

EXHIBIT "A"

2023-3373-ZC

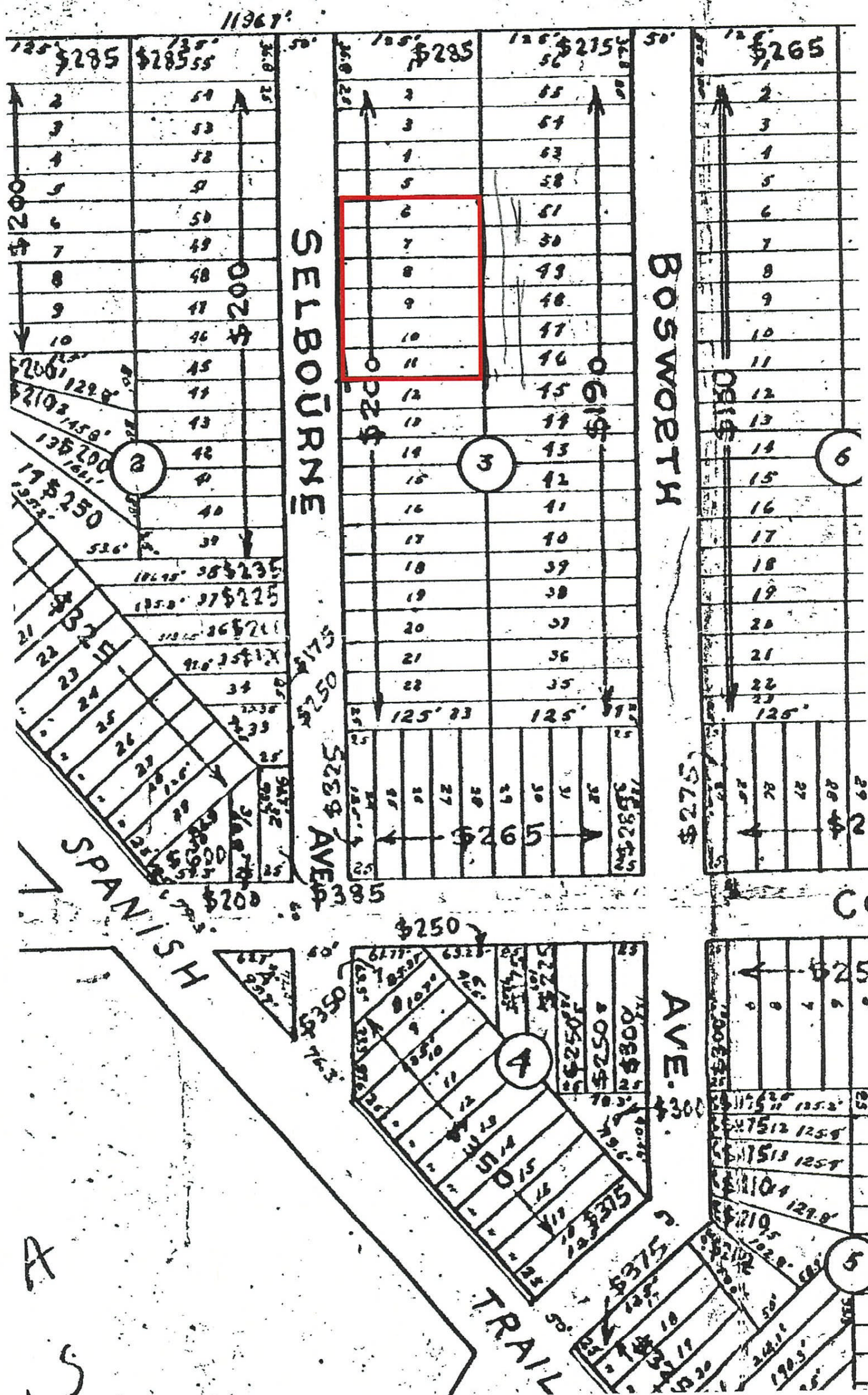
TWO CERTAIN LOTS OF GROUND, TOGETHER WITH ALL THE BUILDING AND IMPROVEMENTS THEREON, AND ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPETAINING, SITUATED IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, IN THAT PART THEREOF KNOWN AS CENTRAL PARK SUBDIVISION, SECTION A, MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT;

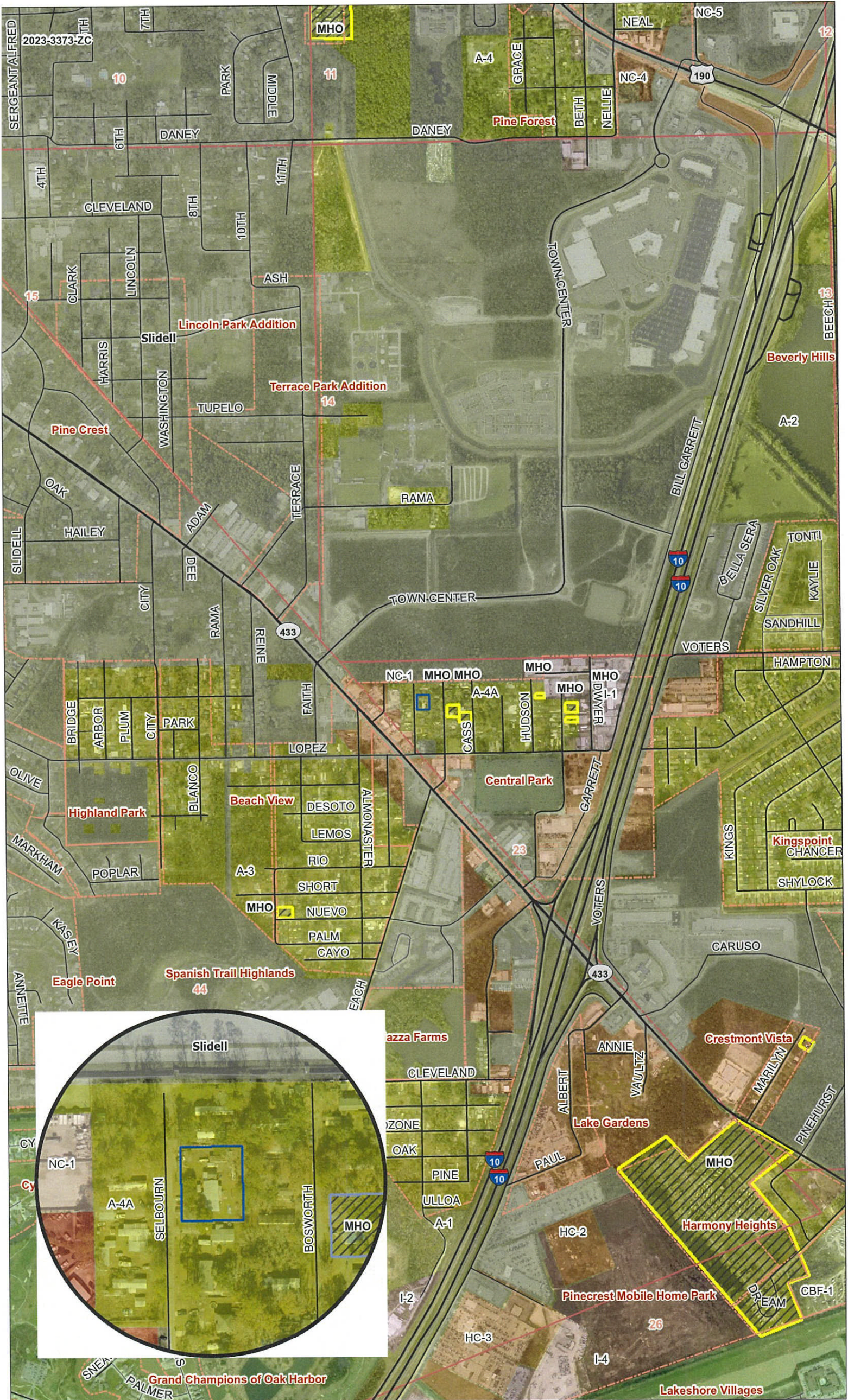
SAID LOTS ARE DESIGNATED AS NOS. 6 AND 7 IN SQUARE NO 3

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, TOGETHER WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, PRESCRIPTIONS, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING THERETO, SITUATED IN CENTRAL PARK SUBDIVISION, SECTION A, ST. TAMMANY PARISH, LOUISIANA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

LOTS 8, 9, 10 AND 11, SQUARE 3, CENTRAL PARK SUBDIVISION, SECTION A. EACH OF SAID LOTS FRONT 25 FEET ON SELBOURNE AVENUE BY A DEPTH OF 125 FEET BETWEEN EQUAL AND PARALLEL LINES.

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Administrative Comment

August 3, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3373-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 Selbourn Street, north of Coast Boulevard, Slidell S23, T9S, R14E; Ward 8, District 12
Council District: 12

Owner: Shelly Jacques

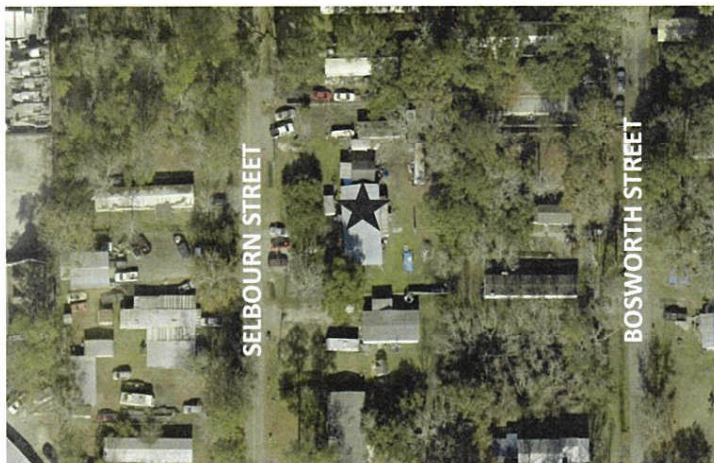
Posted: June 21, 2023

Applicant: Viktor Wilks

Commission Hearing: July 5, 2023

Size: .43 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

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone A

Critical Drainage:

Yes

FINDINGS

The applicant is requesting to rezone the .43-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 Selbourn 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 District
09-2117	SD Suburban District	A-4A Single-Family Residential District

Site and Structure Provisions

2. The subject property is currently comprised of Lots 6-11 of the Central Park Subdivision in Slidell. A mobile home currently sits on these lots and per Sec. 130-161, is considered a legal non-conforming structure.

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
South	Residential	A-4A Single-Family Residential District
East	Residential	A-4A Single-Family Residential District
West	Residential	A-4A Single-Family Residential District

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4. The subject property abuts A-4A Single-Family Residential District zoning on all sides.

5. There are multiple lots within the Central Park Subdivision that have obtained the MHO Manufactured Housing Overlay designation ranging from years 2012 to 2020 (Figure 1).



Figure 1: MHO Manufactured Housing Overlay Approvals in Central Park Subdivision

6. The reason for the applicant's request is to bring the property into compliance to accommodate a minor resubdivision. Per the applicant, the future configuration would combine Lots 6 & 7 to create a legal lot of record that would be used to accommodate a mobile home placement on the site. The remaining lots 8-11 will stay the same, but will have the proper zoning for the existing mobile home to be in conformance with Parish requirements.

Consistency with New Directions 2040

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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