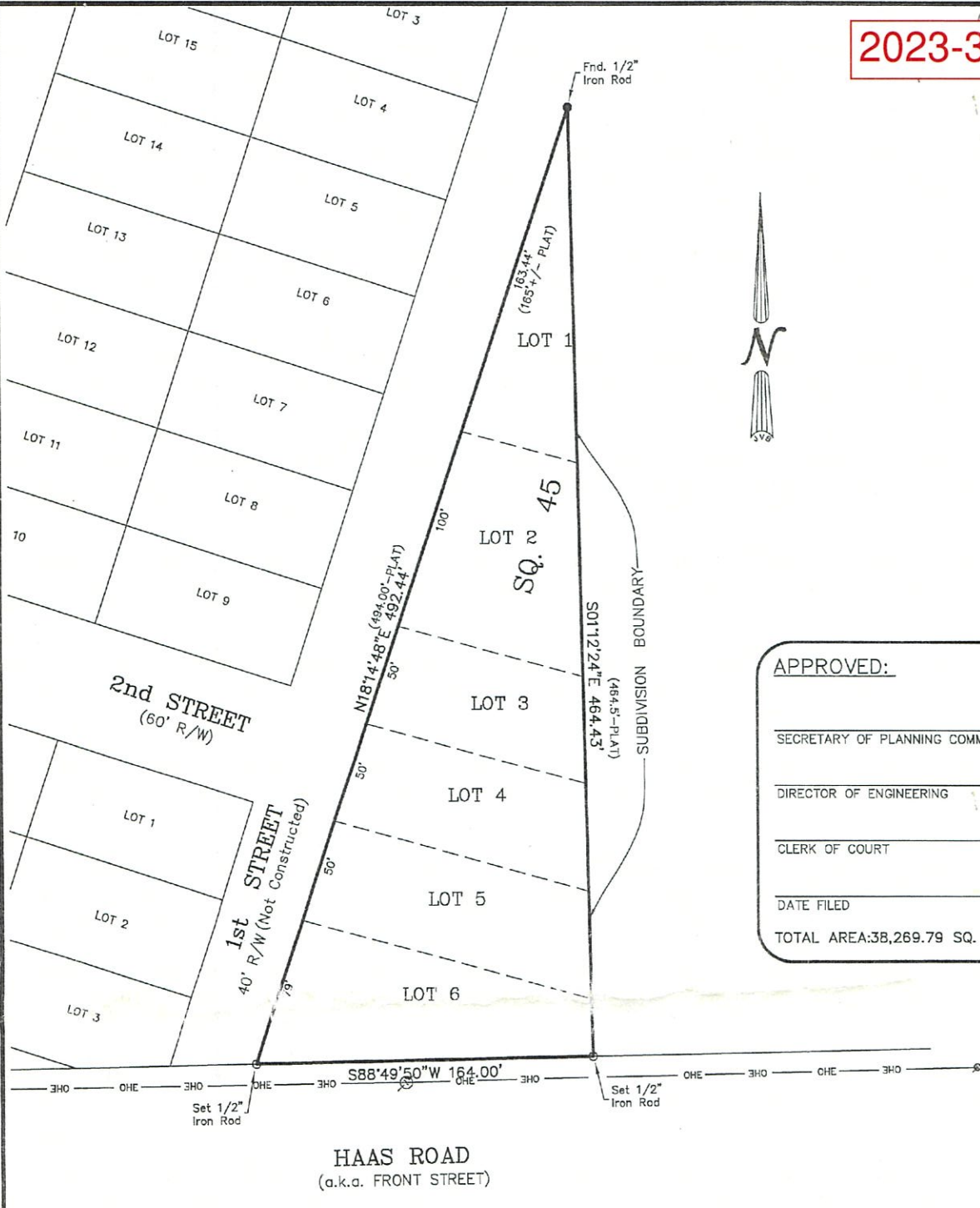


Exhibit "A"

2023-3225-ZC

Lots 1, 2, 3, 4, 5, and 6, Square 45, Alton Subdivision, St. Tammany Parish, LA

2023-3225-ZC



APPROVED:

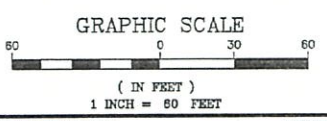
SECRETARY OF PLANNING COMMISSION _____ DATE _____

DIRECTOR OF ENGINEERING _____ DATE _____

CLERK OF COURT _____ DATE _____

DATE FILED _____ FILE NO. _____

TOTAL AREA: 38,269.79 SQ. FT. OR 0.879 ACRES



BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: HAAS ROAD (a.k.a FRONT ROAD)

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205.0410.D
F.I.R.M. Date 04/21/1999
ZN: A B.F.E. 24'
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20200591
DATE: 10/14/2020

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL
CHECKED BY: JDL
SCALE: 1" = 60'

REVISED:

A RESUBDIVISION MAP OF LOTS 1, 2, 3, 4, 5, & 6, INTO LOT 6A, SQ. 45, TOWN OF ALTON IN SEC. 23, T-8-S, R-14-E, GLD, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: SKIP STANLEY

SURVEYED BY:
SEAN M. BURKES
LA REG. No. 27852

Administrative Comment

June 1, 2023

Department of Planning & Development



ZONING STAFF REPORT
2022-3225-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 north side of Haas Road, east of US Highway 11, Slidell; S23, T8S, R14E; Ward 8, District 14 **Council District:** 14

Owner: Skip and Deana Stanley

Posted: March 14, 2023

Applicant: Fadeela Al-Hinai

Commission Hearing: April 4, 2023

Size: .87 acres

Prior Determination: Postponed for 1 month

Determination: Approved as amended to A-4 Single-Family Residential District



Current Zoning

PF-1 Public Facilities District

Requested Zoning

A-4 Single-Family Residential District

MHO Manufactured Housing Overlay

Future Land Use

Residential – Medium Intensity

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage: Yes

Findings

- 1. The petitioner is requesting to change the zoning classification from PF-1 Public Facilities District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the north side of Haas Road, east of US Highway 11, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2117	Unknown	PF-1 Planned Facilities District – Comprehensive Rezoning

- 2. The subject property, known as Lots 1, 2, 3, 4, 5, and 6, Square 45, Town of Alton Subdivision was zoned PF-1 Planned Facilities District, which allows the location of governmental and other uses providing institutional uses to the public since the Parish's 2009-2010 Comprehensive Rezoning.

Compatibility or Suitability with Adjacent Area

- 3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	PF-1 Planned Facilities District
South	Residential	Planned Unit Development - Ashton Parc
East	Retention Pond	PF-1 Planned Facilities District
West	Undeveloped and Residential	PF-1 Planned Facilities District

Administrative Comment

June 1, 2023

Department of Planning & Development



ZONING STAFF REPORT
2022-3225-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The subject property is currently undeveloped and is surrounded by other undeveloped property to the north and east, undeveloped property and residential uses to the west, and the existing Ashton Parc Planned Unit Development to the south.
5. The site is the subject of a 2020 after the fact fill and land clearing violation in which the applicant clear cut the property and brought fill into a critical drainage area without permits (MPN # 2020-CE-19035 & 2020-CE-19039).
6. The objective of the request is to allow the owner to construct single-family residential dwellings on the site and clear up the existing land clearing violation. If rezoned, the owner must comply with all fill requirements for the Parish including providing an engineered fill plan detailing how much fill was brought onto the property in 2020 and any mitigation efforts consistent with the site's no net fill requirements. A change in zoning will allow the owner to apply for building permits to construct three single-family dwellings on the site, if compliant with the appropriate setbacks.

7. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density/Building Size	Allowable Uses	Purpose
PF-1 Public Facilities District	The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50% of the total area of the lot.	Post office; Funerary parlor, cemeteries; Passengers transportation terminals; Churches, temples and synagogues greater than 10,000 square feet; Government offices; Government maintenance facilities; Private non-profit animal services, including but not limited to veterinary clinic, kennel, boarding, grooming, animal training, dog park and pet cemetery, crematorium (animal only)	To provide for the location of governmental and other uses providing institutional uses to the public.
A-4 Single-Family Residential District (Proposed)	1 unit per every quarter acre	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this district.

Administrative Comment

June 1, 2023

Department of Planning & Development



ZONING STAFF REPORT
2022-3225-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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 2-unit 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 on-site 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:
 - i. Strategy 1:9:2: Encourage infill development on vacant lots in existing neighborhoods.
 - ii. Strategy 1:5:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.

