

EXHIBIT "A"

2023-3288-ZC

**TWO (2) Lots # 34 & 36 Each measuring 25 ft, front on Violet Street by a depth of 100 ft.  
Square 13 West Abita Springs Subdivision, St. Tammany Parish, LA**





GARDENIA

MHO

MHO

FERN

MHO

MHO

PROGRESS

EDEN

VIOLET

PANSY

A-4

DOGWOOD

SUCCESS

CAMELIA

NURSERY

DAISY

JASMINE

BOXWOOD

DAHLIA

MHO  
A-4

A-4 MHO

NC-4

ROSE

HC-2

HC-2

36

CBF-1

HC-2

JACKIES

MARTIN

HC-2

HC-2

GURTNER

I-1

A-3

A-3  
MHO  
I-2

MILLER

TAMMANY TRACE

A-2



Administrative Comment

June 1, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3288-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 Violet Street, south of Success Street, north of LA Highway 36, being lots 34 & 36, Square 13, West Abita Springs Subdivision, being 72361 Violet Street, Covington; S36, T6S, R11E; Ward 10, District 2

**Council District:** 2

**Owner:** Dragonfly Enterprises INC – James Lindsay IV

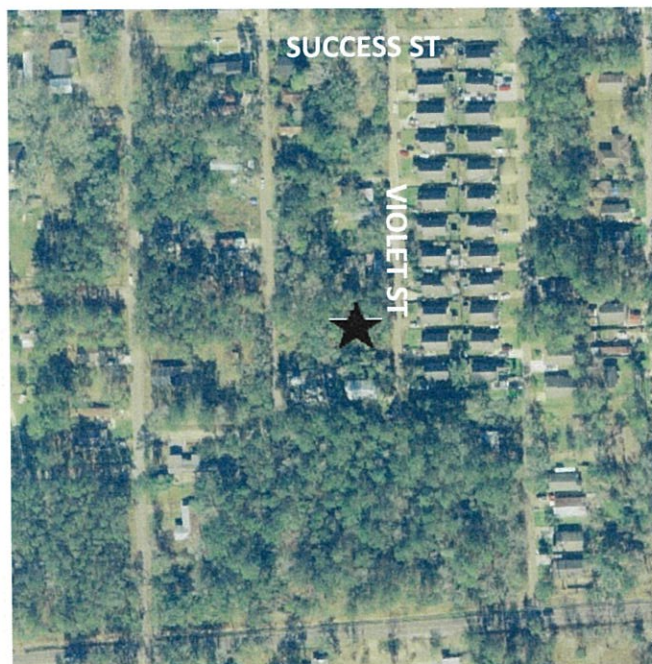
**Posted:** March 31, 2023

**Applicant:** Patricia Bell

**Commission Hearing:** May 2, 2023

**Size:** 5,000 sq. ft.

**Determination:** Approved



**Current Zoning**

A-4 Single-Family Residential District

**Requested Zoning**

A-4 Single-Family Residential District

MHO Manufactured Housing Overlay

**Future Land Use**

Residential – Medium Intensity

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone C

**Critical Drainage:** No

*Findings*

1. The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of Violet Street, south of Success Street, north of LA Highway 36, being lots 34 & 36, Square 13, West Abita Springs Subdivision, being 72361 Violet Street, Covington.

*Zoning History*

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

Ordinance	Prior Classification	Zoning Classification
10-2234 – Comprehensive Rezoning	Unknown	A-4 Single-Family Residential District

*Compatibility or Suitability with Adjacent Area*

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-4 Single-Family Residential District
South	Undeveloped	A-4 Single-Family Residential District



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East	Undeveloped	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

- 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.
- Throughout the West Abita Springs Subdivision and the adjacent Abita Nursery, there are various parcels that have received the MHO Manufactured Housing Overlay zoning classification approval over the years. The following properties that have been granted approval for the overlay within the vicinity of the subject property are as follows:

Table 3: Surrounding MHO Rezoning Cases

<b>Lot &amp; Subdivision</b>	<b>Request</b>	<b>Ordinance</b>
Lots 19 & 20 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 16-3522
Lot 16A (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 18-3870
Lots 28, 30, 32, 34, 36 & 38 (West Abita Springs Subdivision, adjacent to subject property)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 19-4076
Lots 16, 18 & 20 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4205
Lots 33, 35 & 37 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-4771
Lots 1, 2, 3, 4, 5 & 6 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4349
Lots 1, 2, 3, 4, 5, 6, 7 & 8 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4632
Lots 15 & 17 (Now Lot 17A) (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5050

*Site and Structure Provisions*

- The subject property consists of two 25' wide lots being lots 34 & 36 of the West Abita Springs Subdivision. Per Sec. 125-84 of the St. Tammany Parish Unified Development Code, a buildable lot of record is defined as "any residential lot located within a subdivision created prior to July 28, 1967, located below (south of) the urban growth boundary line as defined in article 2 of the Unified Development Code, and having a minimum lot width of 50 feet and a minimum lot area of 5,000 square feet..."
- In order to create a buildable lot of record, the applicant will be required to apply for a minor resubdivision to create a 50' wide lot.
- The purpose of the request is for the applicant to comprehensively rezone both 25' lots simultaneously before going through the minor resubdivision procedure so that they may place a mobile home on the site.

*Consistency with New Directions 2040*



