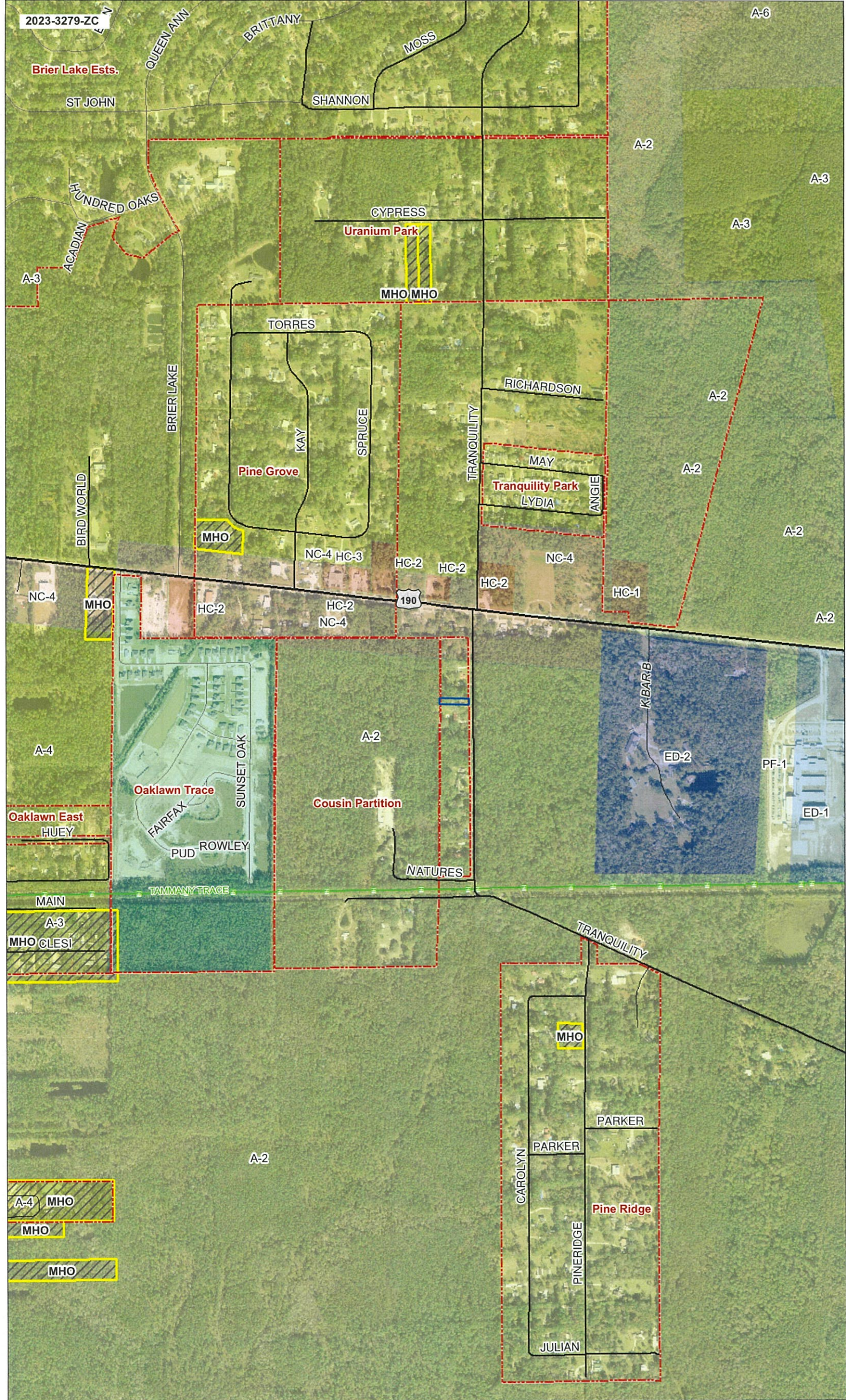


EXHIBIT "A"

2023-3279-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

Lot 11 Dixie Pine Subdivision St. Tammany Parish, LA



Administrative Comment

June 1, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3279-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 west side of South Tranquility Road, south of US Highway 190, being lot 11, Dixie Pines Subdivision, being 60121 South Tranquility Road, Lacombe; S34, T8S, R13E; Ward 9, District 11
Council District: 11

Owner: William & Cara Pearson

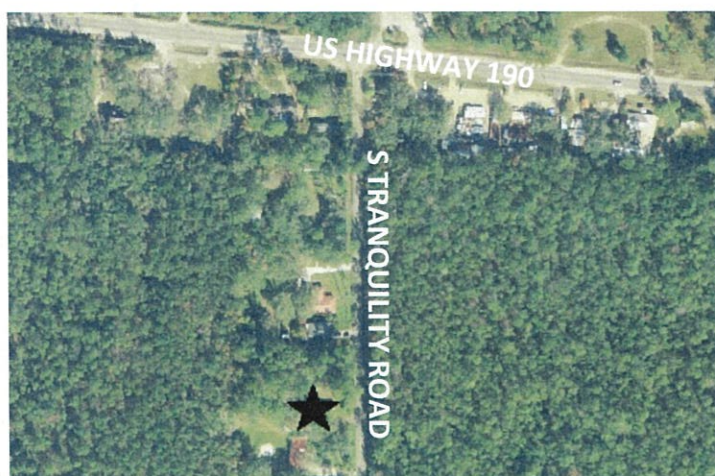
Posted: April 11, 2023

Applicant: William & Cara Pearson

Commission Hearing: May 2, 2023

Size: 11,949 sq. ft.

Determination: Approved



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Residential – Low Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone C

Critical Drainage: No

Findings

- The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of South Tranquility Road, south of US Highway 190, being lot 11, Dixie Pines Subdivision, being 60121 South Tranquility Road, Lacombe

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
79-039B	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-2 Suburban District

- The subject property was rezoned to A-2 Suburban District through the Parish’s Comprehensive Rezoning effort. The A-2 Suburban District calls for a minimum of 1-acre parcel sizes with an allowable density of one unit per acre.

Compatibility or Suitability with Adjacent Area

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

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4. The subject property is currently occupied by a vacant mobile home and is flanked by A-2 Suburban District on all sides with undeveloped property to the east and west. The Dixie Pines Subdivision is presently developed with a mixture of stick-built single-family residences as well as mobile homes that are considered to be of legal non-conforming use. *

* (Sec 130-162): Legal nonconforming uses shall be defined as any use lawfully existing at the time of enactment of the ordinance from which these regulations are derived may be continued as a legal nonconforming use even though such use does not conform to the provisions of these regulations for the zoning district in which it is located. Similarly, whenever a use district shall be changed thereafter, then the existing lawful use may be continued.

5. The purpose of the requested MHO Manufactured Housing Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents. In the event that there is currently an unoccupied mobile home / electricity has been turned off for longer than six months, an applicant may apply for the zoning change to turn power back on to the existing mobile home.

Site and Structure Provisions

6. Through the most available and recent data, it appears that there are approximately six (6) mobile homes along S Tranquility Road within the Dixie Pines Subdivision. This information accounts for the structures themselves rather than their current occupancy status.
7. The subject property currently does not meet the minimum size requirements of the A-2 Suburban District as the Dixie Pines Subdivision was changed to the A-2 Suburban District classification through Comprehensive Rezoning. The property measures 50' x 238' which allows the property to be considered as a lot of record.
8. If the change to MHO Manufactured Housing Overlay was to be approved, the applicant may apply for an electrical permit to turn power back on to the existing structure, or replace the current unit with a new mobile home.

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.

1. 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 1.9: Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties

Administrative Comment

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