

**Exhibit “A”**

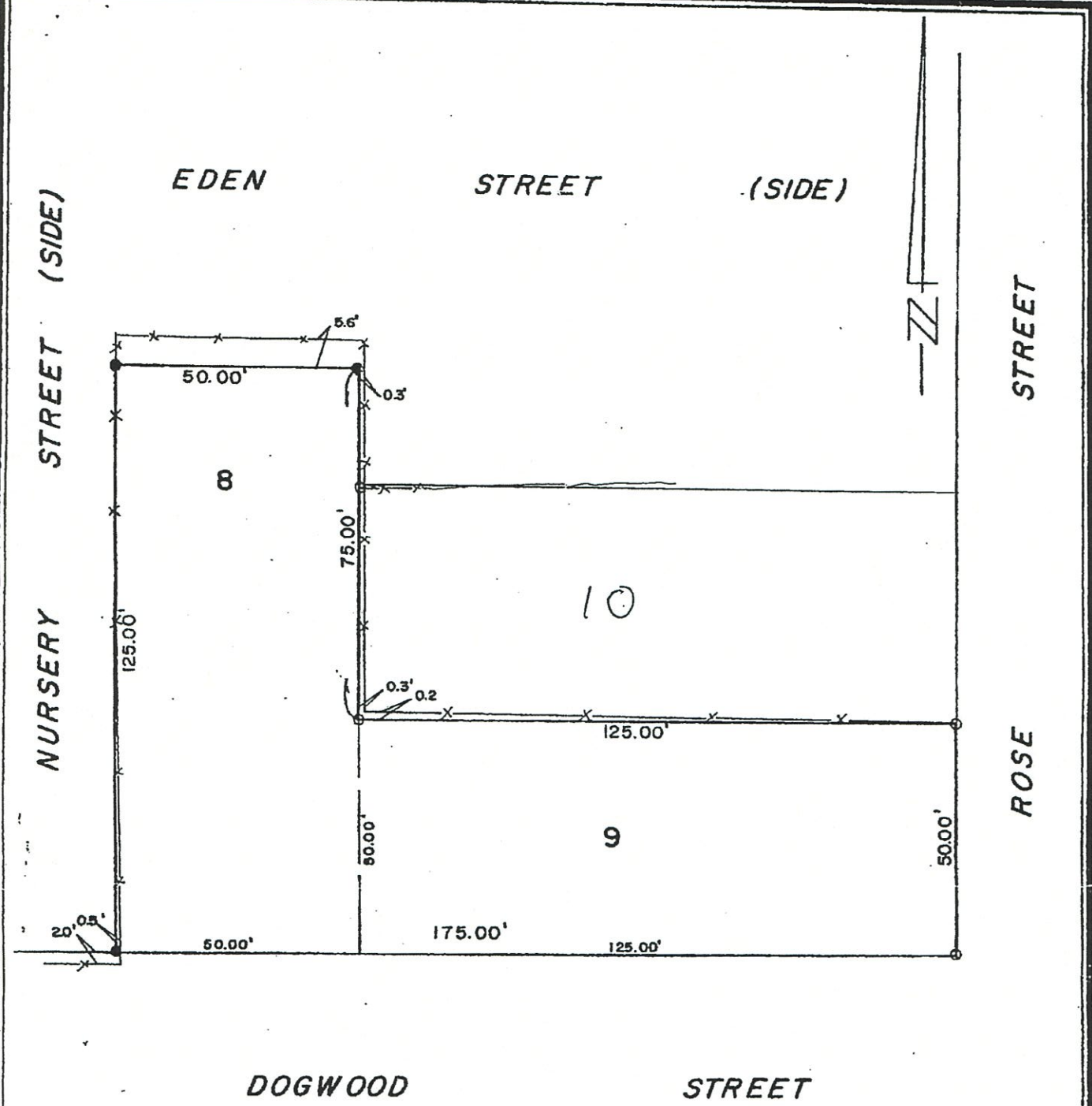
**2024-3922-ZC**

Lots # 8, 9 and 10 Square 7 Abita Nursery Subdivision St. Tammany Parish

2024-3922-ZC

AF 21800

S-603



SURVEY OF LOTS 8 & 9  
SQUARE 7  
ABITA NURSERY SUBDIVISION  
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:

Joseph & Violet Lee and  
St. Tammany Homestead Association



Surveys  
INCORPORATED



CERTIFIED CORRECT

Richard T. Dading  
SURVEYOR

| DATE    | SCALE    | o=3/4" Iron Pipe<br>●=1/2" Iron Rod | DRAWN BY | CHECKED BY | JOB NO. | PLAT FILE NO. |
|---------|----------|-------------------------------------|----------|------------|---------|---------------|
| 4-17-84 | 1" = 30' |                                     | R.G.H.   | R.T.D.     | 184     | 116-789       |





L-1  
ROSE ST

EMANCIPATION ST

GARDENIA ST

MHO

MHO

MHO

FERN ST

PROGRESS ST

VIOLET ST

MHO

MHO

S-1

EDEN ST

MHO

DOGWOOD ST

CAMELIA ST

SUCCESS ST

MHO

MHO

BOXWOOD ST

MHO

MHO

AZALEA ST

NC-2

MHO

MHO

NURSERY ST

HC-2

36

HC-2

HC-2

CBF-1

GURNIER DR

JACKIE LN

ARTIN LN

L-2

I-1

L

I-2

INDUSTRIAL

L-2

I-2

SPRUCE ST

UNITED CHURCH RD



Administrative Comment

October 3, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3922-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 northwest corner of Dogwood Street & Rose Street, being lots 8, 9, & 10, Square 7, Abita Nursery Subdivision, Covington; S36, T6S, R11E; Ward 3, District 2

**Council District:** 2

**Petitioner:** Willie L. Laurent, Jr.

**Posted:** August 14, 2024

**Owner:** Willie L. Laurent, Jr.

**Commission Hearing:** September 3, 2024

**Size:** .29 acres

**Determination:** Approved



**Current Zoning**

S-1 (Suburban Residential District)

**Requested Zoning**

S-1 (Suburban Residential District) and MHO (Manufactured Home Overlay)

**Future Land Use**

Residential: Medium-Intensity

**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 applicant is requesting to rezone .29 acres from S-1 Suburban Residential District to S-1 Suburban Residential District and MHO Manufactured Housing Overlay. The property is located on the northwest corner of Dogwood Street & Rose Street, being lots 8, 9, & 10, Square 7, Abita Nursery Subdivision, Covington

*Zoning History*

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

| Ordinance / Case # | Prior Classification | Amended Classification  |
|--------------------|----------------------|---|
| 10-2234            | Unknown              | S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) |

*Site and Structure Provisions*

3. The site is currently developed with a manufactured home.



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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

| Direction | Surrounding Use | Surrounding Zoning Classification |
|-----------|-----------------|-----------------------------------|
| North     | Residential     | S-1 Suburban Residential District |
| South     | Residential     | S-1 Suburban Residential District |
| East      | Residential     | S-1 Suburban Residential District |
| West      | Residential     | S-1 Suburban Residential District |

5. There are various parcels within West Abita Springs Subdivision and the adjacent Abita Nursery Subdivision 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: Nearby Rezoning Cases

| Lot & Subdivision  | Request   | Ordinance                         |
|--|---|-----------------------------------|
| Lots 19 & 20<br>(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<br>(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<br>(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<br>(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 1, 2, 3, 4, 5 & 6<br>(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<br>(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 33, 35 & 37<br>(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 15 and 17<br>(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 |
| Lots 1 and 2<br>(Abita Nursery Subdivision)  | A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay | Approved per Council Ord. 22-5082 |
| Lots 34 and 36<br>(West Abita Springs Subdivision)   | A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay | Approved per Council Ord. 23-5178 |

6. If approved, the applicant can apply for building permits to replace / will have the ability to turn on the electricity for the existing manufactured home.

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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:
  - a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

*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.



