

EXHIBIT "A"

2024-3705-ZC

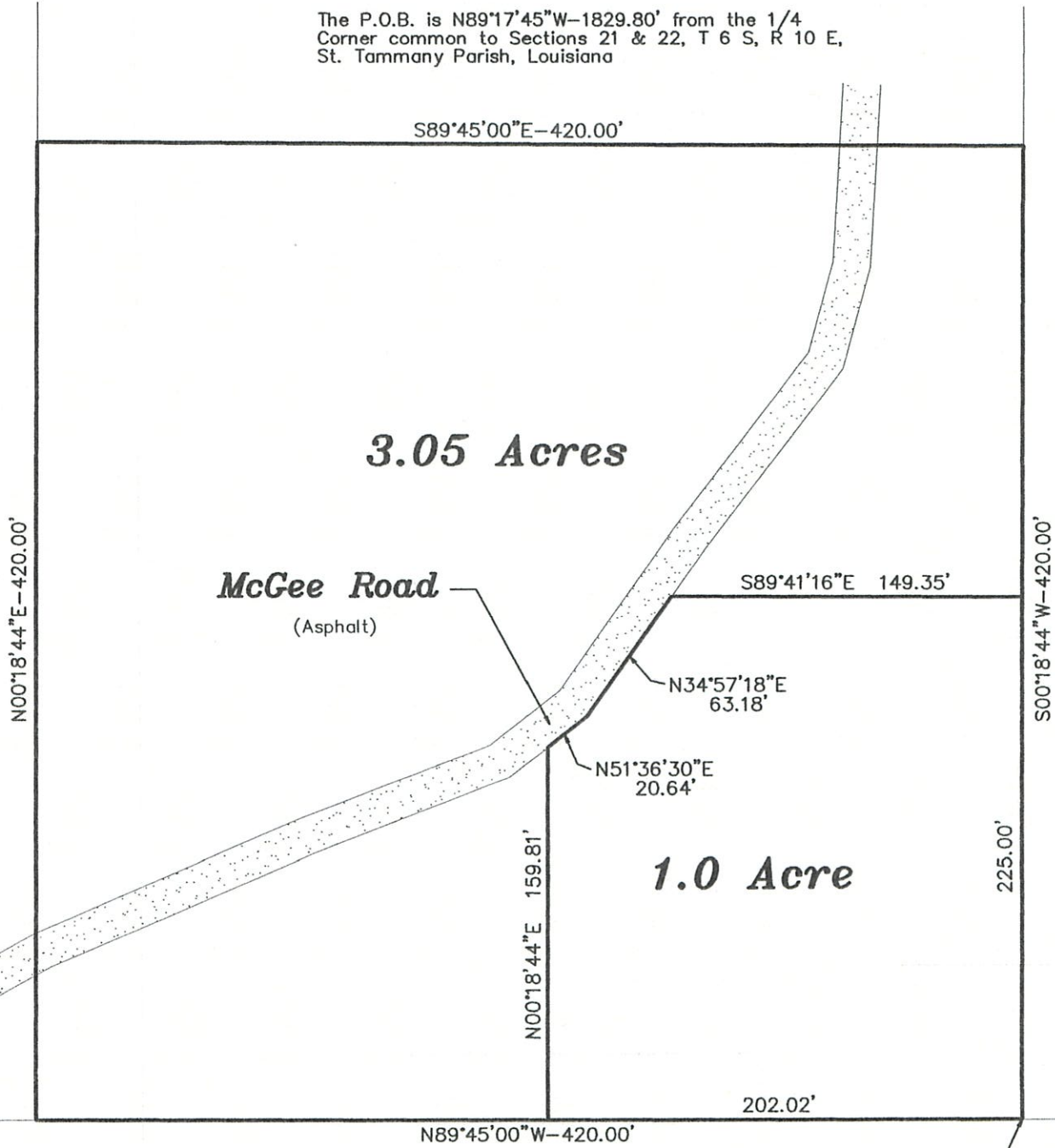
Located in Section 21 Township 6 South Range 10 East, St. Tammany Parish, Louisiana.
From the ¼ Corner common to Sections 21 & 22 Township 6 South Range 10 East, St. Tammany Parish, Louisiana run North 89 degrees 17 minutes 45 seconds West, 1829.80 feet to the Point of Beginning.
From the Point of Beginning run North 89 degrees 45 minutes 00 seconds West, 202.02 feet to a point; thence North 00 degrees 18 minutes 44 seconds East, 159.81 feet to a point; thence North 51 degrees 36 minutes 30 seconds East, 20.64 feet to a point; thence North 34 degrees 57 minutes 18 seconds East, 63.18 feet to a point; thence South 89 degrees 41 minutes 16 seconds East, 149.35 feet to a point; thence South 00 degrees 18 minutes 44 seconds West, 225.00 feet back to the Point of Beginning.
This tract contains 1. 0 Acre as per sketch map prepared by Land Surveying, LLC dated 7-28-2023 being Number 21337.

*THIS MAP IS FOR REZONING ONLY.

A Sketch Map of an 4.05 Acre Parcel of Land

Reference: A Survey Plat by Jeron Fitzmorris,
Dated 5-22-2006, No. 11887

The P.O.B. is N89°17'45"W-1829.80' from the 1/4
Corner common to Sections 21 & 22, T 6 S, R 10 E,
St. Tammany Parish, Louisiana



SERVITUDES 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 MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR **Mary Wright and
Monica White**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTION 21, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS NOT 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 LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com

STATE OF LOUISIANA

 Bruce M. Butler, III
 PROFESSIONAL LAND SURVEYOR
 CERTIFIED CORRECT
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

SCALE:

1" = 70'

DATE:

7-28-2023

NUMBER:

21337

Administrative Comment

April 4, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3705-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 southeast side of McGee Road, east of LA Highway 1077, Covington; S21, T6S, R10E; Ward 1, District 3

Council District: 3

Owner: Mary Wright

Posted: February 20, 2024

Petitioner: Monica Wright

Commission Hearing: March 5, 2024

Size: 1 acre

Determination: Approved



Current Zoning

A-1 (Suburban District)

Requested Zoning

A-2 (Suburban District)

MHO (Manufactured Housing Overlay)

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

Proposed BFE 37' + 1' Freeboard = 38' FFE

FINDINGS

1. The applicant is requesting to rezone the 1-acre parcel from A-1 (Suburban District) to A-2 (Suburban District) and MHO (Manufactured Housing Overlay). The property is located on the southeast side of McGee Road, east of LA Highway 1077, Covington.

Zoning History

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

Ordinance / Case #	Prior Classification	Amended Classification
88-060	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	A-1 Suburban District

Site and Structure Provisions

3. Per the petitioner's application the subject property is currently developed with a mobile home that is of legal non-conforming use. The property, in total, consists of 3.05 acres. As the subject property is zoned A-1 Suburban District which requires 5-acre parcel sizes, the property is deemed as a lot of record as it does not conform to the site provisions of the existing zoning.

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South (Across McGee Road)	Undeveloped	Providence Parks PUD Planned Unit Development
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

5. The subject property abuts residential uses on all sides zoned A-1 Suburban District with an undeveloped portion of the Providence Park PUD to the south.
6. Based on the most recent and available data from Google Earth, the number of manufactured homes from the corner of Wilkinson Street and McGee Road heading towards the subject property appears to be three.
7. The A-1 Suburban District calls for a minimum of 5-acre parcel sizes with a width of 300' as well as a density of 1 unit per every 5 acres. The requested A-2 Suburban District calls for a minimum 1-acre parcel sizes with a width of 150' as well as a density of 1 unit per every 1 acre.
8. If approved, the applicant could place one additional mobile home on the property.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

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 ecological areas will be preserved.

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