

EXHIBIT “A”

2024-4021-ZC

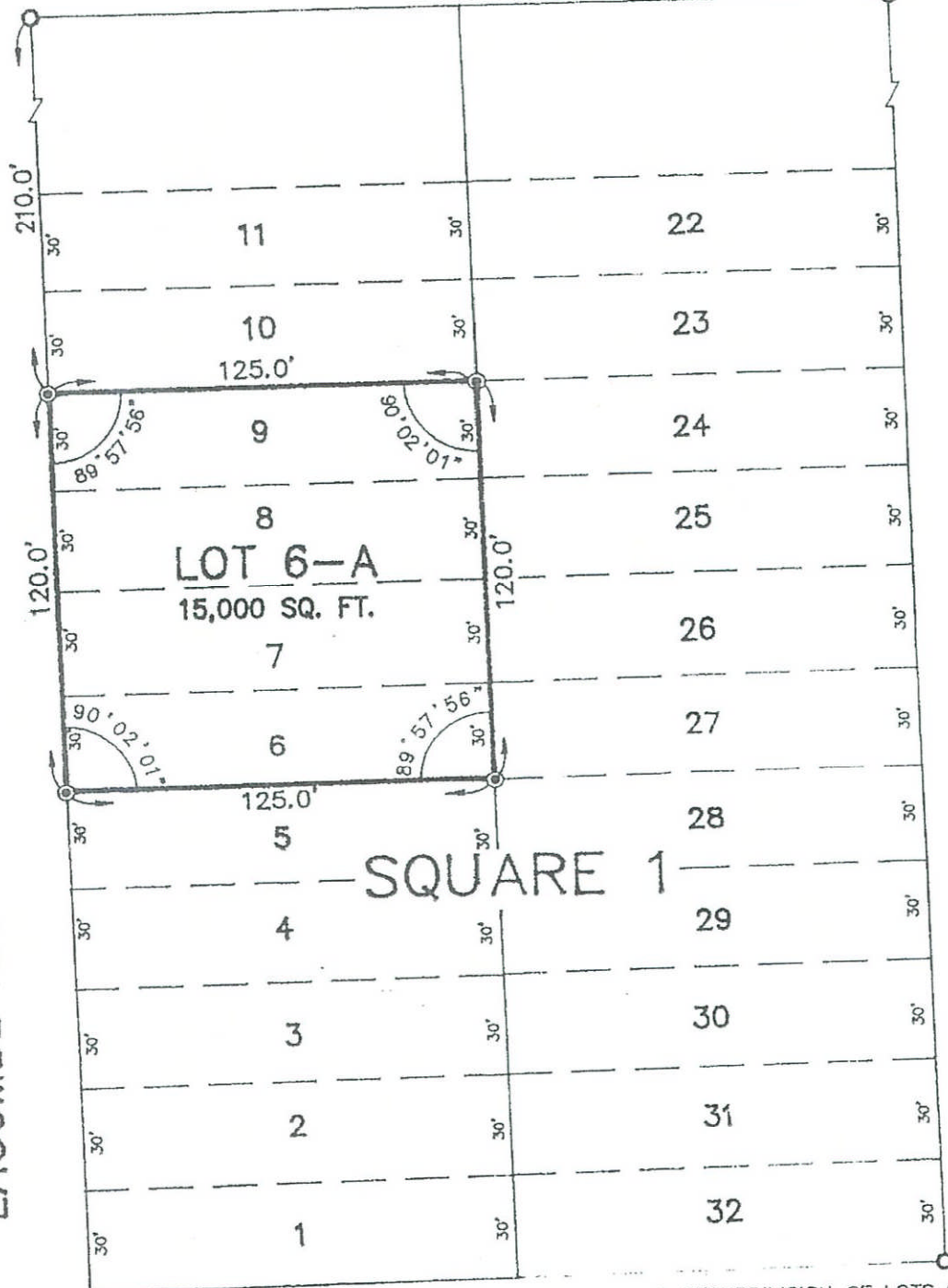
Lot 6-A, Square 1, Orleans Subdivision of Oaklawn

4th STREET (GRAVEL)

2024-4021-ZC

LACOMBE HARBOR ROAD (ASPHALT) (FORMERLY ROBERT AVENUE)

THOMPSON STREET (GRAVEL)



LEGEND

- = 1" Iron Pipe Found
- = 3/8" Iron Rod Found
- ⊙ = 1/2" Iron Rod Set

PAQUET ROAD (ASPHALT) (FORMERLY FIFTH STREET)

A RESUBDIVISION OF LOTS 6, 7, 8, & 9, SQUARE 1, INTO LOT 6-A, SQUARE 1, ORLEANS SUBDIVISION OF OAKLAWN, ST. TAMMANY PARISH, LOUISIANA.

NOTE: This property is located in Flood Zone A10, per F.E.M.A. Map No. 225205 0395 D, dated April 2, 1991.

REFERENCE SURVEY:

Plot of Orleans Subdivision of Oaklawn dated May 3, 1913.

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.

Rm Kell
SECRETARY-- ST. TAMMANY PARISH PLANNING COMMISSION

Joan Lindoray
PARISH ENGINEER

Angela C. Sterkers
CLERK OF COURT

4-17-2002 2296E
DATE FILED FILE NO.

(504) 892-1549

John G. Cummings and Associates

509 N. JEFFERSON AVE.

Professional Land Surveyors

COVINGTON, LA. 70439

PLAT PREPARED FOR: Magee Team, L.L.C.

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 6, 7, 8, & 9, SQUARE 1, ORLEANS SUBDIVISION OF OAKLAWN, LOCATED IN SECTION 45, TOWNSHIP 9 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50' JOB NO. 01027G DATE: APRIL 3, 2002 REVISED:

Administrative Comment

January 9, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4021-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 east side of Lacombe Harbor Road, south of 4th Street, north of Grand Avenue, and west of Thompson Street, being 59424 Lacombe Harbor Road, Lacombe; S45, T9S, R13E; Ward 7, District 7
Council District: 7

Petitioner: Victor E. Faciane
Owner: Victor E. Faciane
Size: .344 acres
Posted: November 4, 2024
Commission Hearing: December 3, 2024
Determination: Approved



Current Zoning
L-1 Large Lot Residential District
Requested Zoning
L-1 Large Lot Residential District
MHO Manufactured Housing Overlay
Future Land Use
Coastal Conservation
Flood Zone
Effective Flood Zone A10
Preliminary Flood Zone AE
Critical Drainage:
Yes
Elevation Requirements:
No additional engineering requirements

FINDINGS

1. The applicant is requesting to rezone the .344-acre parcel from L-1 Large Lot Residential District to L-1 Large Lot Residential District and MHO Manufactured Housing Overlay. The property is located east side of Lacombe Harbor Road, south of 4th Street, north of Grand Avenue, and west of Thompson Street, being 59424 Lacombe Harbor Road, Lacombe.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	L-1 Large Lot Residential District

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Site and Structure Provisions

3. Per the petitioner’s application, the site is currently undeveloped. However, based on aerials from the St. Tammany Assessor’s Map and Google Earth, it appears that a manufactured home existed on-site. The site consists of Lots 6-9, Square 1 of Orleans Subdivision of Oaklawn. These lots were resubdivided in 2002 to create Lot # 6-A.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District
South	Residential	L-1 Large Lot Residential District
East	Residential	L-1 Large Lot Residential District
West	Residential	L-1 Large Lot Residential District

5. The subject property is flanked by property zoned by L-1 Large Lot Residential District on all sides. In addition, there appears to be 3 additional manufactured homes directly abutting the subject property. These structures have been in place since at least 2004 based on Google Satellite imagery and are considered to be legal non-conforming structures.
6. Per the petitioner’s application, the reason for the request is to apply for a building permit to place one manufactured home on the site.

Consistency with New Directions 2040

Coastal Conservation: areas are within the Parish’s “coastal zone” (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

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

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Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

