

EXHIBIT "A"

2023-3511-ZC

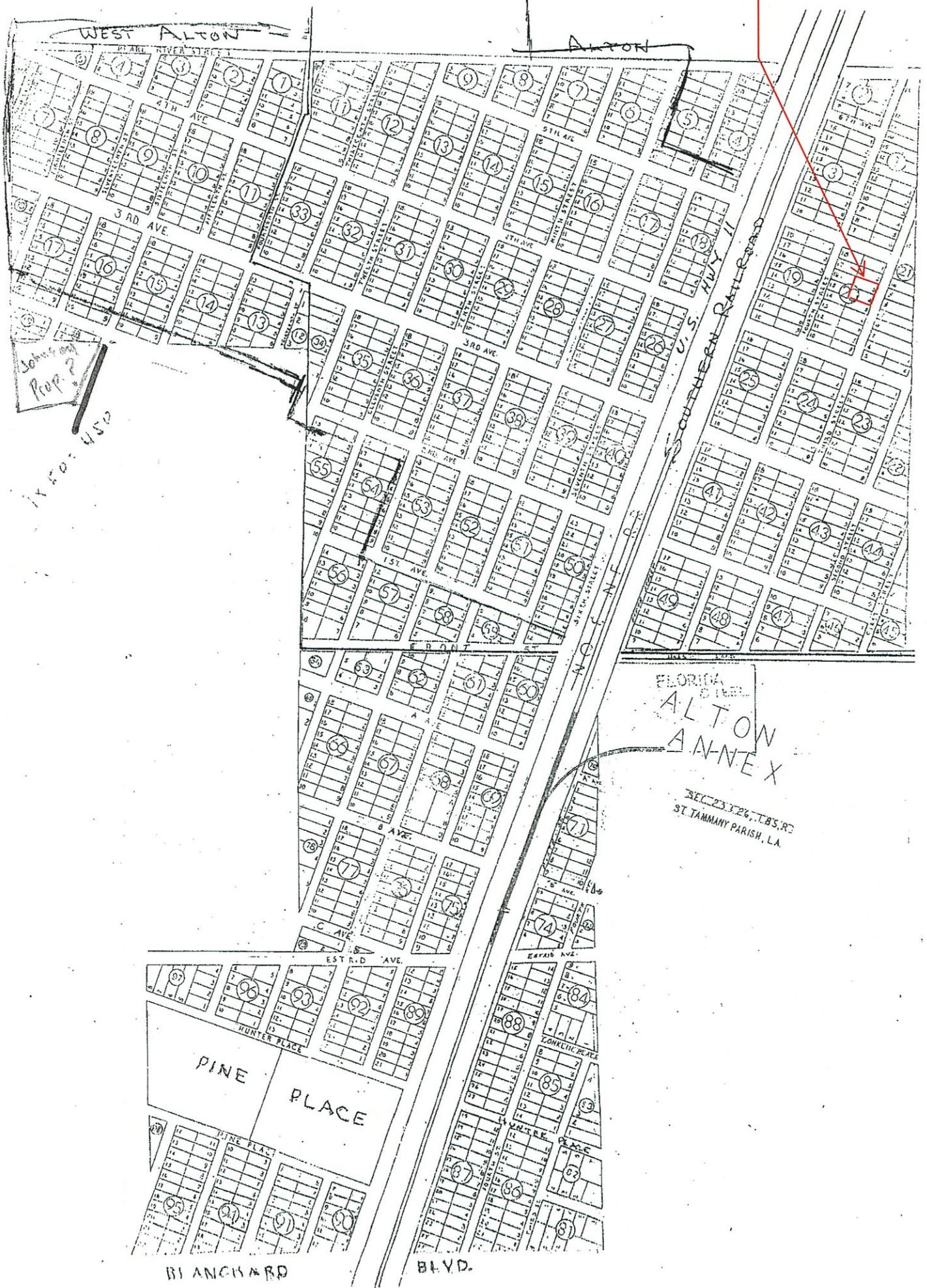
Lots 3 and 4, Square 20, Alton, St. Tammany Parish, Louisiana.

2023-3511-ZC

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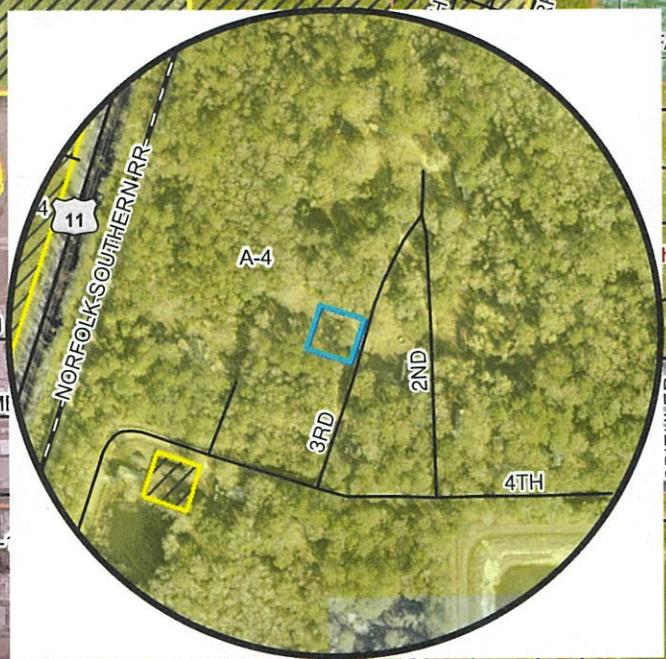
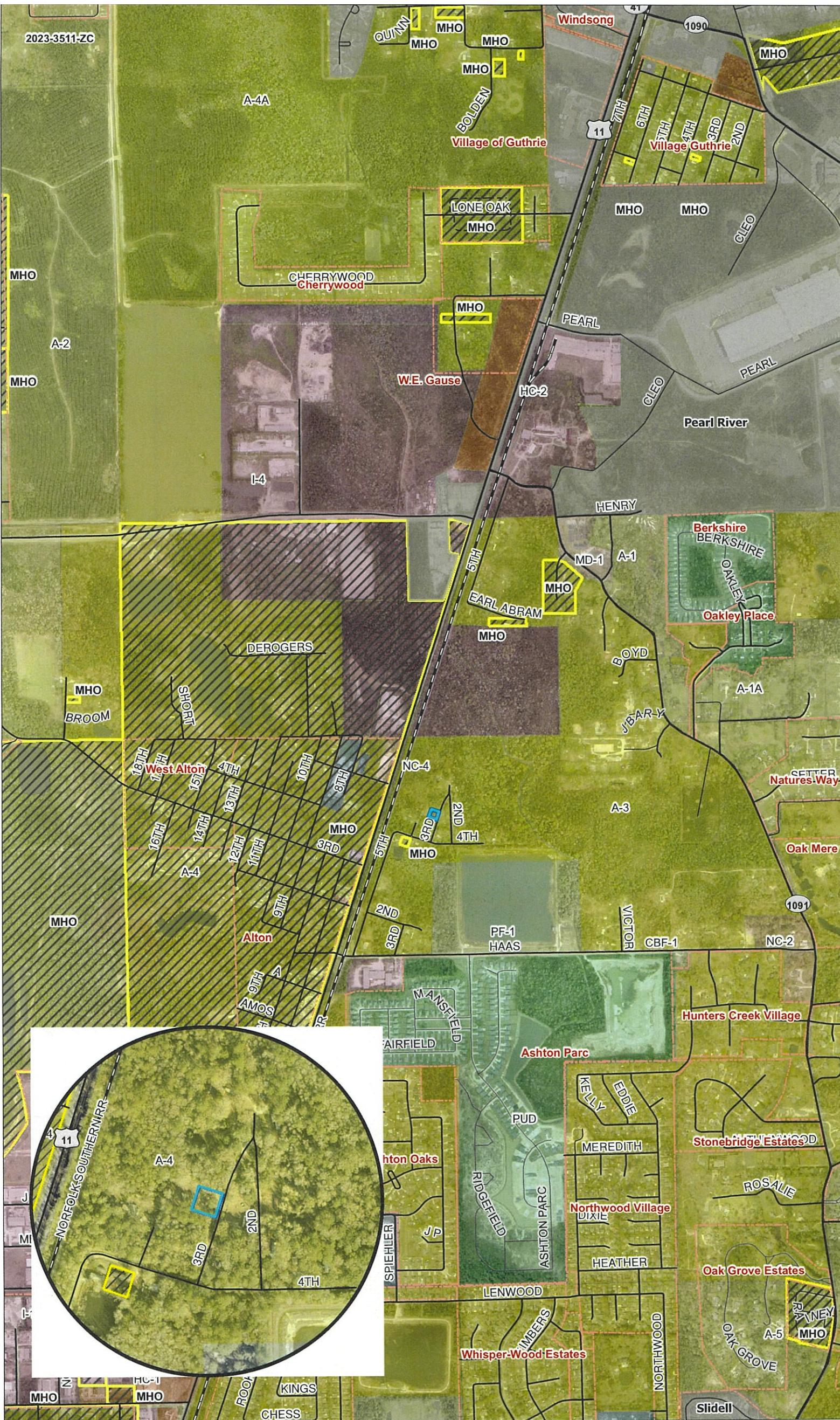
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**Subject
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John...
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2023-3511-ZC



Administrative Comment

November 2, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3511-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 North 3rd Street, being Lots 3 & 4, Square 20, Alton Subdivision, Pearl River; S23, T8S, R14E; Ward 8, District 14 **Council District:** 14

Owner: April Poche Hanley **Posted:** September 20, 2023

Applicant: April Poche Hanley **Commission Hearing:** October 10, 2023

Size: .23 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

Rural and Agricultural

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone AE

Critical Drainage:

Yes

FINDINGS

1. The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of North 3rd Street, being Lots 3 & 4, Square 20, Alton Subdivision, Pearl River.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SA
10-2234	SA	A-4 Single-Family Residential District

Site and Structure Provisions

3. The subject property is currently undeveloped and is surrounded by other undeveloped property to the north, west, and south. Immediately across North Third Street to the east is a single-family residence.

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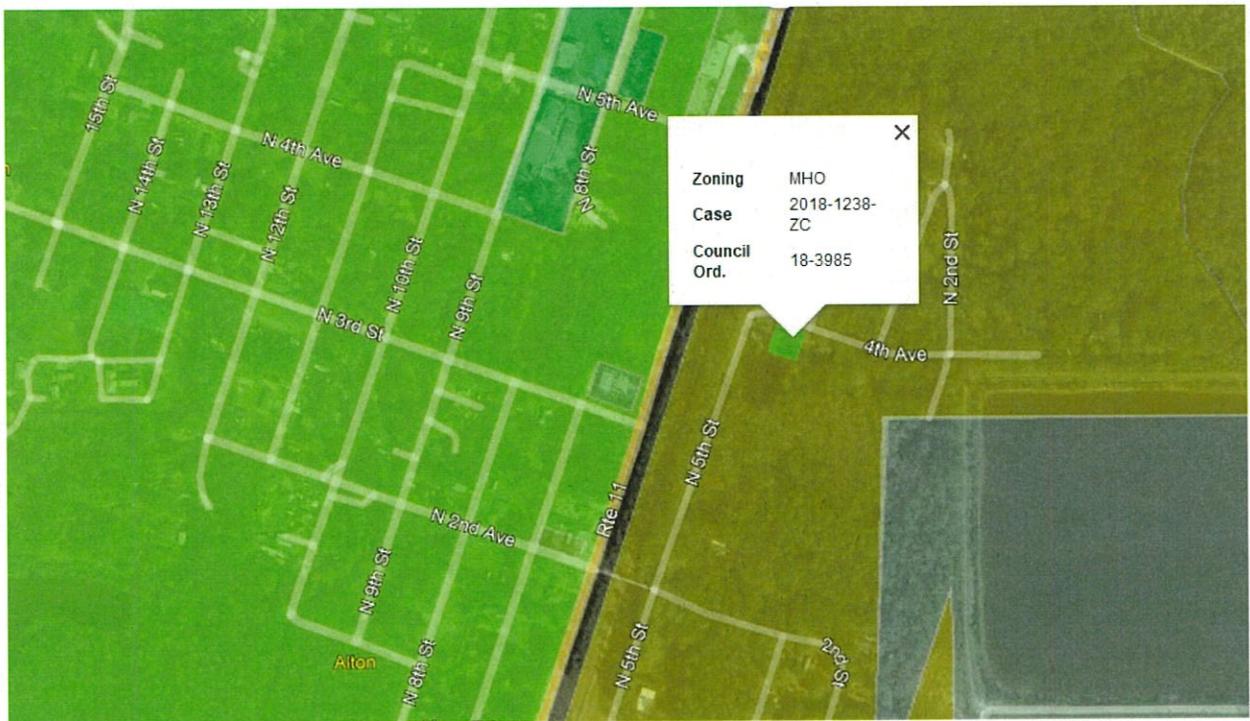
Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

- 5. The subject property abuts A-4 Single Family Residential District zoning on all sides which has a minimum lot size of ¼ acre and a density allotment of one unit per every quarter acre.
- 6. The subject property is within approximately 500 feet from Lot 2A, Sq. 25 of Alton Subdivision, which was which was approved for an MHO Manufactured Housing Overlay in 2018 (Council Ord. 18-3985). In addition, the adjacent Town of Alton Subdivision is completely zoned for MHO Manufactured Housing Overlay. However, this subdivision is currently subject to a moratorium that restricts Conditional Use Permits and/or Permits for construction or placement of building structures & mobile homes.

Figure 1: Surrounding area with MHO manufactured Housing Overlay in bright green – with similar rezoning case nearby.



- 7. If approved, the applicant could apply for a building permit to place a mobile home on the site.

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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.

