

Exhibit "A"

2024-3765-ZC

A parcel of land located in Section 50, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Section Corner common to Sections 5,42 and 50, of said township and range, Thence North 59 Degrees 45 Minutes 17 Seconds West 1312.39 feet to a point; thence North 31 Degrees 00 Minutes East 1600.14 feet to a 1/2-inch iron rod found, thence North 31 degrees 00 Minutes East 1600.14 feet a a 1/2-inch iron rod found, thence North 31 Degrees 00 Minutes East 519.41 feet to a 1/2-inch iron rod set and being the POINT OF BEGINNING,

Thence North 31 Degrees 00 Minutes East 165.03 feet to a 1/2-inch iron rod set, Thence South 59 degrees 43 minutes 08 seconds East 248.73 feet a 1/2-inch iron rod set on the West Side of Isabel Swamp Road, Thence South 20 degrees 30 Minutes 33 Seconds West 167.44 feet along the West Side of said road to a 1/2-inch iron rod set, thence North 59 Degrees 43 Minutes 08 Seconds West 279.22 feet to the POINT OF BEGINNING, containing 1.0 acre.

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43

MHO

T4-R12E  
MHO

60

A-1A  
MHO

FAMILY

51

ISABEL SWAMP RD

50

T5-R12E

MHO

MHO

42

40

5

A-1



Administrative Comment

June 6, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3765-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

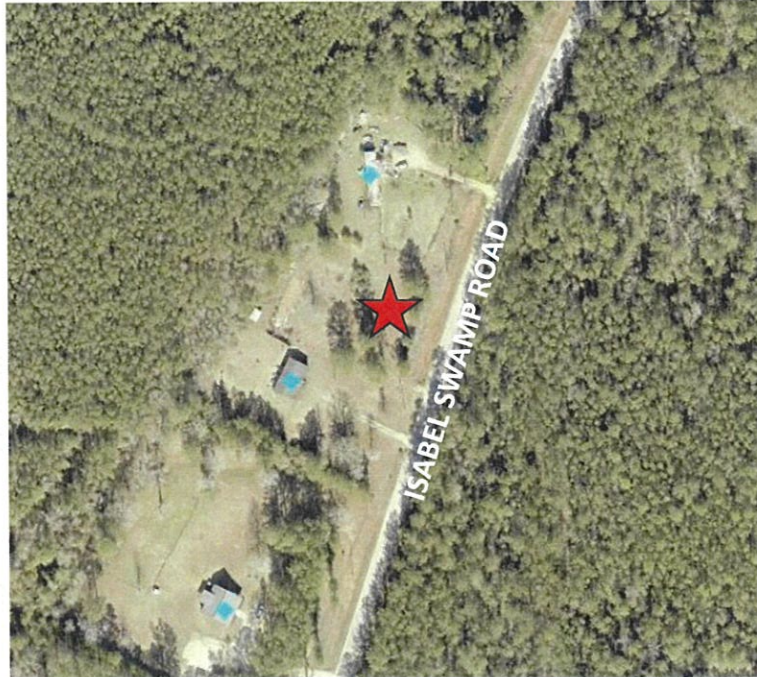
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the west side of Isabel Swamp Road, north of LA Highway 40, Bush; S50, T5S, R12E; Ward 2, District 6      **Council District:** 6

**Petitioner:** David and Tracy Whittaker      **Posted:** April 26, 2024

**Owner:** David and Tracy Whittaker      **Commission Hearing:** May 7, 2024

**Size:** 1 acre      **Determination:** Approved



**Current Zoning**

A-1 Suburban District and RO Rural Overlay

**Requested Zoning**

A-1 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay

**Future Land Use**

Rural and Agricultural

**Flood Zone**

Effective Flood Zone C  
Preliminary Flood Zone X

**Critical Drainage:**

No

**Elevation Requirements**

FFE is 12" above crown of street elevation

**FINDINGS**

- 1. The petitioner is requesting to change the zoning classification from A-1 Suburban District and RO Rural Overlay to A-1 Suburban District, RO Rural Overlay and MHO Manufactured Housing Overlay. The subject property consists of 1 acre and is located on the west side of Isabel Swamp Road, north of Louisiana Highway 40, Bush.

*Zoning History*

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

Ordinance	Prior Classification	Zoning Classification
10-2234 – Comprehensive Rezoning	Unknown	A-1 Suburban District

*Site and Structure Provisions*

- 3. The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

- 4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District, RO Rural Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay

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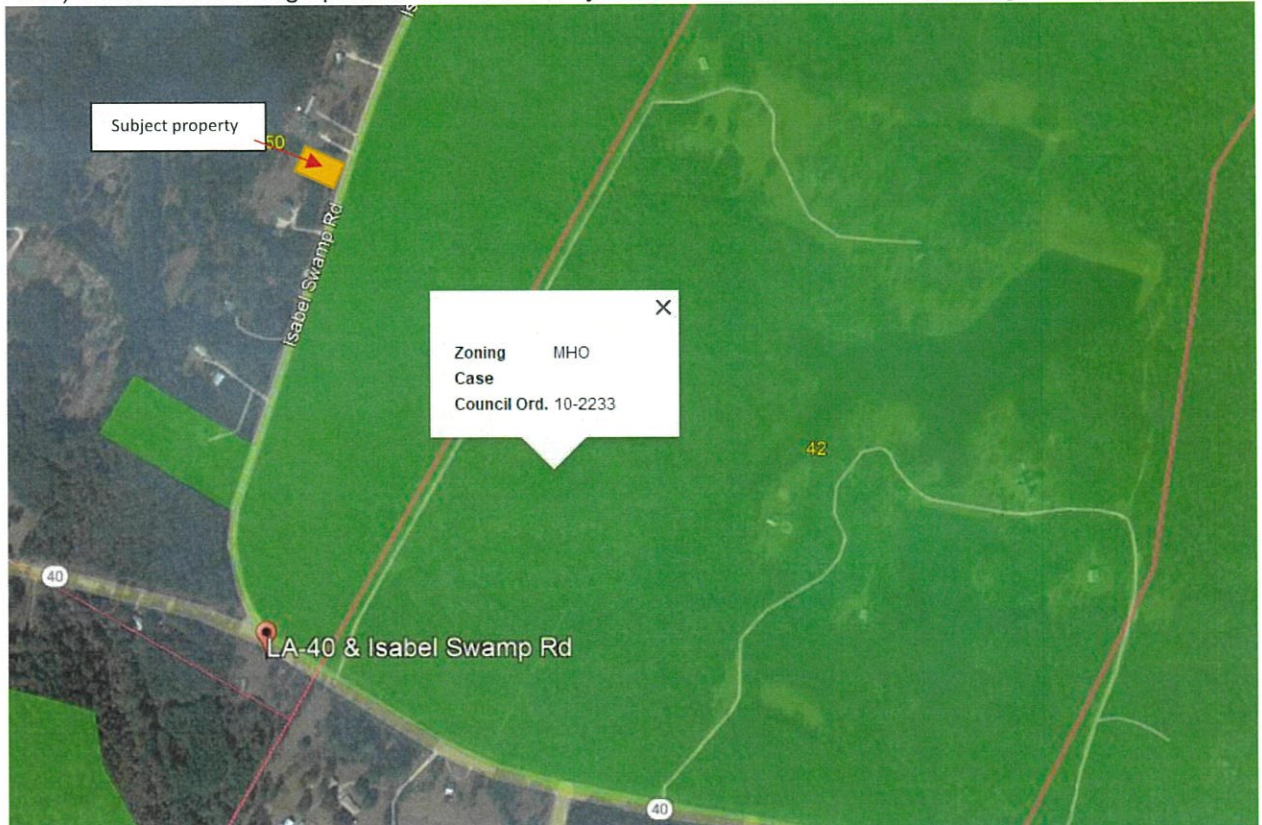
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East (Across Isabel Swamp Road)	Undeveloped	A-1 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay

- The subject property abuts residentially-zoned parcels zoned A-1 Suburban District and RO Rural Overlay on all sides. Directly north of the parcel sits a manufactured home that is of legal non-conforming use.
- The site is also within the vicinity (across Isabel Swamp Road) of a portion of the Comprehensive Rezoning effort done by the St. Tammany Parish Council in 2009-2010 (part of the Northeast Study Area) that rezoned a large portion of St. Tammany to the MHO Manufactured Housing overlay (below)



- In addition to this area, there is also a parcel that was independently rezoned to obtain the MHO Manufactured Housing Overlay in 2014 (Council Ord. 14-3074).
- The existing A-1 Suburban District requires a minimum parcel size of 5 acres with 300' of parish road frontage. The allowable density under the A-1 Suburban District is one dwelling unit per every 5 acres. As this property consists of only 1 acre, the maximum number of dwelling units that can be put on this site is one, as well as the potential for one accessory guest home that would not exceed 1,000 sqft of living space.
- If approved, the applicant could apply for building permits to place a manufactured home on-site.

*Consistency with New Directions 2040*

**Rural/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

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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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
  - a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
  - b. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

