

EXHIBIT "A"

2023-3363-ZC

All those certain lots or portions of ground, situated in St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

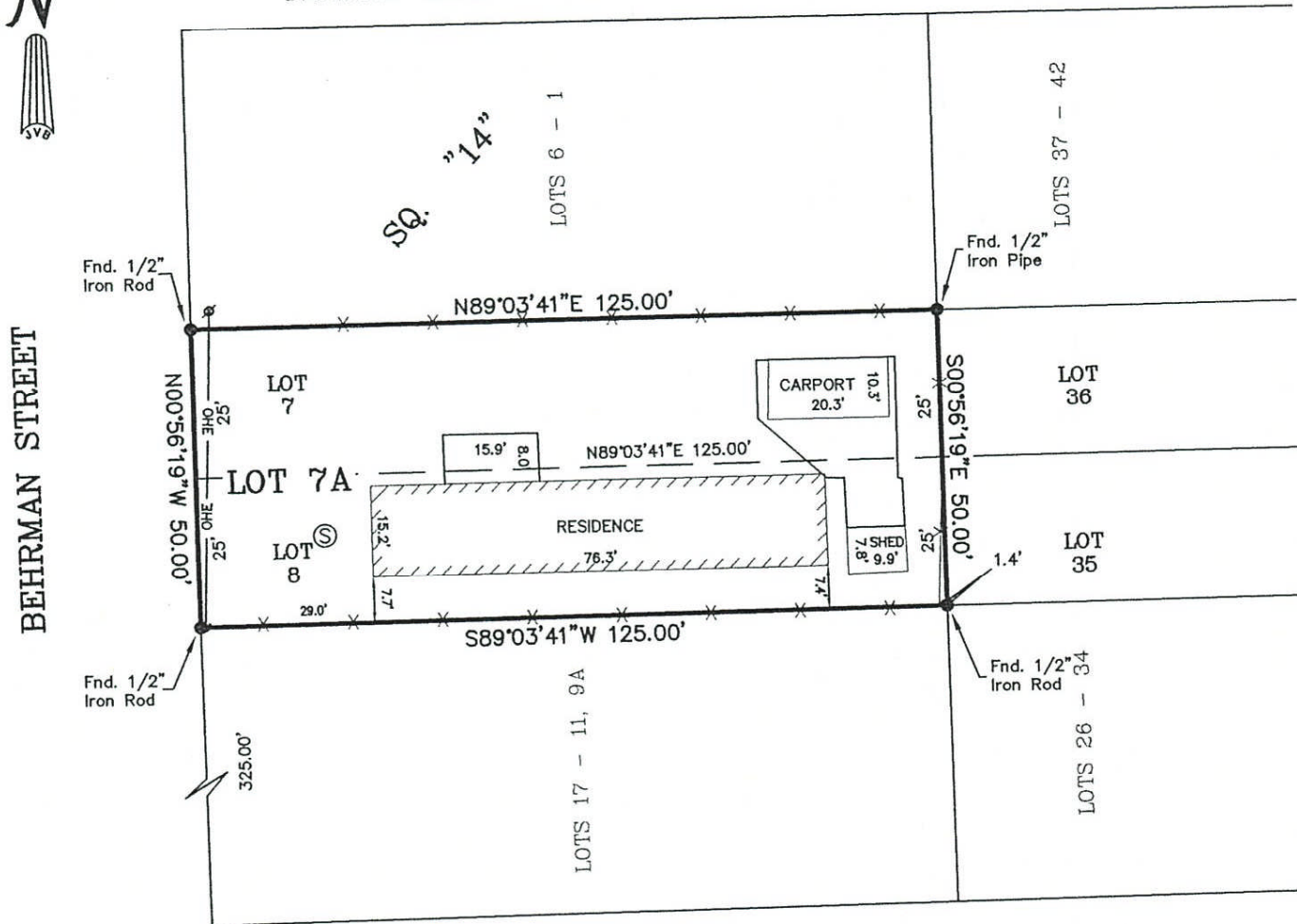
Lots 7 &8, Block 14, Central Park Subdivision, St. Tammany Parish, Louisiana, Section "A"
Central Park, and all improvements thereon

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 - NAD83) BASED ON GPS RTN TIES ACCESSED ON 04/11/2023.

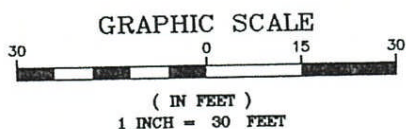
REFERENCE #1.: A Survey Plat by this firm Dated 01/03/2012 Survey # 20110590.

#2. Resubdivision plat by John G. Cummings Dated 08/28/2019 Survey #18246-RSB.

NORTH LINE OF SUBDIVISON (SIDE).



COAST BLVD.



LEGEND
 ○ 1/2" Iron Rod Set ✕✕ Fence
 ● 1/2" Iron Rod Found - - - Power Line
 ⊕ Cross ⚡ Power Pole

APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 6,250 SQ. FT. OR 0.143 ACRES

BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....*
 Side Setback.....*
 Rear Setback.....*

ADDRESS: 56690 BEHRMAN STREET

I CERTIFY THAT THIS PLAT DOES REPRESENT 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.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205 0420 E
 F.I.R.M. Date 04/21/1999
 ZN: A5 B.F.E. 9.0'
 * Verify prior to construction with Local Governing Body.

DRAWING NO.
20230144

DATE:
04/11/2023

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL CHECKED BY: SBF

SCALE: 1" = 30'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

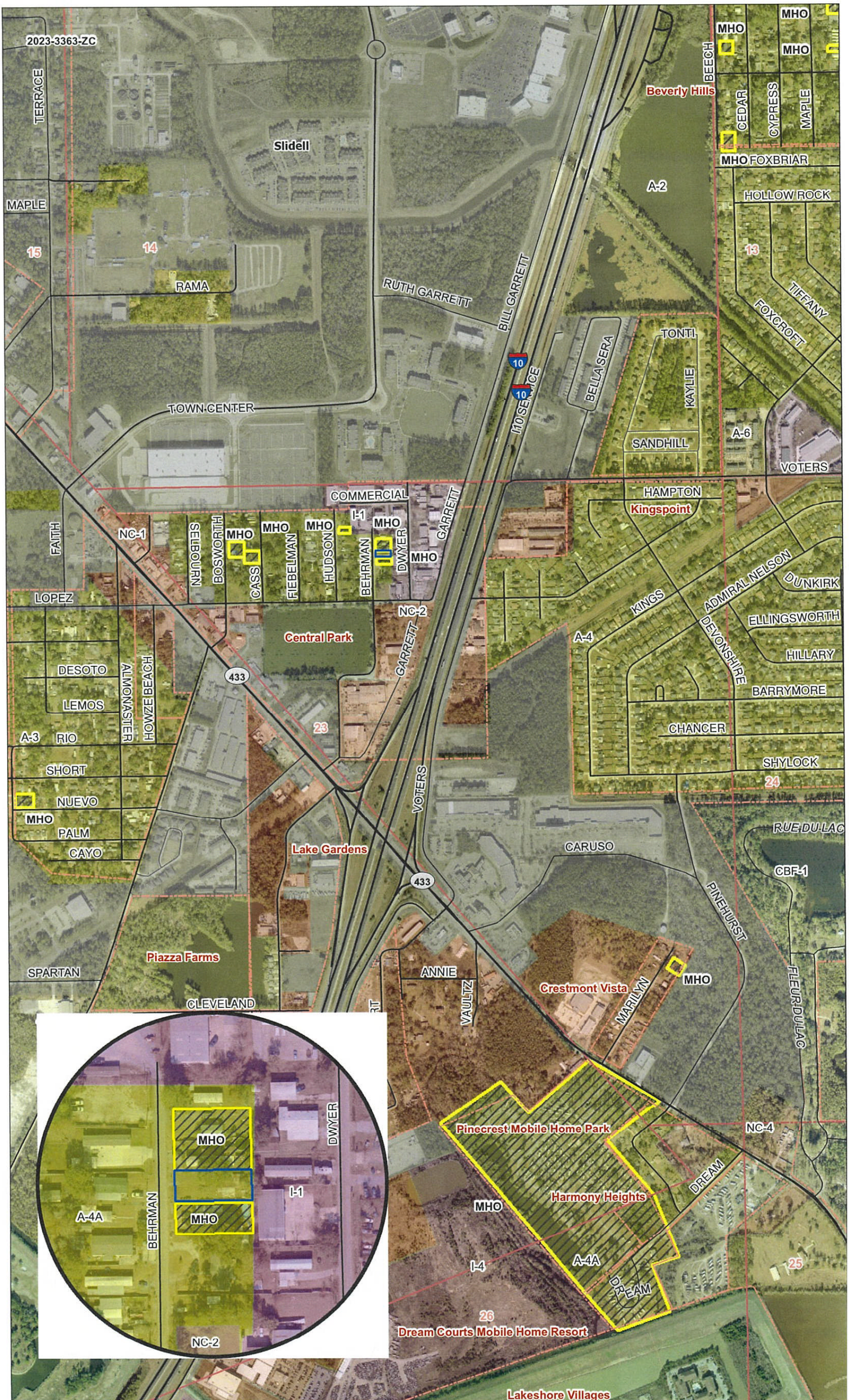
A RESUBDIVISION PLAT OF LOTS 7 & 8 INTO LOT 7A, SQ. 14, SEC. "A", CENTRAL PARK S/D IN SECTION 23, T-9-S, R-14-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: ALFONSO VILLEGAS

2023-3363-ZC

SURVEYED BY:

S. BRETT FITZGERALD
 LA. REG. No. 5018



Administrative Comment

August 3, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3363-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 east side of Behrman Street, north of Coast Boulevard, Slidell; Ward 8, District 12 **Council District:** 12

Owner: Alfonso and Rachel Villegas **Posted:** June 21, 2023

Applicant: Rachel Villegas **Commission Hearing:** July 5, 2023

Size: .14 acres **Determination:** Approved



Current Zoning

A-4A Single Family Residential District

Requested Zoning

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

Future Land Use

Commercial

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone A

Critical Drainage:

Yes

FINDINGS

The applicant is requesting to rezone the .14-acre parcel from A-4A Single Family Residential District to A-4A Single Family Residential District and MHO Manufactured Home Overlay. The property is located on the east side of Behrman Street, north of Coast Boulevard, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SD Suburban
09-2117	SD Suburban	A-4A Single-Family Residential District

Site and Structure Provisions

2. Per the petitioner's application, the subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4A Single Family Residential District and MHO Manufactured Housing Overlay
South	Residential	A-4A Single Family Residential District and MHO Manufactured Housing Overlay
East	Industrial	I-1 Industrial District
West	Residential	A-4A Single Family Residential District

4. The subject property abuts a mobile home to the north and south, an industrial office to the east, and a mobile home across Behrman Street to the west.

Zoning Commission
July 5, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3363-ZC

Administrative Comment

August 3, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3363-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 5. The site is located within the Central Park Subdivision which is developed with a variety of stick-built and manufactured homes throughout the area. The adjacent properties to the north and south were respectively rezoned to obtain the MHO Manufactured Housing Overlay Classification in 2015 and 2019 (Council Ordinance(s) 15-3434 & 19-4073). In addition, a property on the parallel Hudson Street was rezoned to obtain the MHO Manufactured Housing Overlay in 2020 (Ord. 20-4229).
- 6. If approved, the applicant will be allowed to apply for building permits to place a mobile home on the property.

Consistency with New Directions 2040

Commercial: areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

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.

