

EXHIBIT "A"

2023-3434-ZC

A PLOT OF LAND BEING LOT 335, SQUARE 8 AND LOTS 258 & 187, SQUARE 5, EAST OAKLAWN TOWN, AND A REVOKED PORTION OF CLESI AVENUE

LOTS SITUATED IN SECTION 33, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH LOUISIANA

IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRANSMITTER ROAD AND WEST MAIN STREET;

THENCE RUN N89°39'34"W FOR A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN S01°19'18"W A DISTANCE OF 507.15 FEET TO A POINT;

THENCE N89°24'00"W A DISTANCE OF 50.00 FEET TO A POINT;

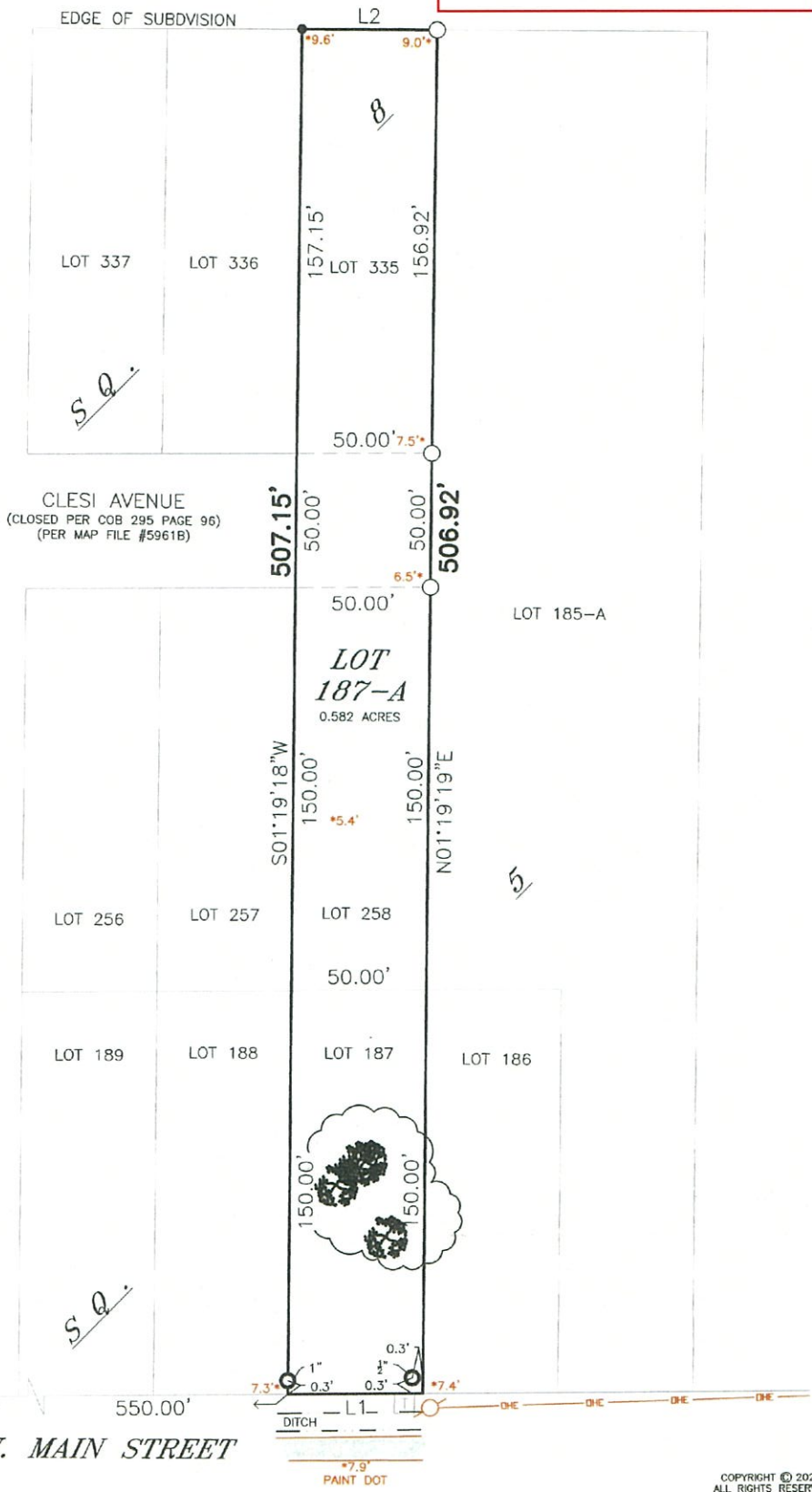
THENCE N01°19'19"E A DISTANCE OF 506.92 FEET TO A POINT;

THENCE S89°39'34"E A DISTANCE OF 50.00 FEET BACK TO THE POINT OF BEGINNING.

ALTOGHETHER CONTAINING 0.582 ACRES, MORE OR LES

2023-3434-ZC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	S89°39'34"E
L2	50.00'	N89°24'00"W



APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED _____ MAP FILE NO. _____

LEGEND

- = IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = POWER POLE
- = TELEPHONE PEDESTAL
- = OVERHEAD ELECTRIC LINE
- = LIVE OAK TREE

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.

REFERENCE SURVEY: RESUBDIVISION OF LOTS 182 THRU 185 AND LOTS 259 THRU 264, SQUARE 5 AND LOTS 329 THRU 334, SQUARE 8, AND A PORTION OF CLESI AVENUE (CLOSED), INTO LOTS 182-A & 185-A, BY JOHN G. CUMMINGS AND ASSOCIATES, DATED 6-19-2019, RECORDED AS MAP FILE #5961B ON 10-07-2020.

BUILDING SETBACKS:
 FRONT: N/A
 SIDE: N/A
 SIDE STREET: N/A
 REAR: N/A

BASIS FOR BEARINGS/ANGLES: The Reference Survey.

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) "A10" with a Base Flood Elevation of 10' in accordance with Community Panel No. 225205 0395 D; Revised: APRIL 2, 1991

Survey No. 23-140154 Drawn by: SAC Scale: 1" = 50'
 Date: APRIL 4, 2023 Revised:

A MINOR RESUBDIVISION MAP OF
LOT 335, SQ. 8 AND LOTS 258 & 187, SQ. 5
 EAST OAKLAWN TOWN LOTS
 into
LOT 187-A
 situated in
SECTION 33, TOWNSHIP 8 SOUTH, RANGE 13 EAST
 St. Tammany Parish, Louisiana
 for
CINDY CHAMPAGNE



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

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.

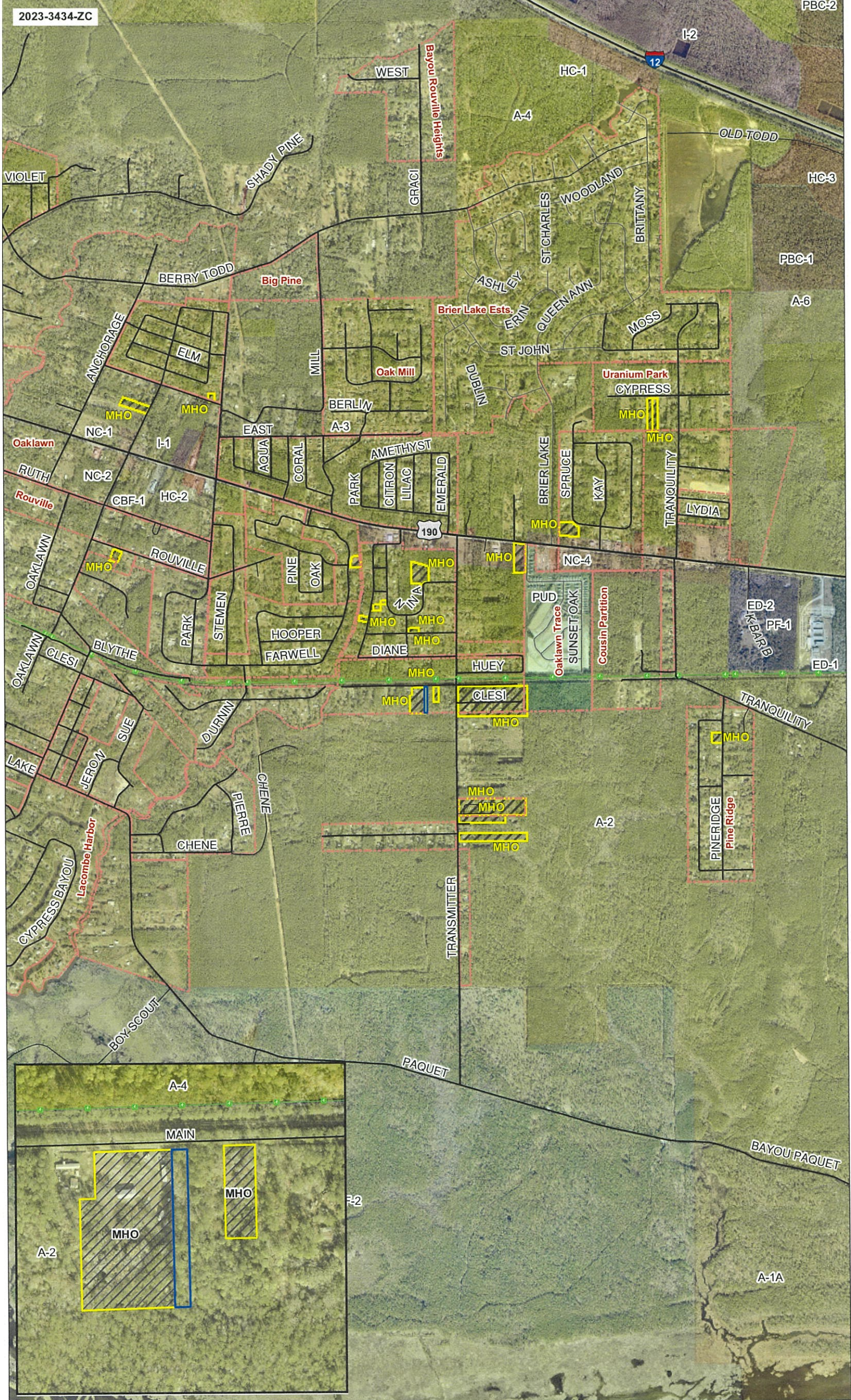
NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

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.

This Survey is Certified True and Correct By

 JOHN E. BONNEAU
 LICENSE NO. 4423
 PROFESSIONAL LAND SURVEYOR
 John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423

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 LOWE ENGINEERS, LLC



Administrative Comment

September 7, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3434-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 West Main Street, west of Transmitter Road, being Lot 335, Square 8 and Lots 258 & 187, Square 5, and a portion of the revoked Clesi Avenue, East Oaklawn Town Lots, Lacombe; S33, T8S, R13E; Ward 7, District 7 **Council District:** 7

Owner: Cindy Champagne **Posted:** July 11, 2023
Applicant: Cindy Champagne **Commission Hearing:** August 1, 2023
Size: .582 acres **Determination:** Approved



Current Zoning
A-2 Suburban District
Requested Zoning
A-2 Suburban District and MHO
Manufactured Home Overlay
Future Land Use
Coastal Conservation Area
Flood Zone
Effective Flood Zone A10
Preliminary Flood Zone AE
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the .582-acre parcel from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Home Overlay. The property is located on the south side of West Main Street, west of Transmitter Road, being Lot 335, Square 8 and Lots 258 & 187, Square 5, and a portion of the revoked Clesi Avenue, East Oaklawn Town Lots, Lacombe

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-2 Suburban District

Site and Structure Provisions

3. The subject property is currently undeveloped and consists of Lots 187 & 258 in Square 5 and Lot 335 in Square 8 of the East Oaklawn Town Lots Subdivision. In addition, the site also is comprised of a 2,500 sqft portion of Clesi Avenue that was revoked and granted assimilation into adjacent properties per Ordinance No.269 of St. Tammany Police Jury (May 19, 1960).

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Utility Servitude	A-2 Suburban District
South	Undeveloped	A-2 Suburban District

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East	Residential	A-2 Suburban District & MHO Manufactured Housing Overlay
West	Residential	A-2 Suburban District & MHO Manufactured Housing Overlay

5. The subject property abuts a powerline to the north, undeveloped residential property to the south, and properties zoned A-2 Suburban District and MHO Manufactured Housing Overlay to the east and west.
6. The eastern and western properties were granted rezoning through requests similar to the petitioned property in 2015 (Ord. 15-3325) and 2019 (Ord. 19-4094), respectively. The western parcel had also applied for and received approval for a minor resubdivision that combined multiple lots of record into a 3.318 parcel. Similarly, the subject property has also applied for a minor resubdivision to combine its three respective lots and the revoked portion of Clesi Avenue into one .582-acre parcel.



Figure 1: Subject property in relation to similarly-zoned properties along revoked portion of Clesi Avenue, Lacombe (Google Earth)

7. If approved, the applicant could apply for building permits to place a mobile home on the property.

Consistency with New Directions 2040

Coastal Conservation areas: are within the Parish’s “coastal zone” (all areas south of Interstate 12, per Louisiana Revised Statute §49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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