

EXHIBIT "A"

2023-3241-ZC

A CERTAIN PARCEL OR TRACT OF LAND, lying and being situated in the Parish of St. Tammany, in Section 3, T8S-R13E, Greensburg Land District, near Slidell, Louisiana, being more particularly described as follows, to-wit:

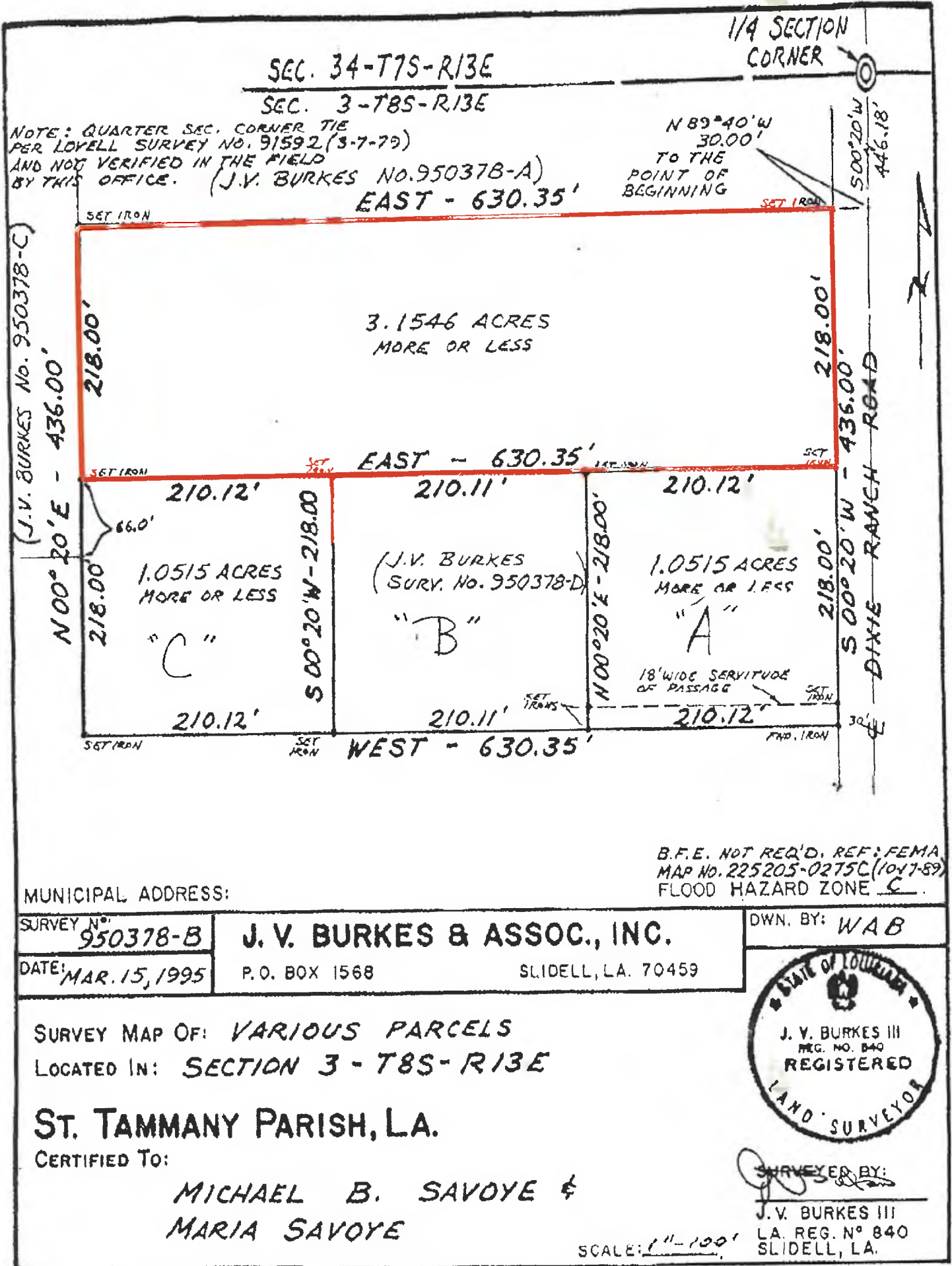
From the quarter section corner common to Section 3 T8S-R13E and Section 34, T7S-R13E run due West 77.55 feet to a point; thence S 00° 20' 00" W, 30.00' to an iron pipe; thence S 45° 43' 09" E, 66.04 feet to an iron; thence S 00" 20' 00" W, 151.89 feet to an iron at the Point of Beginning of the property hereinafter described.

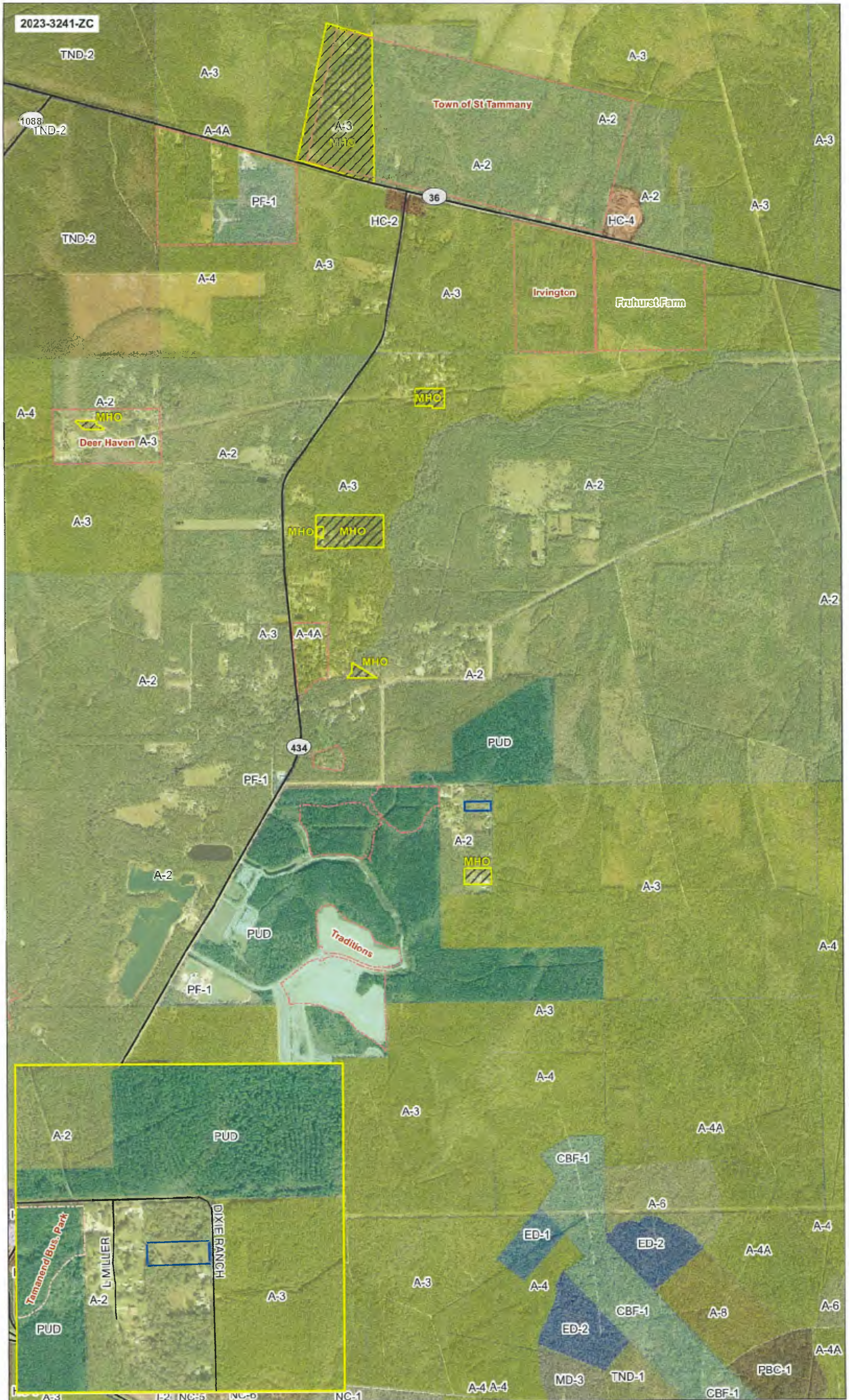
From said POINT OF BEGINNING, run S 00" 20' 00" W, 218.00 feet to an iron, thence due West, 630.35 feet to an iron; thence N 00" 20' 00" E, 218.00 feet to an iron; thence due East, 630.35 feet to an iron at the POINT OF BEGINNING, containing 3.1546 acres more or less, all being more particularly as shown on a plat of Survey No. 950378-A dated March 15, 1995 by J.V. Burkes & Associates, Inc., LA. Registered Land Surveyor No. 840, attached to CIN: 970221 in St. Tammany Parish, LA

OCT - 3 - 95 TUE 15:00 J. V. BURKES

2023-3241-ZC

Subject Property





Administrative Comment

May 4, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3241-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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stpgov.org/planning

Location: Parcel located on the west side of Dixie Ranch Fire Tower Road, north of CC19 Road, Lacombe; S3, T8S, R13E; Ward 9, District 11 **Council District:** 11

Owner: George Bartley, III and Leslie Bartley

Posted: March 24, 2023

Applicant: George Bartley, III and Leslie Bartley

Commission Hearing: April 4, 2023

Size: 3.1546 acres

Determination: Approved



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Mixed-Use

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

Findings

- The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of Dixie Ranch Fire Tower Road, north of CC19 Road, Lacombe.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2020	Suburban Agriculture	A-2 Suburban District

- The subject property consists of 3.1546 acres which was rezoned from Suburban Agriculture to A-2 Suburban District during the 2009-2010 Comprehensive Rezoning.

Compatibility or Suitability with Adjacent Area

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-3 Suburban District
West	Residential	A-2 Suburban District

- The subject property is currently undeveloped and is surrounded by undeveloped property to the north and the east, and existing residential development to the south and west.
- The purpose of the site's existing A-2 Suburban District zoning is to provide single-family residential environments on parcels with a minimum lot size of one acre. The purpose of the requested MHO Manufactured Housing Overlay is to allow for the placement of mobile homes on property zoned for residential uses.

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- 6. The existing stretch of Dixie Ranch Fire Tower Road to the south is developed with five stick-built dwellings and two mobile homes on a property which obtained the mobile home overlay in in 2020 (Case No. 2020-1800-ZC) [Google Maps: February, 2023]. The adjacent L Miller Road is developed with seven stick-built dwellings and two mobile homes which are considered legal non-conforming and do not have the MHO Mobile Home Overlay (Google Maps: March, 2008).

Consistency with New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

- 1. 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.
 - ii. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

