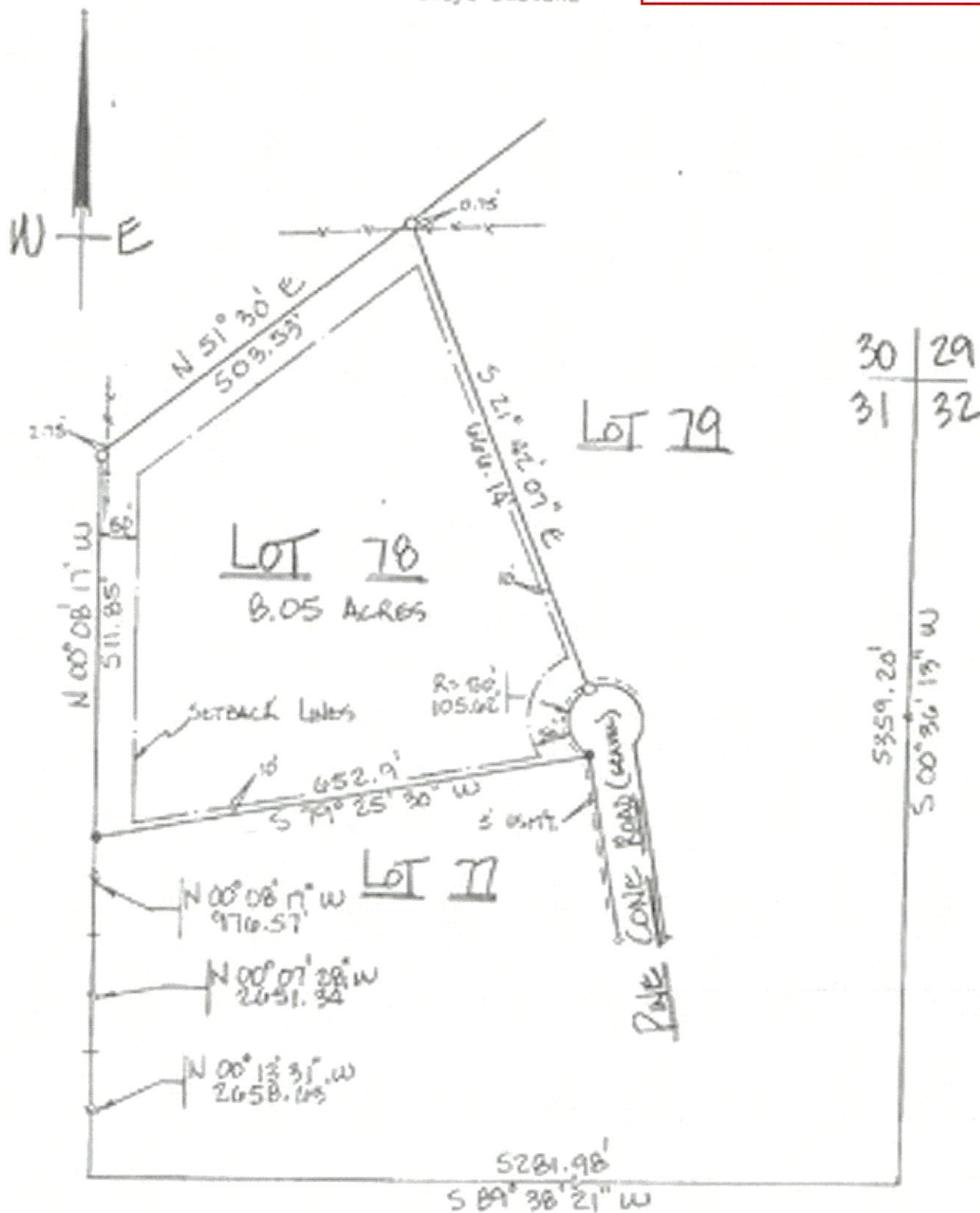


**EXHIBIT "A"**

**2023-3543-ZC**

**ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, in that subdivision known as Oak Knoll Estates Subdivision, and designated on the official plan thereof, on file and of record in the office of the Clerk and Recorder of the Parish of St. Tammany, State of Louisiana, as Lot Number 78, said subdivision, said lot having such measurements and dimensions and being subject to such servitudes and restrictions as are more particularly shown on said map. All in accordance with a survey by H.C. Sanders & Associates, Inc., dated May 7, 1992, as Job No. ST-92-40. Further in accordance with a survey, prepared by H.C. Sanders & Associates, Inc., dated June 24, 1981, a copy of which is attached to act recorded at Inst. No. 466715.**

A Survey of the Property of Lloyd LeBlanc



LEGEND

- 1/2" IRON ROD SET
- 5/8" IRON ROD FOUND



*Herbert C. Sanders*

A Portion of Ground situated in the Oak Knoll Estates Subdivision in Section 30, Township 6 South, Range 13 East, St. Tammany Parish, Louisiana.			
H. C. SANDERS & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS THE FOUNTAIN BUILDING Post Office Drawer 1779 - Covington, La. 70434 Office: 892-2847			
JOB NO. ST-81-311	DRAWN rpk CHECKED	DATE 24 June 81 SCALE	SHEET NO. 1 of 2

R2023-3543-ZC

24

GLENNA

A-1

19

CBF-1

MOP TOP

LION DEN

PEG KELLER

30

CBF-1

A-4

FORD

A-1

AZALEA

25

A-4

CBF-1

BOBBY JONES

T6 - R12E

T6 - R13E

PINE CONE

CAMELLIA

A-1

HOLLY

31

A-1

E-4

36

LIVE OAK

OAK KNOLL

OAK KNOLL

A-1

Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3543-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 Pine Cone Road, being Lot 78, Oak Knoll Estates Subdivision, Abita Springs S30, T6S, R13E; Ward 6, District 6      **Council District:** 6

**Petitioner:** Devon Maitozo      **Posted:** October 13, 2023

**Owner:** Khris and Ressa Noah, Kalyn and Devon Maitozo      **Commission Hearing:** November 1, 2023

**Size:** 8.05 acres      **Determination:** Approved



**Current Zoning**

A-1 Suburban District

**Requested Zoning**

A-1 Suburban District

RO Rural Overlay

**Future Land Use**

Rural and Agricultural

**Flood Zone**

Effective Flood Zone A

Preliminary Flood Zone AE

**Critical Drainage:**

Yes

**BFE**

BFE 48' + 1' Freeboard = 49' FFE

**FINDINGS**

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and Rural Overlay. The site is located on the west side of Pine Cone Road, being Lot 78, Oak Knoll Estates Subdivision, Abita Springs. The municipal address of this property is 28070 Pine Cone Road, Abita Springs.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2233	unknown	A-1 Suburban District

*Site and Structure Provisions*

2. The subject property is currently developed with a single-family residence and some accessory structures.

*Compatibility or Suitability with Adjacent Area*

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District

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South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	A-4 Single Family Residential District

- The subject property is flanked by undeveloped property to the north and west and residential development to the south and east.
- The purpose of the site’s existing A-1 Suburban District zoning is to provide single-family residential environments on parcels with a minimum lot size of five acres. The purpose of the Rural Overlay is to maintain the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The permitted uses of the RO Rural Overlay are single-family residences and certain accessory structures that conduct or support agricultural businesses or businesses related to agriculture.
- If approved, the applicant can use the subject property for both their main residence and their proposed commercial business, which is a training center for equestrian vaulting. If approved, the applicant can apply for permits to construct a facility that meets commercial site standards – including structures such as a training ring and stables.

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:

- Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved

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