

EXHIBIT "A"

2023-3622-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, prescriptions, advantages, and appurtenances thereunto belonging or in anywise appertaining, described as the Southeast Quarter (SE ¼) of Square 72, in the Town or Division of New Claiborne, being a portion of Section 42, Township 6 South, Range 11 East, St Tammany Parish.

This property is subject to the mineral reservation in favor of the vendors in and per the Act recorded on May 4, 1983 at Instrument No. 510123 in the records of St. Tammany Parish.

2023-3622-ZC

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S89°50'W
(per Reference Survey)

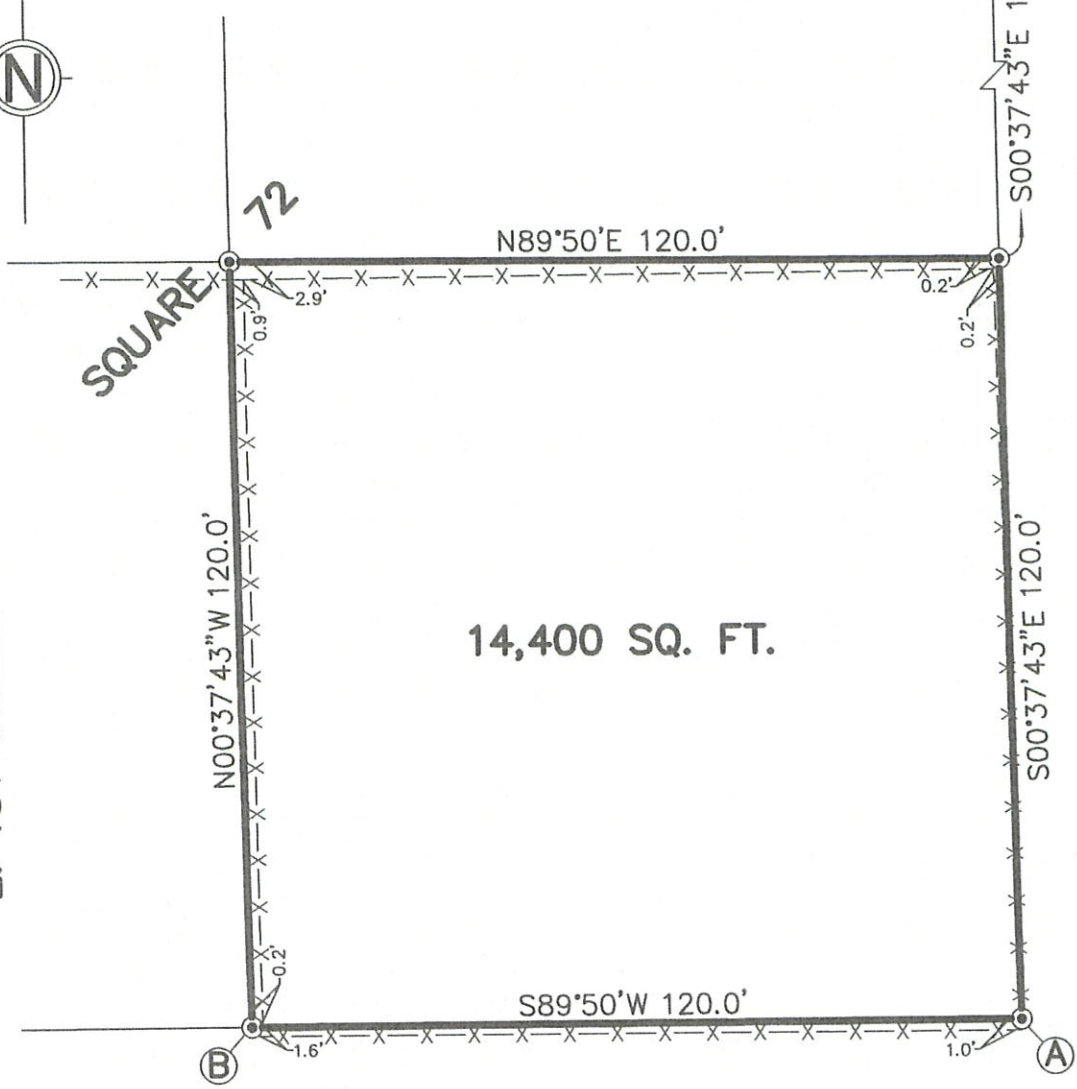


E. 1ST STREET (SIDE)

E. 2ND STREET (ASPHALT)

50'

BOGUE FALAYA AVENUE
(ASPHALT)



NOTES:

- 1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
- 2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.
- 3. Improvements not located.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

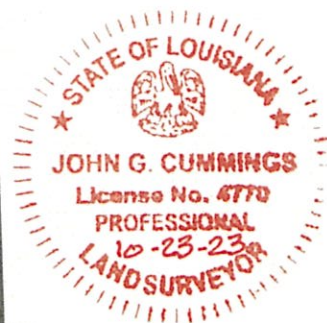
COVINGTON, LA 70433

PLAT PREPARED FOR: **KENGIE GORDON**

SHOWING A SURVEY OF: THE SOUTHEAST QUARTER OF SQUARE 72, TOWN OF NEW CLAIBORNE, LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



REFERENCE SURVEY:

Plat of the Town of New Claiborne by J.M. Yates, Surveyor, dated May 18, 1901, filed St. Tammany Parish Clerk of Court Map File No. 179B.

LEGEND

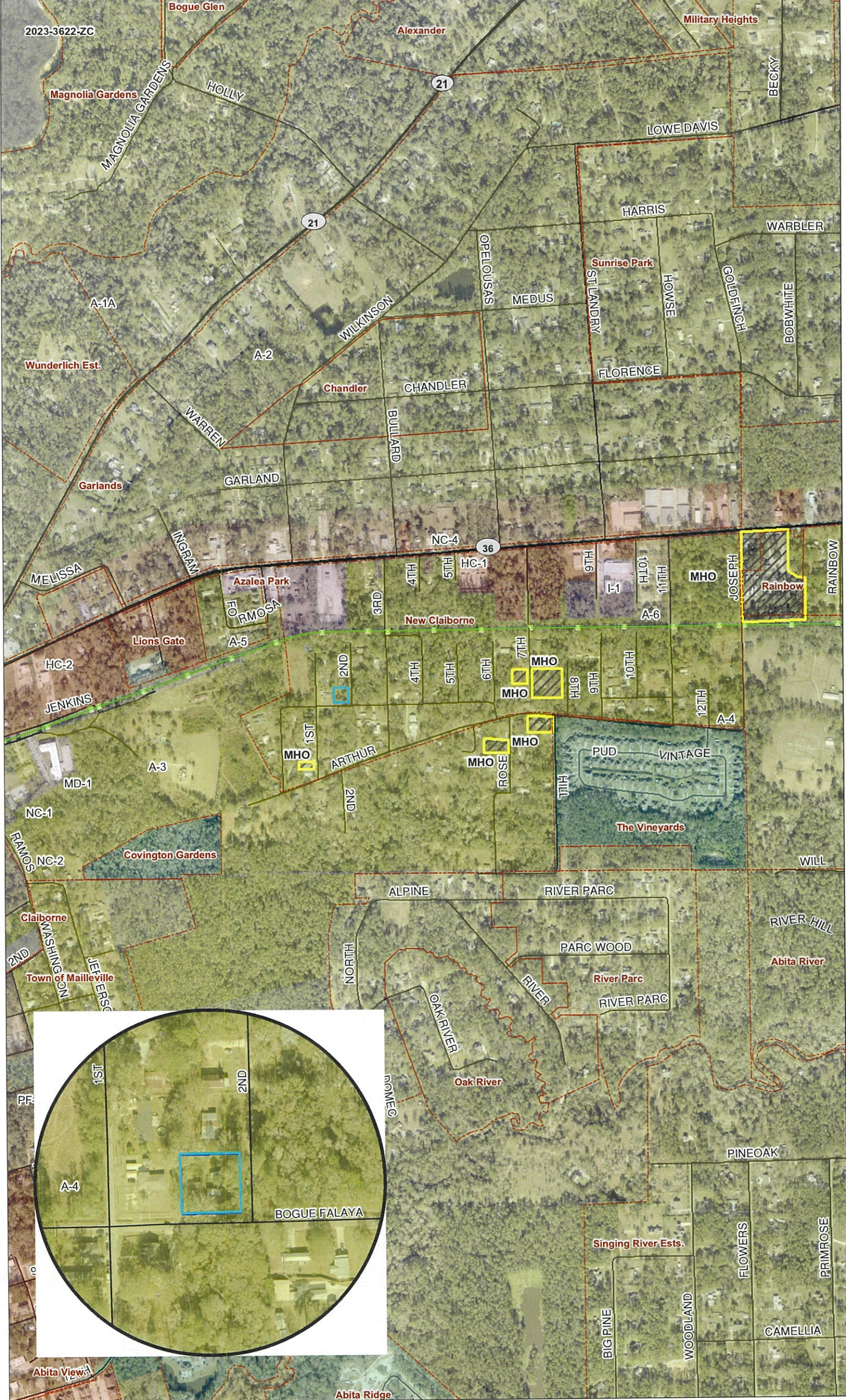
- ⊙ = 1-1/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD SET

SCALE: 1" = 30'

JOB NO. 23167

DATE: 08/03/2023

REVISED:



Administrative Comment

February 8, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3622-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 northwest corner of Bogue Falaya Avenue & E 2nd Street, Covington; S42, T6S, R11E; Ward 3, District 2 **Council District:** 2

Petitioner: Kengie Gordon **Posted:** December 20, 2023

Owner: Kengie Gordon **Commission Hearing:** January 3, 2024

Size: .33 acres **Determination:** Approved



Current Zoning

A-4 Single-Family Residential District

Requested Zoning

A-4 Single-Family Residential District

MHO Manufactured Housing Overlay

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone AE

Critical Drainage: Yes

BFE

FFE is 12" above crown of street elevation

FINDINGS

- 1. The applicant is requesting to rezone the .33-acre parcel from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The property is located on the northwest corner of Bogue Falaya Avenue & E 2nd Street, Covington

Zoning History

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

Ordinance / Zoning Case*	Prior Classification	Amended Classification
88-015*	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	A-4 Single-Family Residential District

Site and Structure Provisions

- 3. The .27-acre site is located within the Town of New Claiborne Subdivision and was previously developed with a residence.

Compatibility or Suitability with Adjacent Area

- 4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District

Administrative Comment

February 8, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3622-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

East (Across E 2 nd Street)	Undeveloped	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

5. The subject property abuts A-4 Single Family Residential District zoning on all sides which calls for a density of one unit per every quarter acre.
6. The surrounding area is developed with a mixture of stick-built homes and manufactured houses – with a majority of the neighborhood being developed with manufactured houses. There is one manufactured home across the street from the subject property as well as two along East 1st Street.
7. The surrounding manufactured houses are considered legal non-conforming uses which are 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.”
8. If approved, the applicant could apply for building permits to place a manufactured home on the property.

Consistency with New Directions 2040

Residential: Medium-Intensity: 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.

Administrative Comment

February 8, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3622-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

