

Exhibit "A"

2024-3911-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, in Lot 2, Section 38, Township 8 South, Range 12 East, being more fully described as follows, to-wit:

From the southwest corner of said lot, section, Township and Range go South 70 degrees, 05 minutes East 1128.6 feet to a point; thence North 21 degrees, 00 minutes East 626.4 feet to a point; thence South 70 degrees, 05 minutes East 625.68 feet to a point; thence North 36 degrees, 15 minutes East 625.7 feet to a point; thence South 51 degrees, 30 minutes East 973.0 feet to the point of beginning.

Thence along Southerly Right-of-Way line of Pontchartrain Avenue South 51 degrees, 43 minutes, 35 seconds East 108.33 feet to a point; thence South 22 degrees, 30 minutes West 197.7 feet to a point; thence North 70 degrees West 104.35 feet to a point; thence North 22 degrees, 30 minutes East 231.7 feet to the Point of Beginning.

Said property is subject to a 20-foot access easement located along the Easterly property line of said parcel.

Containing in all 0.51 acres of land, more or less.

2024-3911-ZC

PF-1

PUD

L-1

L-1

N PONTCHARTRAIN DR

SYLVE ST

LAURENT RD

FISH-HATCHERY RD

L-1

CLOVERLAND RD

CLOVERLAND DR

HELTEMES LN

HOLLY ST

TAGALONG RD

GITZ DR

HOOPS

E ELM ST

MHO

CRYER ST

N 25TH ST

S-1

YUPON DR

N 24TH ST

SYCAMORE DR

JACKSON ST

MHO

MHO

MHO

MHO

MHO

S-1

MHO

WASHINGTON ST

MHO

HENDERSON DR

NC-2

HC-3

W MCGEEH AV

N 23RD ST

HC-2

N 22ND ST

L-2

ANTONIA ST

N 19TH ST

BEULAH ST

MCGEEH AV

PICHON RD

R-2

4TH ST

HC-1

9TH ST

HC-3

N 17TH ST

DAVIS AV

PF-1

R-1

R-2

OAK



Administrative Comment

October 3, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3911-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 N Pontchartrain Drive, west of Sylve Road, being 62790 N Pontchartrain Drive, Lacombe; S38, T8S, R12E; Ward 7, District 7

Council District: 7

Petitioner: Danielle Williams

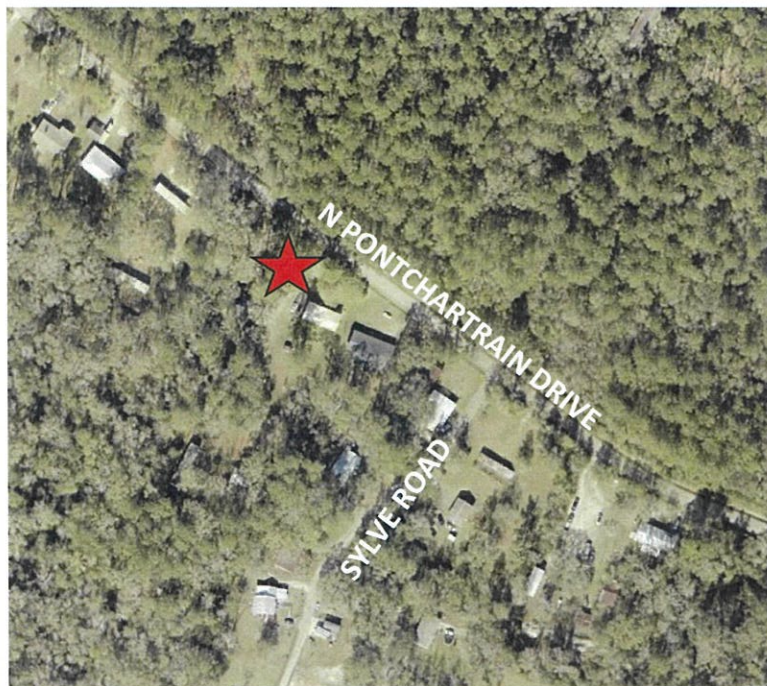
Posted: August 13, 2024

Owner: George Williams

Commission Hearing: September 3, 2024

Size: 0.51 acres

Determination: Approved



Current Zoning

L-1 (Large Lot Residential District)

Requested Zoning

L-1 (Large Lot Residential District) and MHO (Manufactured Home Overlay)

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

Yes

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

- The applicant is requesting to rezone the 0.51-acre parcel from L-1 Large Lot Residential District to L-1 Large Lot Residential District and MHO Manufactured Home Overlay. The property is located on the south side of N Pontchartrain Drive, west of Sylve Road, being 62790 N Pontchartrain Drive, Lacombe.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	L-1 Large Lot Residential District (formerly A-2 Suburban District)

Site and Structure Provisions

- The subject property is currently undeveloped.

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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 (across N Pontchartrain Drive)	Undeveloped	PUD Planned Unit Development (Equestrian Subdivision)
South	Undeveloped	L-1 Large Lot Residential District
East	Residential	L-1 Large Lot Residential District
West	Undeveloped	L-1 Large Lot Residential District

- 5. The subject parcel is flanked by property zoned L-1 Large Lot Residential District to the south, east, and west. To the north of the site is an undeveloped property zoned PUD Planned Unit Development.
- 6. If approved, the applicant could apply for a building permit to place one manufactured home on-site.

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 ecological areas will be preserved.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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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