

EXHIBIT "A"

2023-3512-ZC

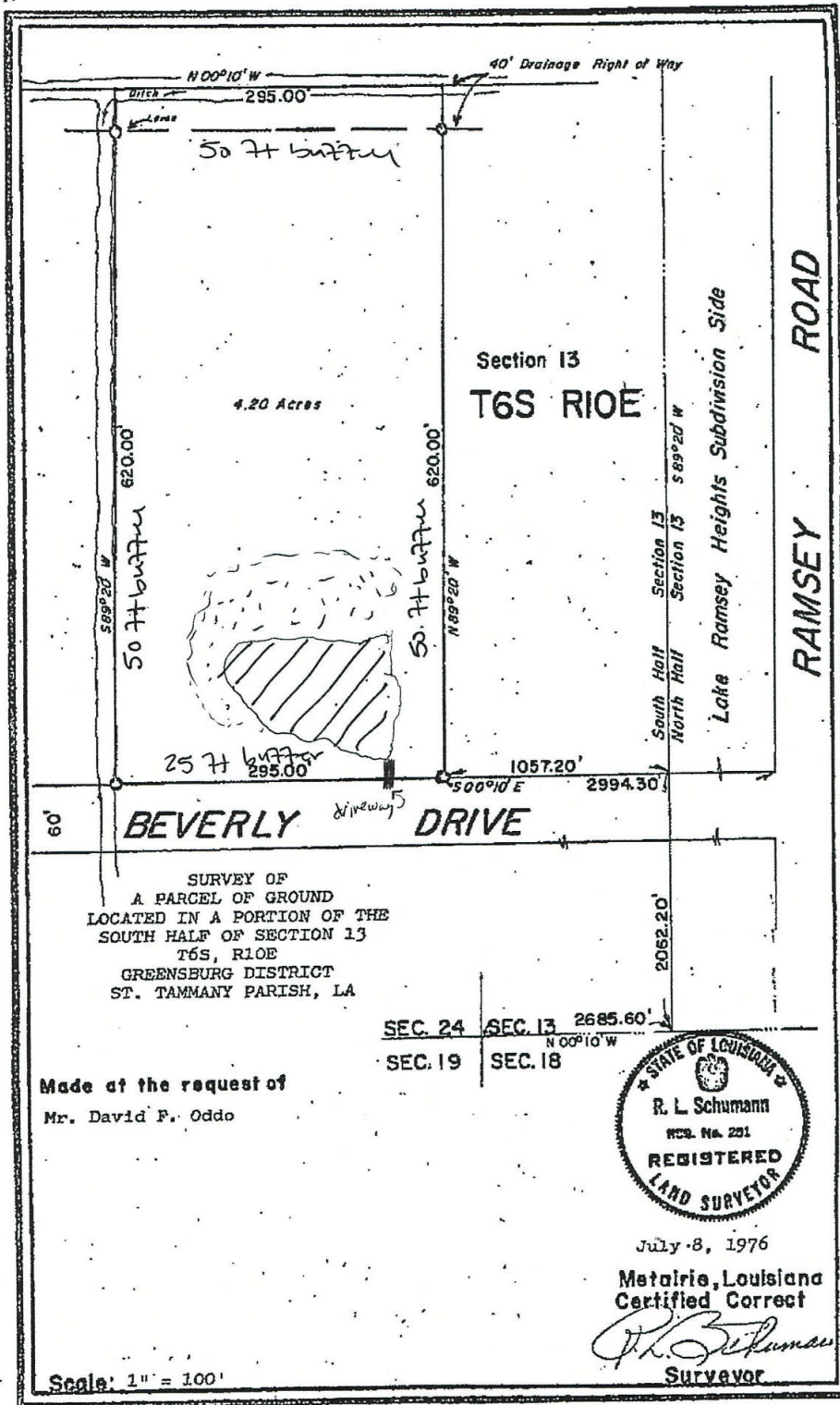
PARCEL B:

That certain tract or parcel of land being Parcel B containing 1.00 acres of land, described as being situated in Section 13, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana and shown on the Map of Survey by Ryan J. Fuselier, Registered Professional Land Surveyor, dated 11/03/2023; revised 11/17/2023, being more particularly described as follows:

Commencing at the intersection of the South right of way margin of Lake Ramsey Road and the West right of way margin of Beverly Drive, thence S 0° 41' 54"E a distance of 2,994.30 feet to a found one-half inch iron rod, being the Northeast corner of Parcel A per reference survey, thence continue S 0° 41' 54"E a distance of 295.03 feet to a set one-half inch iron rod, thence S 88° 50' 24" W a distance of 147.66 feet to a set one half inch iron rod, being the Point of Beginning for Parcel B;

Thence continue S 88° 50' 24" W a distance of 217.81 feet to a set one-half inch iron rod, thence N 0° 41' 54" W a distance of 200.00 feet to a set one-half inch iron rod, thence N 88° 50' 24" E a distance of 217.81 feet to a set one-half inch iron rod, thence S 0° 41' 54" E a distance of 200.00 feet to a set one-half inch iron rod, being the Point of Beginning for Parcel B.

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Requested Clearing

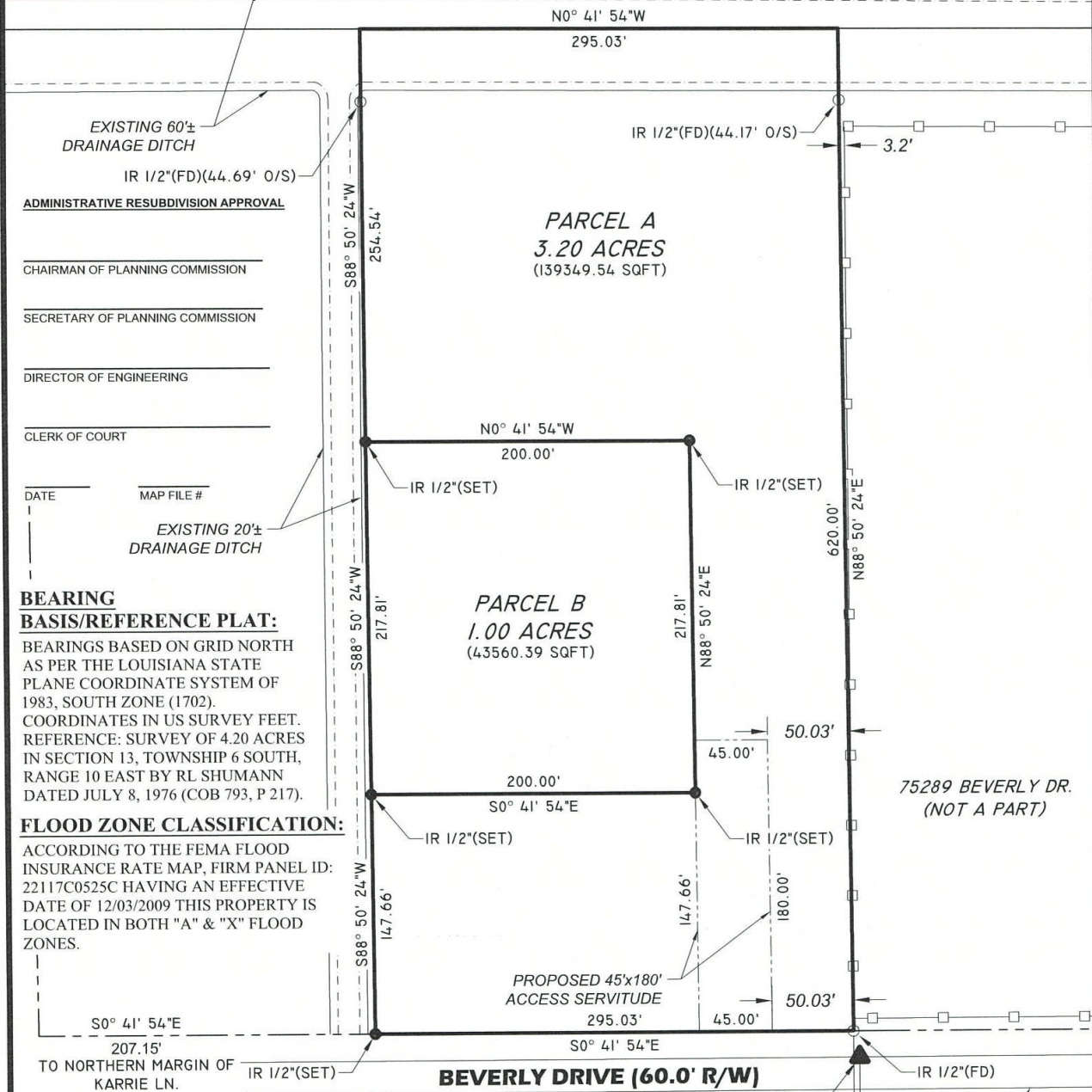


ATF

2023-3512-ZC

PENN MILL LAKES SUBDIVISION
(NOT A PART)

SCALE: 1" = 80'



ADMINISTRATIVE RESUBDIVISION APPROVAL

CHAIRMAN OF PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

DIRECTOR OF ENGINEERING

CLERK OF COURT

DATE _____ MAP FILE # _____

BEARING

BASIS/REFERENCE PLAT:

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET. REFERENCE: SURVEY OF 4.20 ACRES IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 10 EAST BY RL SHUMANN DATED JULY 8, 1976 (COB 793, P 217).

FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 22117C0525C HAVING AN EFFECTIVE DATE OF 12/03/2009 THIS PROPERTY IS LOCATED IN BOTH "A" & "X" FLOOD ZONES.

SURVEYORS NOTES:

1. THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDE'S OR EASEMENTS.
2. NO CLEARING PERMITTED WITHIN THE "NO CLEAR BUFFER" - SIDES = 50' ; FRONT/REAR = 25'

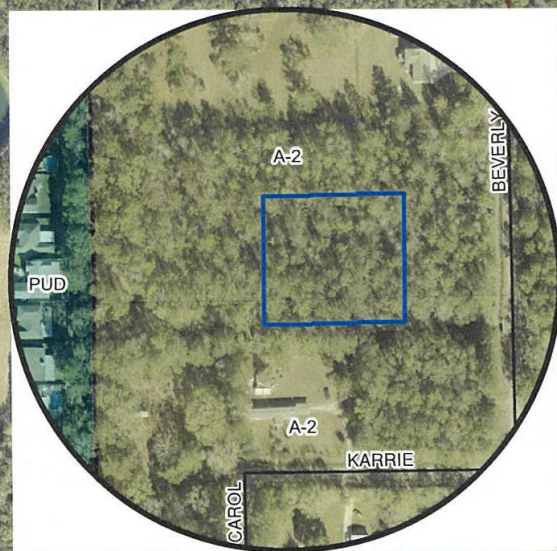
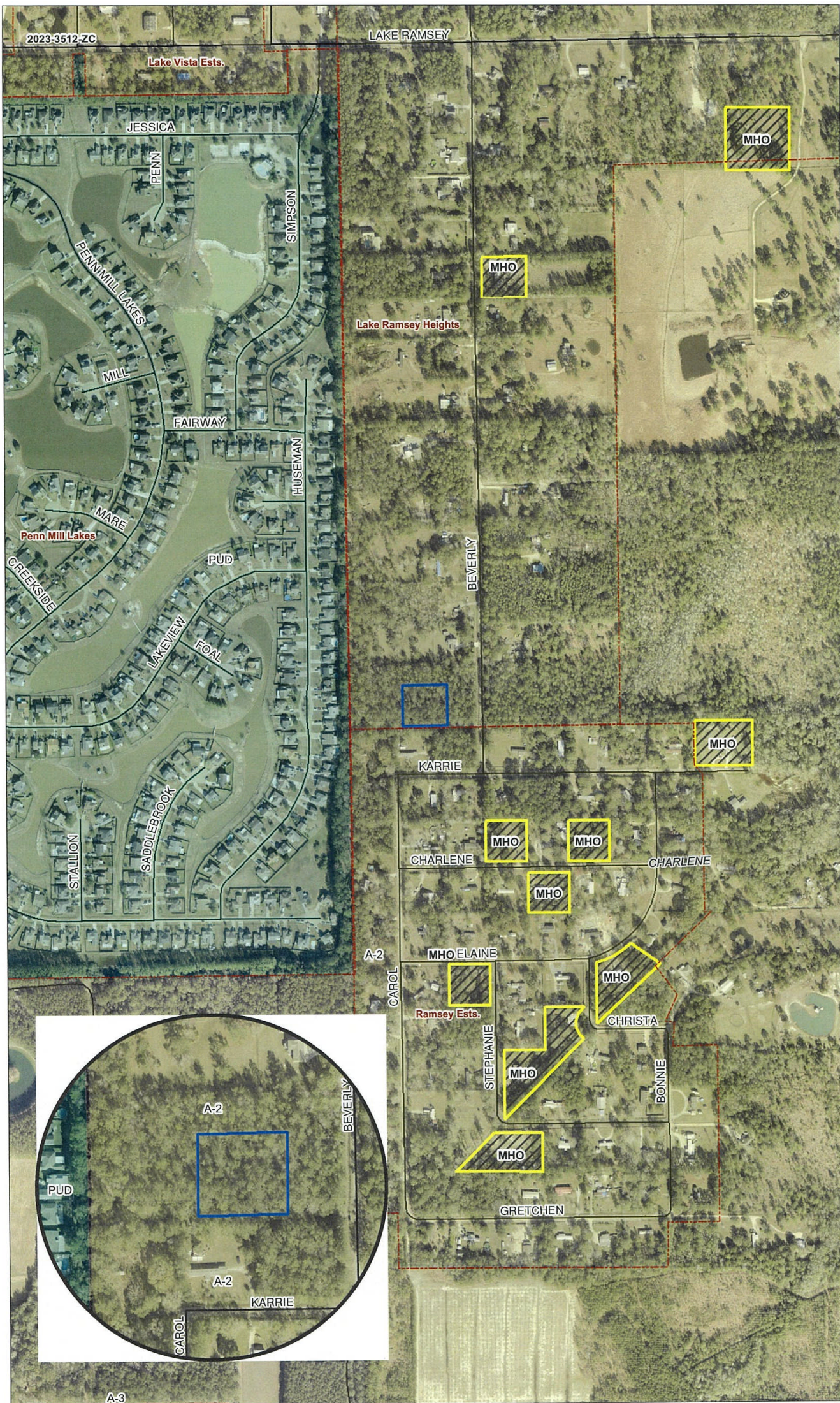
CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "C - BOUNDARY SURVEYS OF RESIDENTIAL OR SUBURBAN AREAS" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

Map of Resubdivision Survey Made For
Santiago Elizalde & Griselda Aguirre Marcial
Being a Minor Resubdivision of a certain portion of ground containing 4.20 acres and situated in Section 13, Township 6 South, Range 10 East into Parcel A containing 3.20 acres of land and Parcel B containing 1.00 acres of land.

STATE OF LOUISIANA
RYAN J. FUSELIER
REG. No. 4857
REGISTERED PROFESSIONAL SURVEYOR
11/30/2023
RYAN J. FUSELIER, PLS REG. NO. 4857
150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403

 FUSELIER SURVEYING + MAPPING RJ FUSELIER & ASSOCIATES LLC FIRM REG. #. LA (VF 790), TX (10194363)	PROJ. No.	23N0145			
	DATE	11/03/23	11/17/23	REVISOR	CDR
	DATE	11/03/23	11/17/23	REVISION DESCRIPTION	CDR
	DATE	01		REVISION DESCRIPTION	BY



Administrative Comment

January 11, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3512-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 Beverly Drive, north of Karrie Lane, Covington; S13, T6S, R10E; Ward 3, District 3
Council District: 3

Owner: Santiago Elizalde & Griselda Marcial **Posted:** September 15, 2023

Applicant: Lesley Nixon **Commission Hearing:** October 10, 2023

Size: 4.20 acres **Determination:** Approved as amended to rezone 1 acre only



Current Zoning

A-2 Suburban District
RO Rural Overlay

Requested Zoning

A-2 Suburban District
RO Rural Overlay
MHO Manufactured Housing Overlay

Future Land Use

Residential – Low Intensity

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone AE

Critical Drainage

Yes

Findings

- The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of Beverly Drive, north of Karrie Lane, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	SA Suburban Agriculture	A-2 Suburban District

- The subject property was rezoned to A-2 Suburban District through the Parish's 2009-2010 Comprehensive Rezoning effort. The A-2 Suburban District calls for a minimum of 1-acre parcel sizes with an allowable density of one unit per acre.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential & Undeveloped	A-2 Suburban District
West	Residential Subdivision	PUD Planned Unit Development – Penn Mill

- The subject property is currently undeveloped and is surrounded by A-2 Suburban District to North, South, and East. Immediately to the West is the existing Penn Mill lakes Planned Unit Development.

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5. The surrounding properties in the Lake Ramsey Subdivision are a mixture of manufactured homes and stick-built single-family residences. Per the most available and recent data, it appears that there are approximately eight (8) mobile homes along Beverly Drive within the Lake Ramsey Subdivision. This information accounts for the structures themselves rather than their current occupancy status.
6. Additionally, there is an existing mobile home across from the subject property on Beverly Drive. There is also an existing mobile home immediately south of the subject property on Karrie Lane. These manufactured homes are considered to be of legal non-conforming use.¹ * (Figure 1)
7. To the south of the subject property is Ramsey Estates Subdivision, which has had multiple parcels which were approved for the MHO Manufactured Housing Overlay as early as 2011 to most recently in 2022.

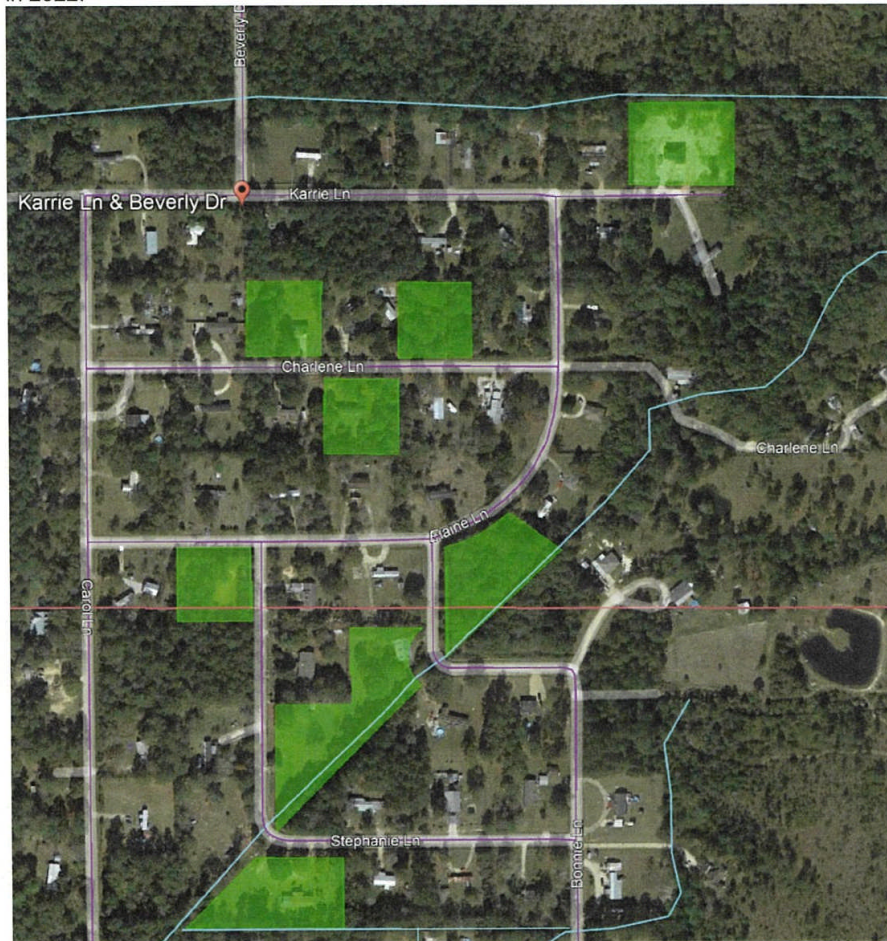


Figure 1: All Approved MHO Manufactured Housing Overlay properties within Ramsey Estates Subdivision (MHO is in green)

¹ * (Sec 130-162): Legal nonconforming uses shall be 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. Similarly, whenever a use district shall be changed thereafter, then the existing lawful use may be continued.

