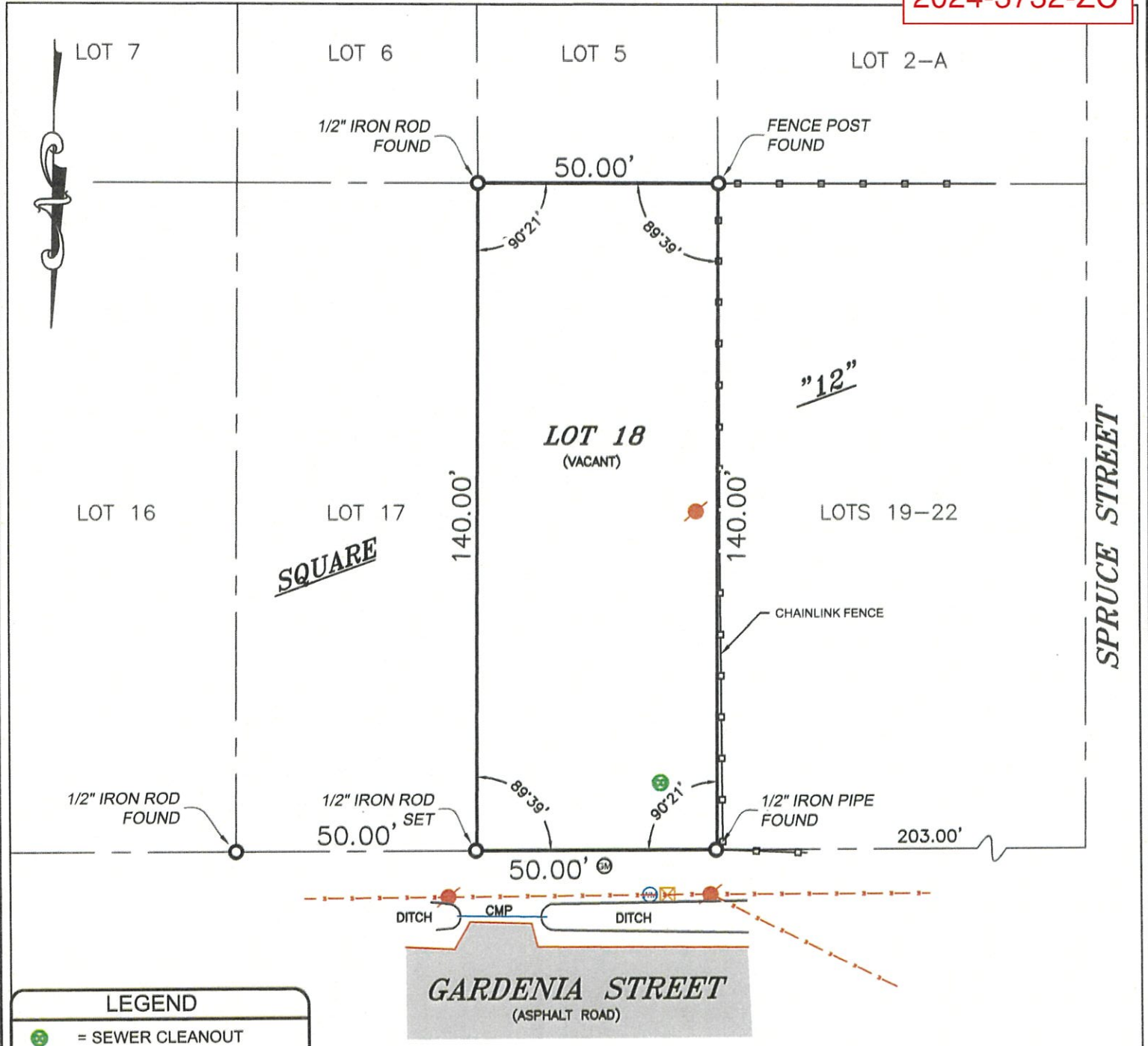


EXHIBIT A

2024-3732-ZC

Lot 18 Square 12 Abita Nursery Subdivision, Abita Springs, LA..



LEGEND	
	= SEWER CLEANOUT
	= GAS METER
	= POWER POLE
	= WATER METER
	= TELEPHONE PEDESTAL

COPYRIGHT © 2024
ALL RIGHTS RESERVED
LOWE ENGINEERS, LLC

BUILDING SETBACKS: REFERENCE SURVEY:
 FRONT: N/A A survey by John E. Bonneau & Associates, Inc. w/
 SIDE: N/A survey no. 2000 692-A dated 10/18/00, File no 1883.
 SIDE STREET: N/A BASIS FOR ANGLES:
 REAR: N/A The Reference Survey.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0235 C; Revised: OCTOBER 17, 1989

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS D SURVEY.

A SURVEY MAP OF
LOT 18, SQUARE 12, ABITA NURSERY SUBDIVISION
 situated in
 SECTION 36, T-6-S, R-11-E
 St. Tammany Parish, Louisiana
 for
GADREONA A. DUNNAWAY

Survey No. 24-140096 Drawn by: SPH Scale: 1" = 30'
 Date: MARCH 06, 2024 Revised:

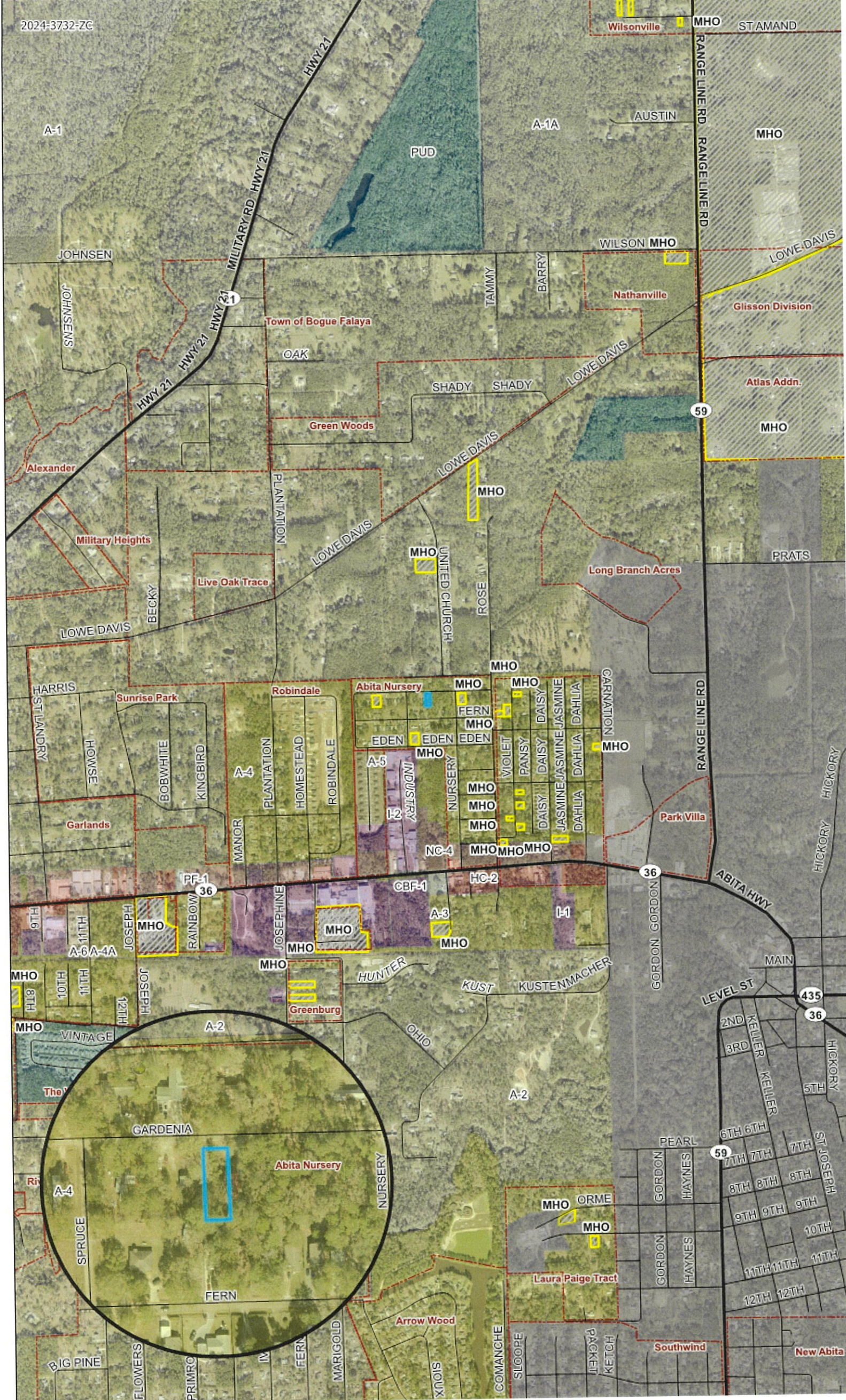
This Survey is Certified
True and Correct By

JOHNE BONNEAU
 LICENSE NO. 4423
 PROFESSIONAL
 LAND SURVEYOR

John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423



Professional Land Surveyors
 Planners and Consultants
 1011 NORTH CAUSEWAY BLVD., SUITE 34
 MANDEVILLE, LA 70471
 OFFICE NO. (985)845-1012
 FAX NO. (985)845-1778
 www.loweengineers.com
 e-mail: MandevilleTeam@loweengineers.com



Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3732-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 south side of Gardenia Street, east of Spruce Street, and west of Nursery Street, being Lot 18, Square 12, Abita Nursery Subdivision, Abita Springs; S36, T6S, R11E; Ward 3, District 2

Petitioner: Gadreona Dunnaway

Posted: March 12, 2024

Owner: Gadreona Dunnaway

Commission Hearing: April 2, 2024

Size: .16 acres

Determination: Approved

Current Zoning

A-4 Single-Family Residential District

Requested Zoning

A-4 Single-Family Residential District and MHO
Manufactured Housing Overlay

Future Land Use

Residential: Medium-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 .16 acres from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The property is located on the south side of Gardenia Street, east of Spruce Street, and west of Nursery Street, being Lot 18, Square 12, Abita Nursery Subdivision, Abita Springs.

Zoning History

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

Ordinance / Case #	Prior Classification	Amended Classification
10-2234	Unknown	A-4 Single-Family Residential District

FINDINGS

1. The petitioner is requesting to change the zoning classification from A-4 Suburban District to A-4 Suburban District and MHO Manufactured Housing Overlay. This property has a municipal address of 21198 Gardenia Street, Covington.

Zoning History

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

Ordinance	Prior Classification	Zoning Classification
10-2234 – Comprehensive Rezoning	Unknown	A-4 Single-Family Residential District

Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3732-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Site and Structure Provisions

3. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

5. There are various parcels within West Abita Springs Subdivision and the adjacent Abita Nursery Subdivision that have received the MHO Manufactured Housing Overlay zoning classification approval over the years. The following properties that have been granted approval for the overlay within the vicinity of the subject property are as follows:

Table 3: Nearby Rezoning Cases

Lot & Subdivision	Request	Ordinance
Lots 19 & 20 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 16-3522
Lot 16A (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 18-3870
Lots 28, 30, 32, 34, 36 & 38 (West Abita Springs Subdivision, adjacent to subject property)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 19-4076
Lots 16, 18 & 20 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4205
Lots 1, 2, 3, 4, 5 & 6 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4349
Lots 1, 2, 3, 4, 5, 6, 7 & 8 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4632
Lots 33, 35 & 37 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-4771
Lots 15 and 17 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5050
Lots 1 and 2 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5082
Lots 34 and 36 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 23-5178

6. If the request for the MHO Manufactured Housing Overlay is approved, the applicant could apply for a building permit to place a manufactured home on the property.

Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3732-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

