

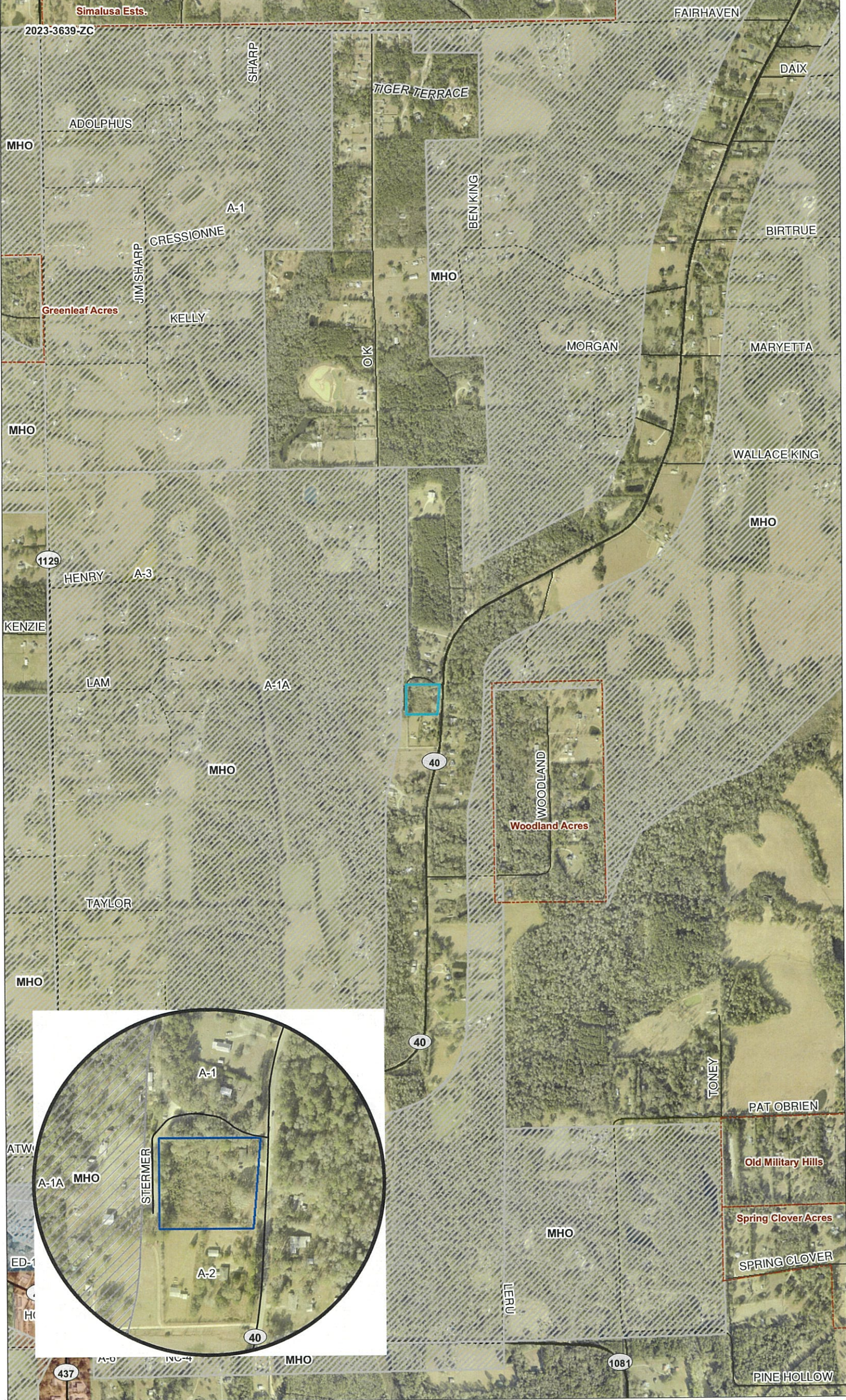
EXHIBIT "A"

2023-3639-ZC

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes appurtenances, advantages and prescription thereunto belonging or in anywise appertaining thereto, situated in Section 23, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, which property is more particularly described as follows, to-wit:

From the Quarter Section corner between Sections 23 and 24, Township 5 South, Range 11 East, run West 629.3 feet to a point on the west side of the Bush Folsom Highway, which is the point of beginning of the tract herein described.

From the said point of beginning, continue West 411.6 feet to a point; thence run South 369.0 feet to a point; thence run East 381.6 feet to a point on the west side on the said Bush Folsom Highway, thence run North 4 degrees 38 minutes East 370.2 feet along the west side of said Bush Folsom Highway to the point previously set as the point of beginning. Said tract of land contains 3.36 acres. And is designated as-Lot 2 on a plat of survey by Lowell E. Cummings, Surveyor, Survey No. 726 dated October 10, 1962.



Administrative Comment

January 11, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3639-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the west side of LA Highway 40, south of Stermer Road, Bush; S23, T5S, R11E; Ward 2, District 6
Council District: 6

Owner: Brandon Taylor

Posted: December 19, 2023

Applicant: Brandon Taylor

Commission Hearing: January 3, 2024

Size: 3.36 acres

Determination: Approved



Current Zoning

A-1A Suburban District
RO Rural Overlay

Requested Zoning

A-1A Suburban District, RO Rural Overlay
and MHO Manufactured Home Overlay

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage:

No

BFE

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the 3.36-acre parcel from A-1A Suburban District to A-1A Suburban District and MHO Manufactured Home Overlay. The property is located on the west side of LA Highway 40, south of Stermer Road, Bush

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1A Suburban District

Site and Structure Provisions

3. Per the petitioner's application, the subject property is currently developed with a stick-built single-family residence that is proposed to be demolished.

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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	Residential	A-1 Suburban District, RO Rural Overlay
South	Residential	A-2 Suburban District, RO Rural Overlay
East	Residential	A-1A Suburban District, RO Rural Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay

5. The subject property abuts residences to the north, south and east, with one property having the MHO Manufactured Housing Overlay to the west.
6. There is a large portion of land that was a part of the Northwest Study area for the Comprehensive Rezoning effort by the Parish in 2009-2010 that deemed multiple properties in the vicinity to obtain the MHO Manufactured Housing Overlay. The overlay consistently is only in areas that do not front a major arterial / collector such as the subject property does along Highway 40.
7. If approved, the applicant could apply for building permits to place a single manufactured home on the property.

Consistency with New Directions 2040

Rural and Agricultural areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

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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