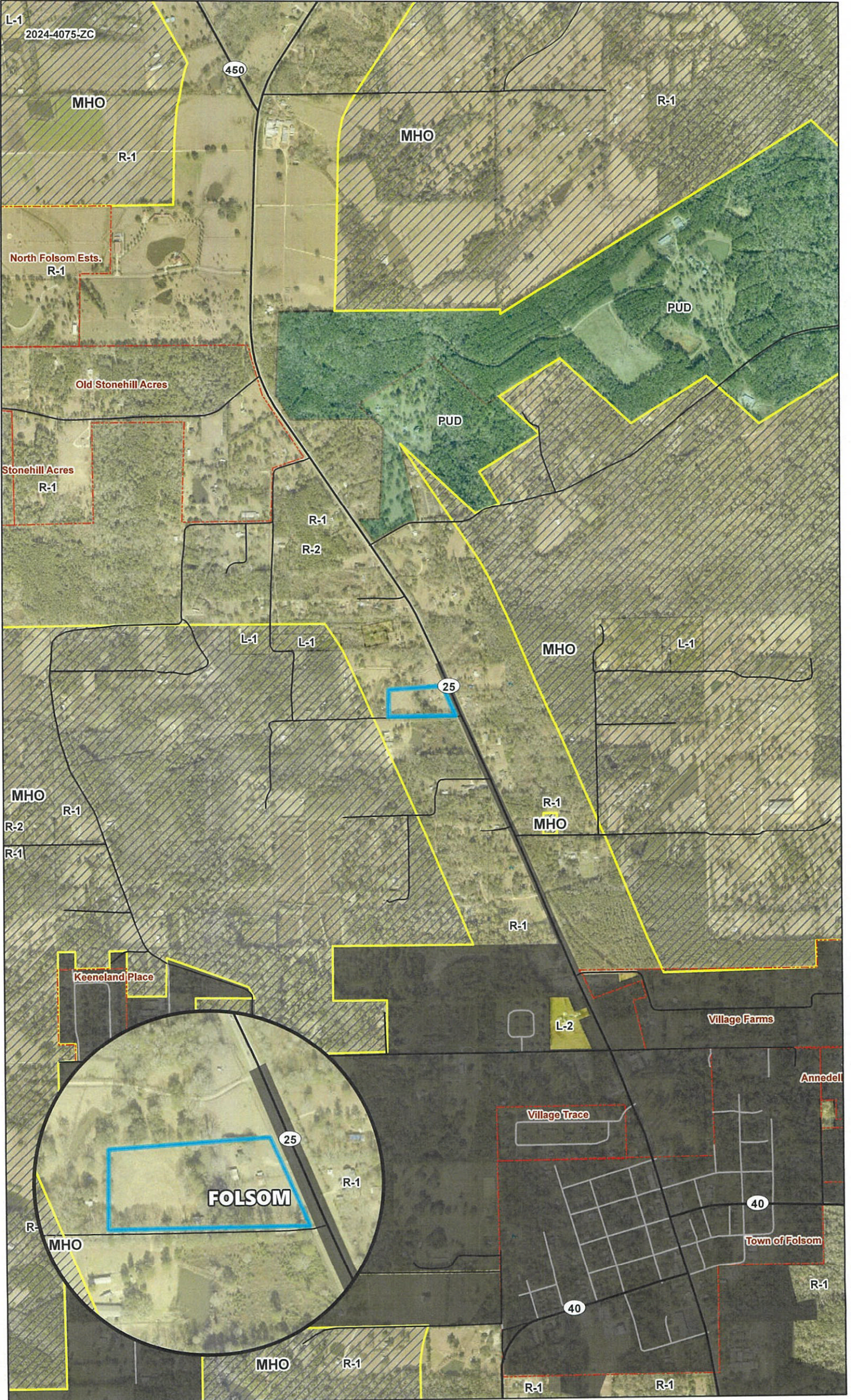
LOUISIANA REGISTERED LAND SURVEYOR

Scale 1" = 200'

Surveyed 12/18/2021

2024-4075-ZC





Administrative Comment

February 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4075-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 northwest corner of LA Highway 25 and Richardson Hill Road, Folsom; S4, T5S, R10E, Ward 2, District 3

Council District: 3

Petitioner: Ruth Weinstein

Posted: December 16, 2024

Owner: Brent and Ruth Weinstein

Commission Hearing: January 7, 2025

Size: .50 acres

Determination: Approved

Current Zoning

R-1 Rural Residential District

RO Rural Overlay

Requested Zoning

R-1 Rural Residential District

MHO Manufactured Housing Overlay

Rural Overlay

Future Land Use

Rural and Agricultural

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 .50-acre parcel from R-1 Rural Residential and RO Rural Overlay to R-1 Rural Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The property is located the northwest corner of LA Highway 25 and Richardson Hill Road, Folsom.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	R-1 Rural Residential

Site and Structure Provisions

3. The site is currently developed with a single-family dwelling.

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

5. Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 Rural Residential District and RO Rural Overlay
South	Residential	R-1 Rural Residential District and RO Rural Overlay
East	Residential	R-1 Rural Residential District and RO Rural Overlay
West	Residential	R-1 Rural Residential District and RO Rural Overlay

6. The subject site is flanked by residential property zoned R-1 Rural Residential District and RO Rural Overlay on all sides.
7. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities and requires a 5-acre parcel size minimum.
8. In addition, the R-1 Rural Residential District also allows for 1 dwelling unit on-site as well as one guest home that does not exceed 7.5% of the total area of the lot up to 2,500sqft.
9. If approved, the applicant could apply for a building permit to place one manufactured home as a guest house on-site in conjunction with the single-family dwelling.

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 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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