

**EXHIBIT "A"**

**2023-3624-ZC**

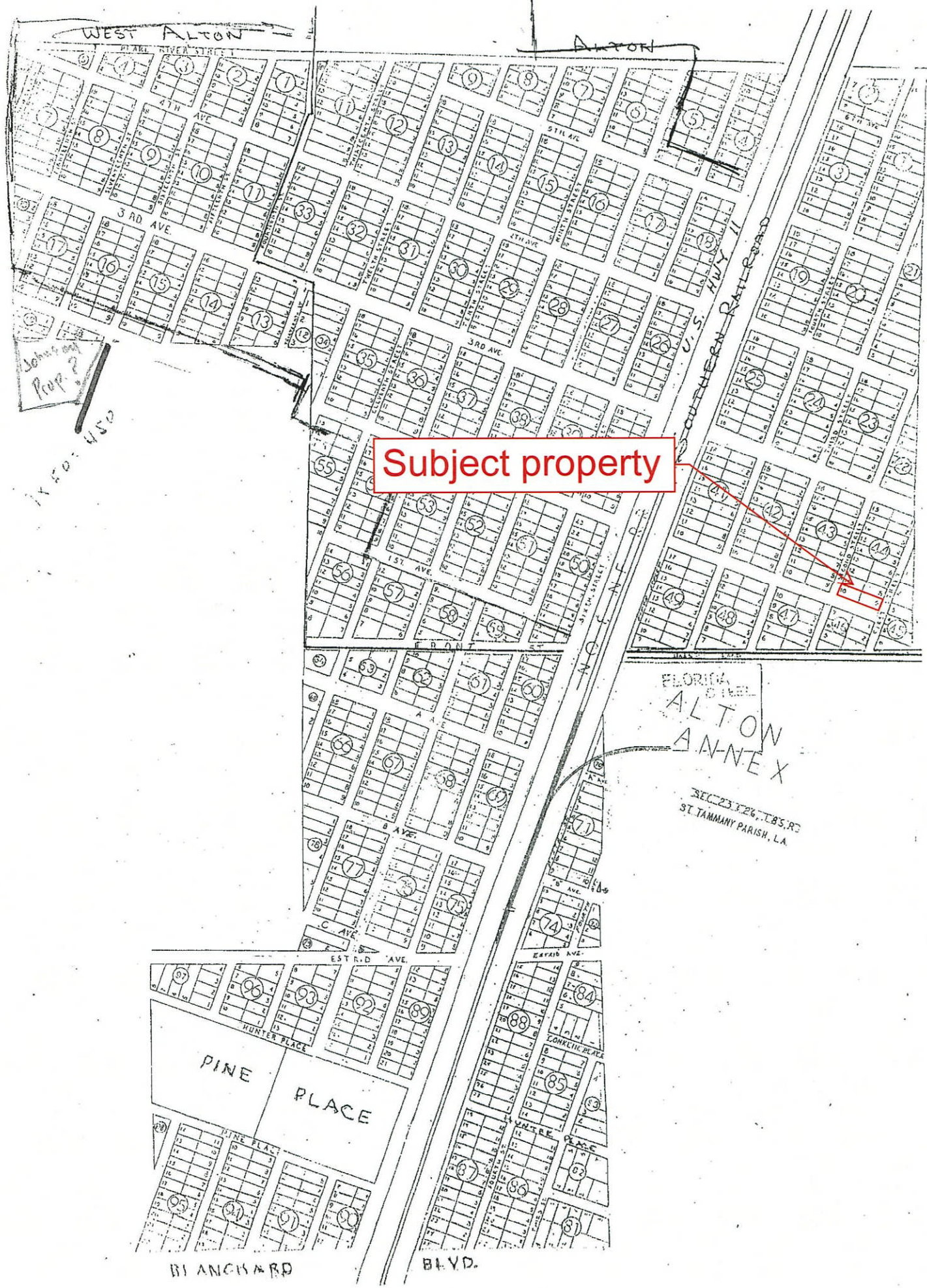
ALL THOSE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in St. Tammany Parish, Louisiana, more fully described as follows:

LOTS 9 AND 10, SQUARE 44, TOWN OF ALTON, St. Tammany Parish, Louisiana.

2023-3624-ZC

Tax rolls  
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check of  
activities



John's Prop.?  
1750-450

Subject property

FLORIDA DEED  
ALTON ANNEX  
SEC 23 T 26 T 85 R 0  
ST TAMMANY PARISH, LA



A-4A

W.E. Gause

PEARL

Pearl River

I-4  
DR TJ SMITH SR

HIGHWAY DEPARTMENT

HENRY

5TH

MD-1

MHO

EARL ABRAM

MHO

JOHN SMITH

A-1

Berkshire  
OAKLEY  
Oakley Place

DEROGERS

SHORT

WILLIE MEARIS

BOYD 1091

LAUREL HILL

KATIE AND VAL  
Natures Way  
SETTER

18TH

17TH

15TH

14TH

13TH

11TH

10TH

5TH

8TH

NC-4

MHO

MHO

MHO

PF-1

HAAS

VICTOR

NC-2

MHO

A-2

Alton

3RD

2ND

1ST

3RD

2ND

1ST

5TH

3RD

2ND

4TH

CBF-1

Hunters Creek

FAIRFIELD

MANFIELD

KNOLLWOOD

Ashton Parc

KELLY

Stonebridge Ests.

PINE

9TH

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NORFOLK SOUTHERN RR

SILVERMAPLE

REDBUD

RIDGEFIELD

CLYBORNE TRAILS

ASHTON PARK

DEFIANCE

DIXIE

Northwood Village

HEATHER

MEREDITH

BLUEFIELD

EDDIE KRIS

ROSALIE

Oak Grove Ests.

OAK GROVE

LAYTON

Slidell

Whisper-Wood

LENWOOD

TIMBERS

MARIN

NORTHWOOD

Clearwood Add.

Clearwood Ests.

FOREST

CLEARWOOD

HC-2

Pelican Pointe

1091





**Administrative Comment**

**February 8, 2024**

**Department of Planning & Development**



**ZONING STAFF REPORT**  
2023-3624-ZC

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

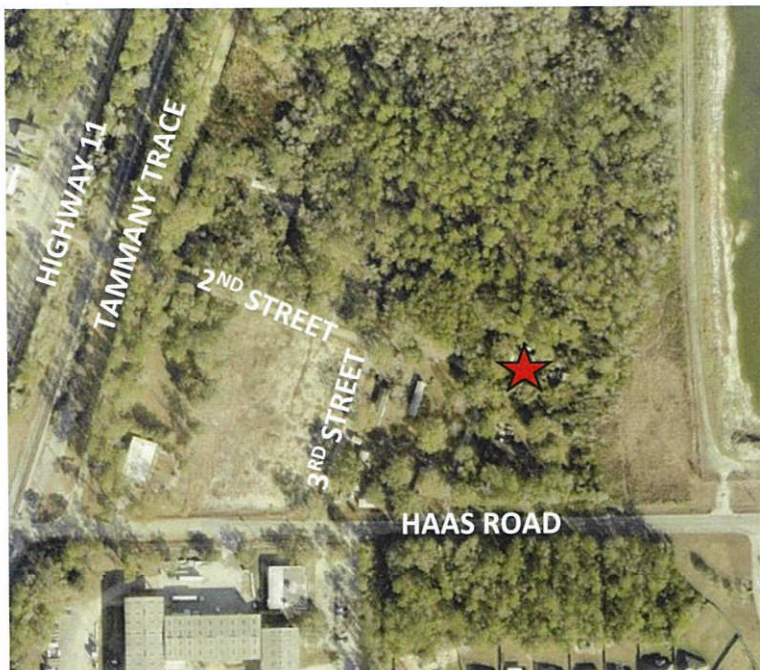
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the on the on the north side of 2nd Street, east of North 5th Street, Pearl River;  
S23, T8S, R14E; Ward 8, District 14      **Council District:** 14

**Petitioner:** Lynell Crawford      **Posted:** December 18, 2023

**Owner:** Lynell Crawford      **Commission Hearing:** January 3, 2024

**Size:** .22 acres      **Determination:** Approved



**Current Zoning**

A-4 Single-Family Residential District  
PF-1 Public Facilities District

**Requested Zoning**

A-4 Single-Family Residential District  
MHO Manufactured Housing Overlay

**Future Land Use**

Residential: Medium-Intensity

**Flood Zone**

Effective Flood Zone A  
Preliminary Flood Zone AE

**Critical Drainage:**

Yes

**BFE**

BFE 26' + 1' Freeboard = 27' FFE

**FINDINGS**

1. The applicant is requesting to rezone the .22-acre parcel from A-4 Single-Family Residential District and PF-1 Public Facilities District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The property is located on the on the on the north side of 2nd Street, east of North 5th Street, Pearl River.

*Zoning History*

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

<b>Ordinance / Zoning Case*</b>	<b>Prior Classification</b>	<b>Amended Classification</b>
86-051A*	Unknown	SA Suburban Agriculture
09-2117	SA Suburban Agriculture	A-4 Single-Family Residential District and PF-1 Public Facilities District

*Site and Structure Provisions*

3. The .22-acre site is located within the Town of Alton Subdivision, being lots 9 and 10 which both measure 50' in depth X 100' in width. The property is currently developed with a cabin.



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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	Undeveloped	A-4 Single-Family Residential District and PF-1 Public Facilities District
South	Manufactured homes	A-4 Single-Family Residential District and PF-1 Public Facilities District
East (Unconstructed Right-of-Way)	Undeveloped	A-4 Single-Family Residential District (rezoned as of Ordinance 23-5177)
West (Unconstructed Right-of-Way)	Undeveloped & Manufactured Home	A-4 Single-Family Residential District

5. The subject property abuts A-4 Single Family Residential District zoning on all sides, with an additional PF-1 Public Facilities split-zoning to the North and South.
6. The surrounding area is primarily undeveloped with some manufactured homes to the south of the subject property.
7. There is one property to the north along North 4<sup>th</sup> Avenue that did obtain the MHO Manufactured Housing Overlay in 2018 as of Ordinance 18-3985.
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.



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