

EXHIBIT "A"

2023-3600-ZC

Commence at the intersection of Hwy 41 and Earl Bennett Road, said point being the point of beginning.

From the point of beginning, proceed in an easterly direction along the centerline of Earl Bennett Road (extended) for a distance of approximately 4,613 feet to a point located at the section corner common to Sections 14, 15, 22 and 23, Township 7 South, Range 14 East;

Thence proceed in a southerly direction along the section line common to sections 22 and 23, Township 7 South, Range 14 East for a distance of approximately 5,295 feet to a point located at the section corner common to Sections 22, 23, 26 and 27, Township 7 South, Range 14 East;

Thence proceed in a westerly direction along the section line common to sections 22 and 27 Township 7 South, Range 14 East for a distance of approximately 3,946 feet to a point;

Thence proceed North 34 Degrees 25 Minutes 18 Seconds West for a distance of approximately 106 feet;

Thence proceed North 68 Degrees 49 Minutes 5 Seconds East for a distance of approximately 22 feet;

Thence proceed North 2 Degrees 13 Minutes 44 Seconds East for a distance of approximately 154 feet;

Thence proceed South 68 Degrees 22 Minutes 58 Seconds West for a distance of approximately 111 feet;

Thence proceed North 34 Degrees 46 Minutes 32 Seconds West for a distance of approximately 185 feet;

Thence proceed North 33 Degrees 12 Minutes 55 Seconds West for a distance of approximately 383 feet;

Thence proceed North 24 Degrees 1 Minute 46 Seconds West for a distance of approximately 246 feet;

Thence proceed South 89 Degrees 9 Minutes 50 Seconds West for a distance of approximately 25 feet;

Thence proceed North 16 Degrees 17 Minutes 20 Seconds West for a distance of approximately 668 feet;

Thence proceed North 14 Degrees 45 Minutes 57 Seconds West for a distance of approximately 417 feet;

Thence proceed North 6 Degrees 39 Minutes 54 Seconds West for a distance of approximately 701 feet;

Thence proceed North 4 Degrees 16 Minutes 40 Seconds West for a distance of approximately 623 feet;

Thence proceed South 88 Degrees 35 Minutes 27 Seconds West for a distance of approximately 314 feet to a point located on the centerline of Hwy 41;

Thence proceed along the centerline of Hwy 41 for a distance of approximately 2,135 feet to a point, said point being the Point of Beginning.

586.21 Acres

Administrative Comment
January 11, 2024
Department of Planning & Development



ZONING STAFF REPORT
2023-3600-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Study area located on the east side of LA Highway 41, south of Earl Bennett Road, north of Coci road, Pearl River, LA, Ward 6, Council District 6

Size: 611.06 acres revised to 586.21 acres as amended

Posted: November 17, 2023

Commission Hearing: December 5, 2023

Determination: Motion to comply with staff comments



Howard O 'Berry Area Zoning Classification Review

BASE FLOOD ZONE:

The BFE varies throughout the study area and ultimately depends on the precise location of the potential structure.

Varies from BFE 26' + 1' Freeboard =
27' FFE to BFE 28' + 1' Freeboard =
29' FFE

OVERVIEW/HISTORY

The Parish Council adopted Ordinance C.S. No. 23-5229 on September 7, 2023 to impose a 30-day moratorium on the receipt of submissions by the Parish Planning and Zoning Commission for the resubdivision or rezoning of property and/or on the issuance of permits by the Parish Department of Planning and Development/Permits for the construction or placement of any mobile home building structures on property abutting Howard O 'Berry Road within a portion of Council District 6, with the exception of the properties located at 37360 Howard O 'Berry Road, 37380 Howard O 'Berry Road, and 37402 Howard O 'Berry Road.

The Parish Council adopted Ordinance C.S. No. 2023-5258 on October 5, 2023 to extend the subject Howard O 'Berry moratorium for an additional 30 days and amend the boundaries to incorporate a larger study area which is east of LA Highway 41, south of Earl Bennett Road, and north of Coci road, Pearl River, LA.

The Department of Planning and Development has been asked by the Parish Council to study the area that is currently encumbered by the moratorium to determine if the existing A-4 Single-Family Residential Zoning District and MHO Mobile Home Overlay is appropriate based on the size of the parcels and the current development pattern for the area. The results are as follows:

STUDY BACKGROUND

1. A large portion of the Howard O 'Berry study area has not been mapped by independent parcel boundaries, otherwise known as lots of record. Therefore, in order to complete the study, the Department of Planning and Development utilized the St. Tammany Parish Tax Assessor's parcel viewer.
2. The study area is made up of 611.06 acres and is located on the east side of LA Highway 41, south of Earl Bennett Road, and north of Section 22. There are 148 properties within the study area, 14 of which were not defined by assessment number and therefore not mapped on the Tax Assessor's webpage.

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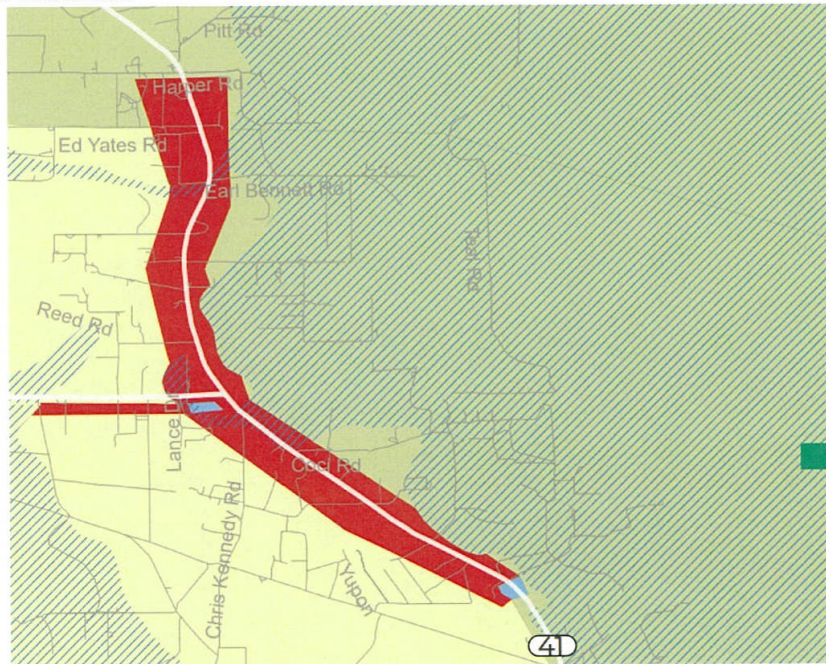
AVERAGE SIZE AND WIDTH

3. The average size of the 148 properties within the study area is 5.21 acres. However, this number is skewed based on some very large parcel sizes within the study area including a 134-acre property, a 69-acre property, a 43-acre property, and a 31-acre property. Removing these four larger parcels from the average calculation provides a typical parcel size of 2.45 acres and better portrays the average parcel size for the area.
4. The average width of the 148 properties within the study area is 280 ft. Removing the 5 outlier properties from this calculation provides a more typical parcel width for the area of 248 ft.

EXISTING ZONING

5. 132 out of 148 properties (89%) within the study area are zoned A-4 Single-Family Residential District. There are 16 properties along LA Highway 41 which are either zoned HC-2 Highway Commercial District or split zoned HC-2 Highway Commercial and A-4 Single Family. Staff has determined the existing Highway Commercial zoning classifications along the State Highway are appropriate and consistent with the recently adopted 2040 Future Land Use Map which classifies these properties as "Commercial".
6. Of the 148 properties within the study area, there are 5 properties which do not have the Manufactured Housing Overlay. All five properties front LA Highway 41 and are either entirely zoned HC-2 Highway Commercial District or are split zoned HC-2 Highway Commercial District and A-4 Single-Family Residential District. All five properties are currently undeveloped.

IMAGE 1: 2040 FLUM



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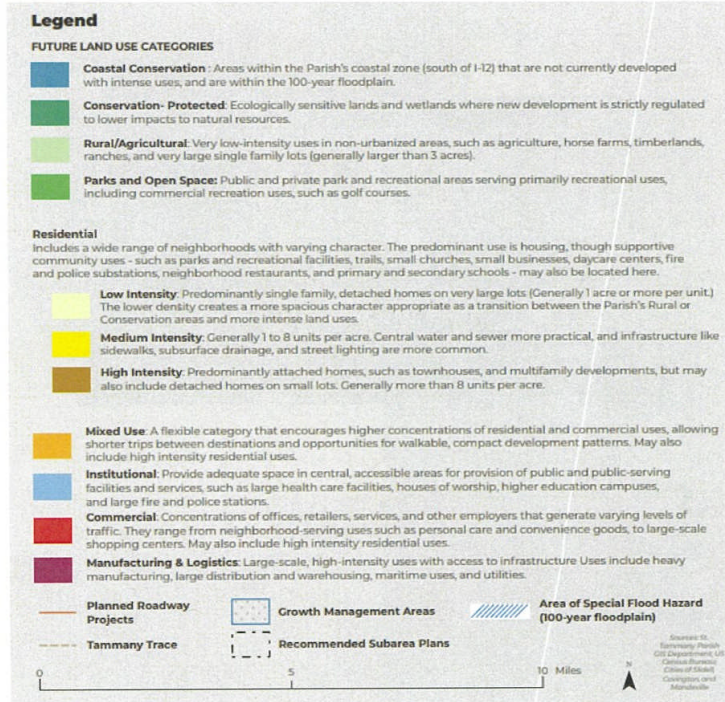


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IMAGE 2: 2040 FLUM LEGEND



- In order to better analyze the subject area, staff has removed the 16 properties zoned HC-2 Highway Commercial District along LA Highway 41 referenced in the above #5 and the four larger parcels referenced in the above # 3 from the below calculations. This provides a study area of 129 properties.
- The A-4 Single-Family District requires a quarter acre lot size and a lot width of 90 ft. 128 of the 129 properties within the study area are larger than the A-4 zoning classification's minimum area regulations.

	Area Requirement	Width Requirement	# of Parcels which Comply
A-1 Suburban District	5 Acres	300 ft.	8 (6.2%)
A-1A Suburban District	3 Acres	200 ft.	22 (17%)
A-2 Suburban District	1 Acre	150 ft.	77 (60%)
A-3 Suburban District	Half an Acre	100 ft.	21 (16%)
A-4 Suburban District	Quarte Acre	90 ft.	0
A-4A Suburban District	7,260 sq. ft.	60 ft.	1 (.07%)
			Total: 129

- As identified in Table 1, 83% of the subject properties meet or exceed the minimum area regulations required under the A-2 zoning classification (1-acre minimum lot size, 150 ft. minimum lot width). As such, less than 17% of the subject properties do not meet the A-2 minimum area regulations. Of those, 6 properties do not meet the width regulations due to having

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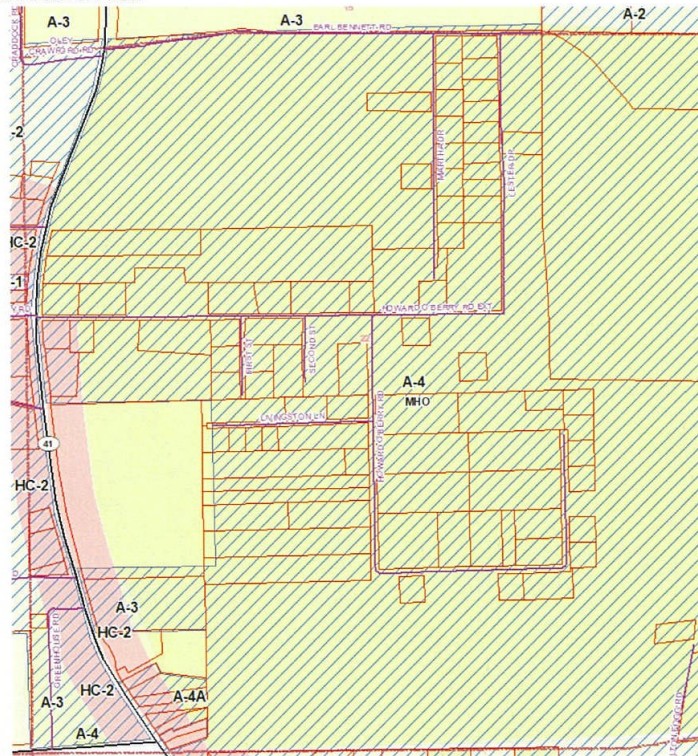
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less than 150 ft. of lot width, 9 do not meet the area regulations due to having a lot size of under an acre, and 6 do not meet the area regulations and the width regulations.

IMAGE 3: STP ZONING MAP



DEVELOPMENT:

The study area is developed with 80 existing stick-built houses, 66 existing mobile homes, and 194 accessory structures. All of the existing residential dwellings currently conform to their correct zoning classification.

STAFF RECOMMENDATION:

Currently 89% of the study area is zoned A-4 Single-Family Residential District which allows a minimum lot size of a quarter acre. 83% of the subject properties within the study area meet or exceed the area and width requirements of the A-2 Suburban District which require a minimum lot size of one-acre. This discrepancy in property size and property zoning could create a potential density conflict as a majority of the parcels in the study area could be potentially subdivided, which would nearly triple the amount of buildable lots in the area. As such, staff recommends the Parish Council rezone the subject area to A-2 Suburban District to provide the correct zoning classification for the majority of the properties and protect the existing density pattern for the area.

143 of the 148 subject properties are currently zoned with the mobile home overlay. There are 66 existing mobile homes in the study area. As such, staff recommends the Parish Council maintain the existing MHO Manufactured Housing Overlay in the area so as not to cause the existing 66 mobile homes to become legal non-conforming uses¹.

¹ A legal nonconforming manufactured home damaged to the extent of not exceeding 50% of its replacement valuation by reasons of fire, flood, explosion, earthquake, riot, war or act of God may be removed from the site and replaced if done within one yard from the time such damage occurred. If the manufactured home is not replaced within one year, any new residential dwelling must conform to current land use regulations or meet all criteria within the current zoning district in which it is located.

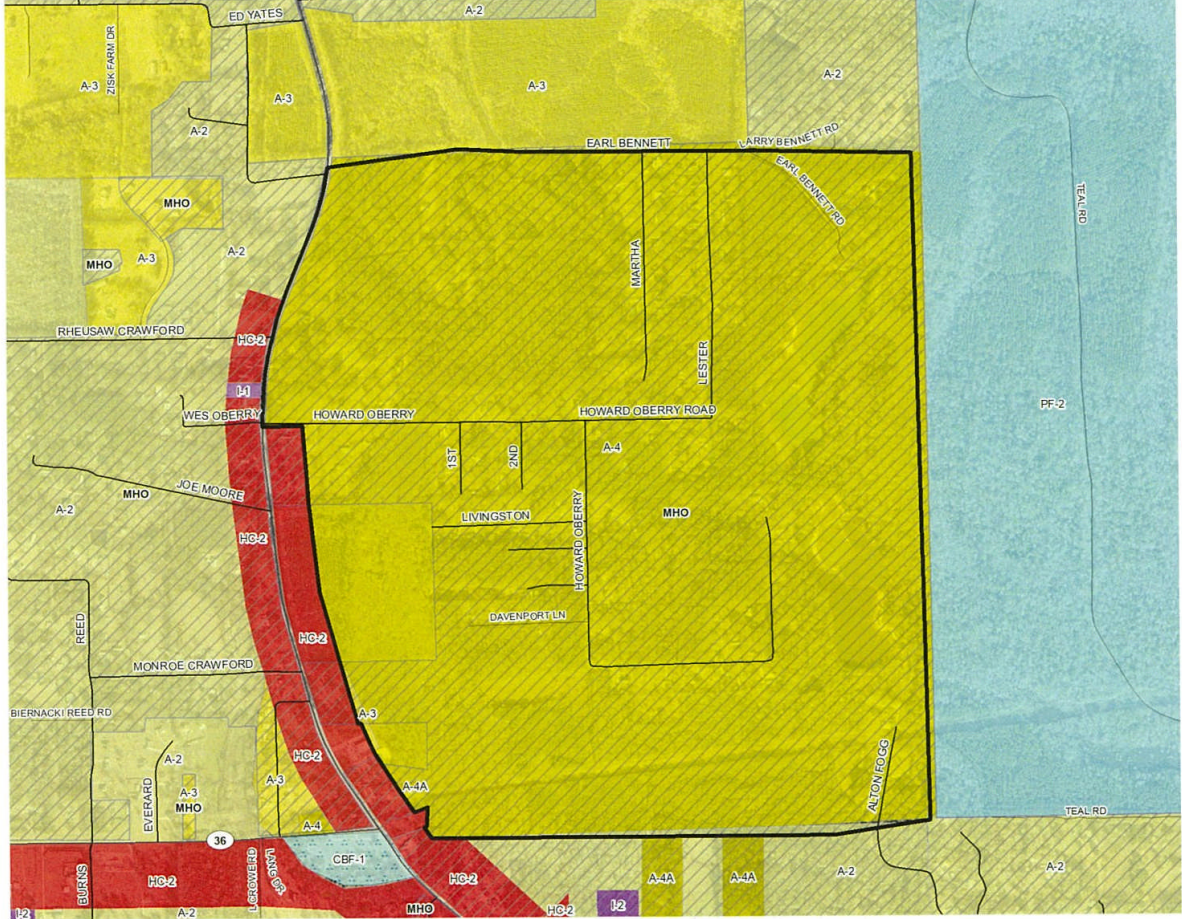
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