

EXHIBIT "A"

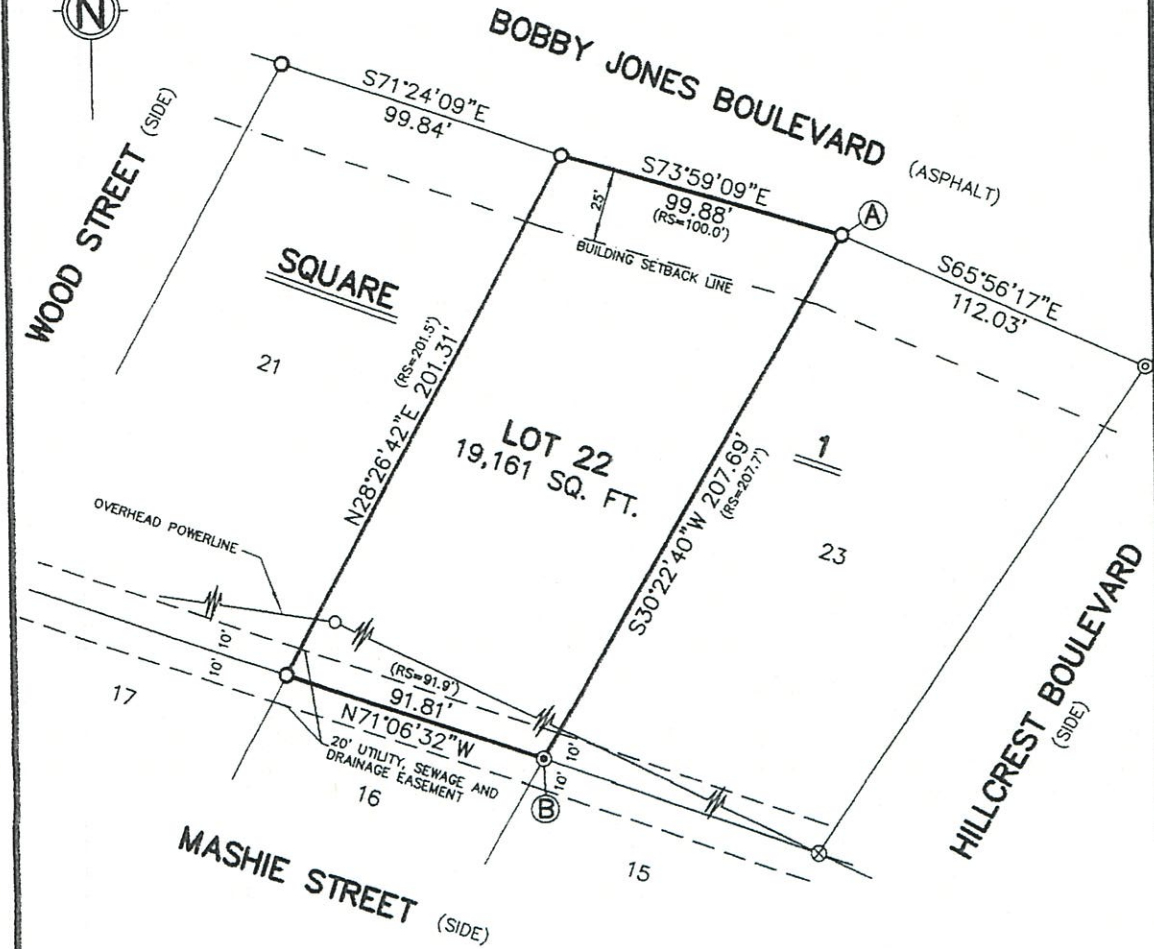
2023-3479-ZC

Lot 22, Square 1, Hillcrest Country Club Estates Subdivision

2023-3479-ZC



REFERENCE BEARING:
 Iron Rod A to Iron Rod B
 S30°22'40"W
 Astronomic North determined
 by G.P.S. Observations.



NOTES:

1. This property is located in Flood Zone A2, per F.E.M.A. Map No. 225205 0275 C, dated October 17, 1989.
2. Building Setback Lines must be verified by the St. Tammany Parish Planning Department.

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.

- LEGEND**
- = 3/8" IRON ROD FOUND
 - ⊙ = 5/8" IRON ROD FOUND
 - ⊗ = 1" IRON PIPE FOUND
 - ⊕ = 1/2" IRON ROD FOUND
 - = POWERPOLE
 - RS = REFERENCE SURVEY

REFERENCE SURVEY:

Plat of Hillcrest Country Club Estates Subdivision, Addition No. 2, by Robert A. Berlin Surveyor, dated 04/18/1962, revised 04/23/1962, filed in the St. Tammany Parish Clerk of Court Map File No. 28-C.

(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: SANDRA CALIDONIO

SHOWING A SURVEY OF: LOT 22, SQUARE 1, HILLCREST COUNTRY CLUB ESTATES SUBDIVISION, ADDITION NO. 2, LOCATED IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 12 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



SCALE: 1" = 50'

JOB NO. 23043

DATE: 03/21/2023

REVISED:

A-1A
2023-3479-ZC

MHO

A-2

ROBYN

SHUBERT

DOWNS

GINA DENNEY

GINA DENNEY

PF-2

435

HC-2

A-6

A-4
CHAPMAN
CBF-1

FRANCIS

MHO

MHO

MHO

Hillcrest Country Club

KEEN

MHO

BOBBY JONES

MHO

MHO

MHO

MHO

MHO

MHO

MHO

MHO

FOURSOME

MHO

MHO

MHO

MHO

Hillcrest Country Club Estates

SLICE

HOOKE

CHIP

PUTT

MHO

MHO

MHO

MHO

HAZARD

MHO

MHO

NIBBLICK

MHO

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TED RAY

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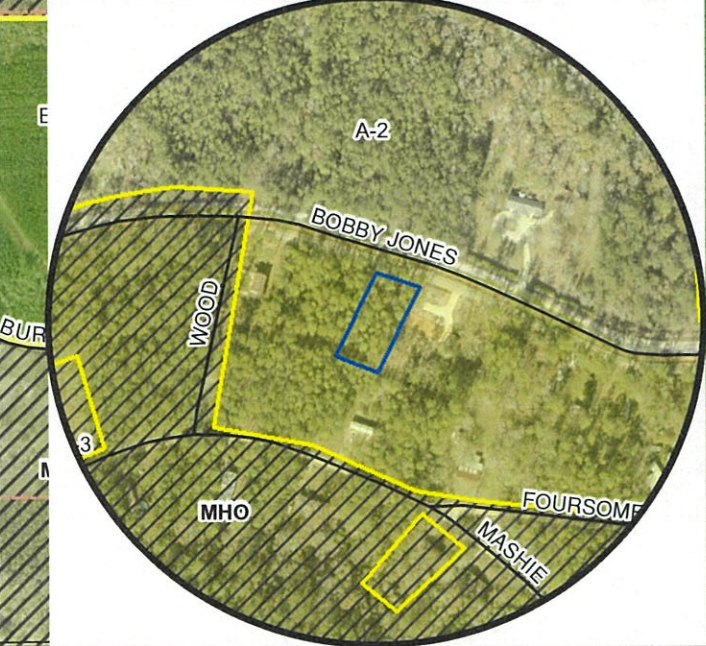
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A-1

Administrative Comment

November 2, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3479-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 Bobby Jones Blvd, east of Wood Street, being Lot 22, Square 1, Hillcrest Country Club Estates Subdivision, Abita Springs; S27, T6S, R12E; Ward 10, District 6

Council District: 6

Owner: Sandra Calidonio

Posted: September 14, 2023

Applicant: Ronald Garay & Sandra Calidonio

Commission Hearing: October 10, 2023

Size: .44 acres

Determination: Approved



Current Zoning

A-3 Suburban District

Requested Zoning

A-3 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone A2

Preliminary Flood Zone AE

Critical Drainage:

Yes

FINDINGS

1. The applicant is requesting to rezone the .44-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 Bobby Jones Boulevard, west of Hillcrest Blvd being Lot 22, Sq. 1, of Hillcrest Country Club Estates.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2233	Unknown	A-3 Suburban District

Site and Structure Provisions

3. The subject property is identified as Lot 22, Sq. 1, Hillcrest Country Club Estates subdivision and is currently undeveloped.

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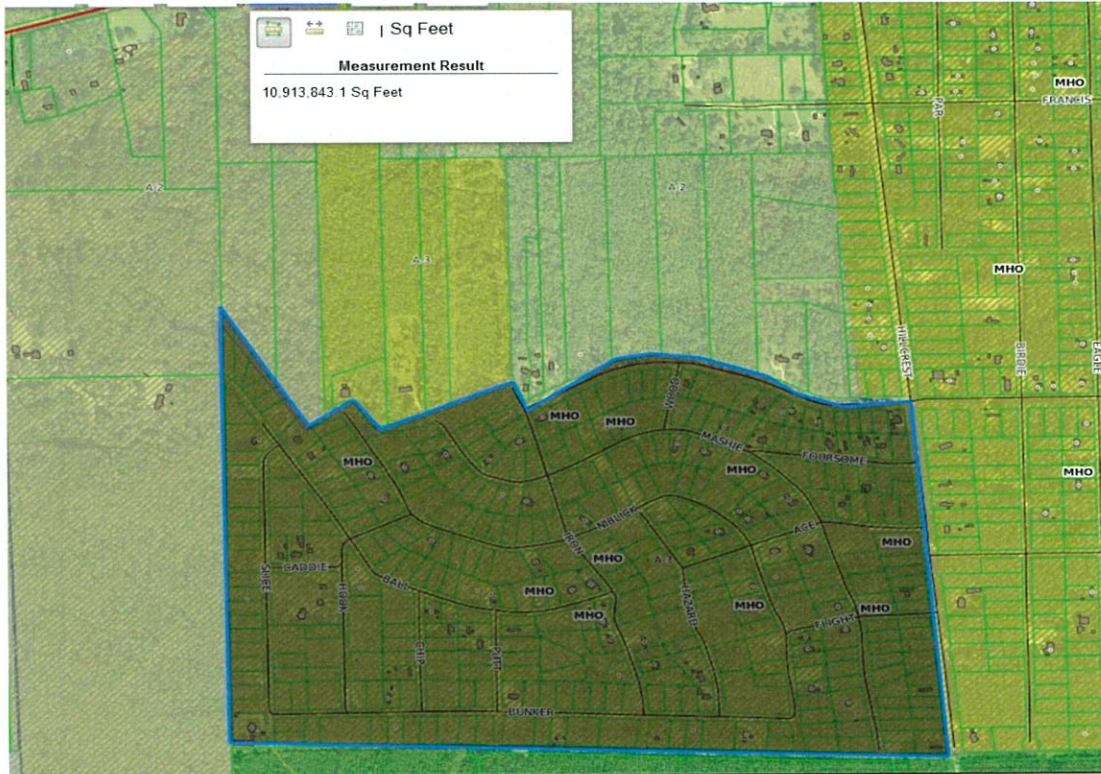
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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning



Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential - Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District, MHO Manufactured Housing Overlay
West	Residential - Undeveloped	A-3 Suburban District

5. The subject property abuts A-3 Suburban District zoning on all sides except to the north where it abuts A-2 Suburban District-zoned parcels. The A-3 Suburban District allows for single-family dwellings with one unit per every half-acre. The Hillcrest Country Club Estates subdivision is comprised of approximately 250 acres of land which is zoned for single-family residential development (Figure 1).

Figure 1: Approximate Measurement of Hillcrest Country Club Estates (Measuring 10,913,843 sqft, or 250 acres)

6. Of the 250 acres within the subdivision, approximately 235 are zoned for the MHO Manufactured Housing Overlay, leaving a 15-acre portion which does not have the overlay. This 15-acre area includes the subject lot (Figure 2). In addition, the adjacent Hillcrest Country Club Subdivision is also partially zoned for the MHO Manufactured Housing Overlay, consisting of roughly 420 acres of MHO zoning.

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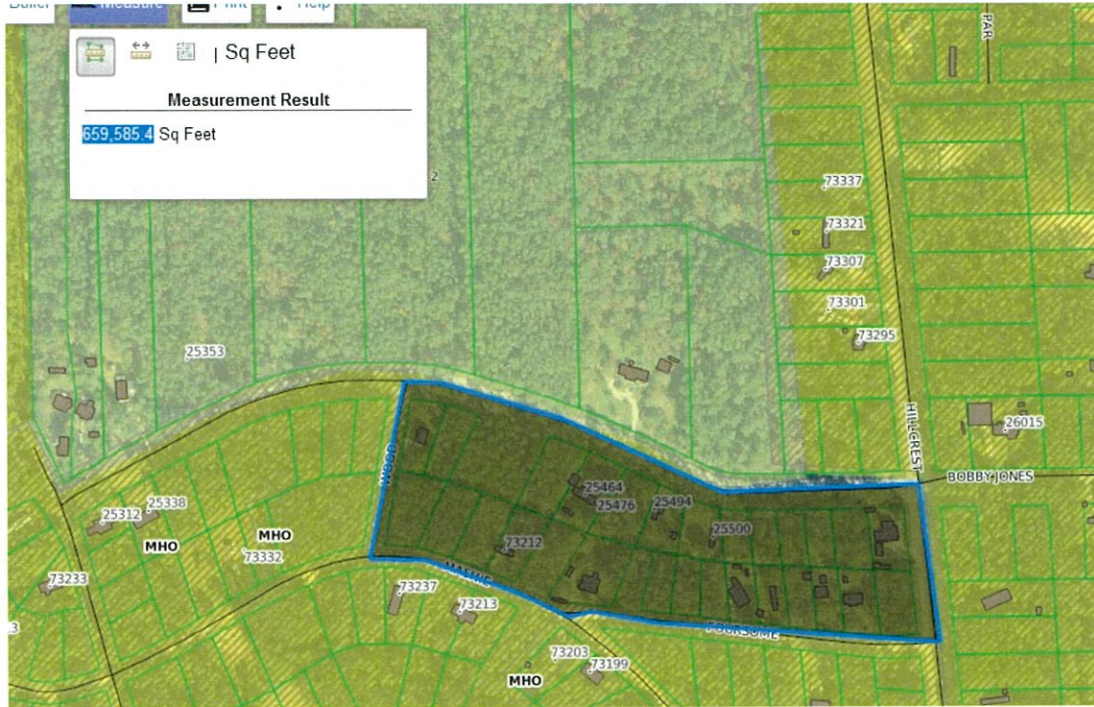


Figure 2: Approximate Measurement of a portion of Hillcrest Country Club Estates WITHOUT MHO Manufactured Housing Overlay (Measuring 659,585 sqft, or 15 acres)

7. The subject property abuts Lot 23 of Hillcrest Country Club Estates, which was approved for an MHO Manufactured Housing Overlay by the Zoning Commission in June of 2023 (2023-3322-ZC, Ord. No. 23-5204).
8. If approved, the applicant could apply a building permit to place a mobile home on the site.
9. *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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