

EXHIBIT "A"

2023-3505-ZC

North Half (N ½) of Lot 13, Square A, Brown's Village Subdivision, Parish of St. Tammany, State of Louisiana, said lot measuring 100 feet front on Brown's Village Road by a depth of 125 feet between equal and parallel lines.

BLYTHE ROAD
(AKA BROWNS VILLAGE ROAD)

2023-3505-ZC

S89°35'E 100.00'

340'

60' RIGHT-OF-WAY

N 1/2
OF
LOT
13

SQUARE A

PLAT: NORTH
N00°47'18"E 125.00'

S00°47'18"W 125.00'
PLAT: SOUTH

LOT
14

N89°35' W 100.00'

LOTS
12-10

SOUTH
HALF
OF
LOT 13

125

- LEGEND
- FND. 1/2" IRON ROD
 - SET 1/2" IRON ROD

DONNIS DRIVE

ADDRESS:

CERTIFY THAT THIS PLAT PRESENTS AN ACTUAL ROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER ON OR ACROSS ANY OF THE PROPERTY LOTS, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. 225 205

0410042199

ZONE C B.F.E. N/A

*Verify prior to Construction with Local Governing Body

SURVEY NO. 1002526
DATE: 11-8-2000

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
504-649-0075 FAX 504-649-0154

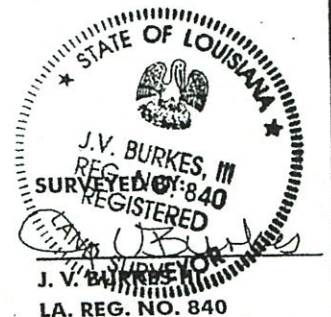
DRAWN BY: CAD
SCALE: 1" = 40'

REVISED:

SURVEY MAP OF: THE NORTH HALF OF LOT 13

LOCATED IN: BROWNS VILLAGE SUBDIVISION
NEAR SLIDELL, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: SAM VICTOR



2023-3505-ZC

- ARTILLERY
- 5TH IGLOO
- 4TH IGLOO
- 3RD IGLOO
- 2ND IGLOO
- 1ST IGLOO
- IGLOO

Eagle Lake Development

WESTSIDE A-6

I-2

16TH
15TH

PINE RANCH

MHO

10TH
9TH
8TH
8TH
7TH

Morgan

A-4A

Slidell

AVIATION

4TH West Addition to Morgan
3RD

6TH
5TH
4TH
3RD
RAILROAD
SLIDELL
1ST SALMEN

PERIMETER

RICHARD

WILBUR

CHARLES

WILSON

EMILE

EMILE

DONNIS

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

SIGRID

Administrative Comment

November 2, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3505-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 Brown's Village Road, being the North Half of Lot 13, Brown's Village Subdivision, Slidell; S33, T8S, R14E; Ward 9, District 14

Council District: 14

Owner: Sammy and Iris Victor

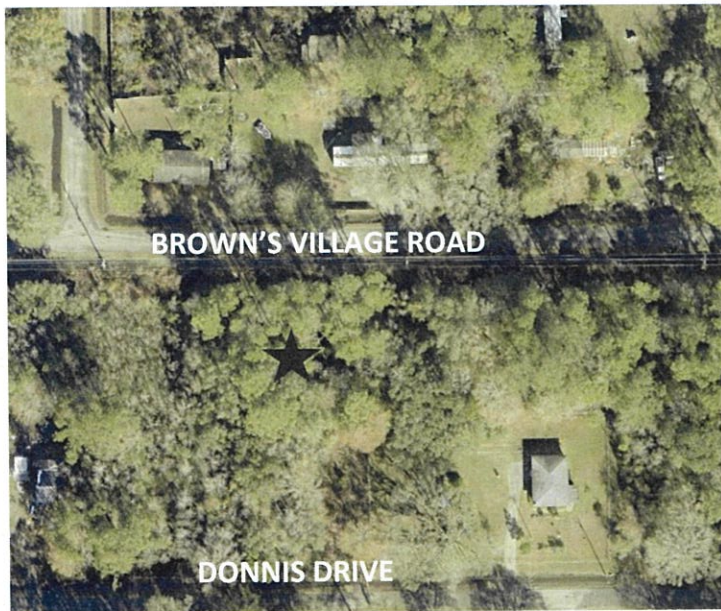
Posted: September 20, 2023

Applicant: Rosa Velarde

Commission Hearing: October 10, 2023

Size: .29 acres

Determination: Approved



Current Zoning

A-3 Suburban District

Requested Zoning

A-3 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Residential – Medium Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

FINDINGS

1. The applicant is requesting to rezone the .25-acre parcel from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The property is located on the south side of Brown's Village Road, being the North Half of Lot 13, Brown's Village Subdivision, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	SA Suburban Agricultural
09-2020	SA Suburban Agricultural	A-3 Suburban District

Site and Structure Provisions

3. The subject property is currently undeveloped.

Administrative Comment

November 2, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3505-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4A Single Family District, MHO Manufactured Housing Overlay
South	Residential	A-3 Suburban District
East	Residential - Undeveloped	A-3 Suburban District
West	Residential - Undeveloped	A-3 Suburban District

- The subject property abuts A-3 Suburban District zoning to the south, east, and west, as well as A-4A Single-Family Residential District zoning (across Browns Village Road - part of the West Addition to Morgan Subdivision) to the north.
- The A-3 Suburban District calls for minimum half-acre parcel sizes with a density allotment of 1 dwelling unit per every half-acre. As the subject property does not meet the size requirements for the A-3 Suburban District, it is considered to be a legal lot of record.



Figure 1: Browns Village subdivision surrounding area

- Within Browns Village subdivision, there are two lots that were successfully rezoned to include an MHO Manufactured Housing Overlay, both lots being north of Dennis Drive and south of Browns Village Road, similar to the subject property (Council Ord(s). 12-2776 and 16-3566).
- Directly across Browns Village Road from the subject property are two mobile homes. Staff cannot confirm whether these structures are vacant or occupied.
- If approved, the applicant could apply for building permits to place a mobile home on the site.

Administrative Comment

November 2, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3505-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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 2unit 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 onsite 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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - b. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community

