

EXHIBIT "A"

2022-3136-ZC

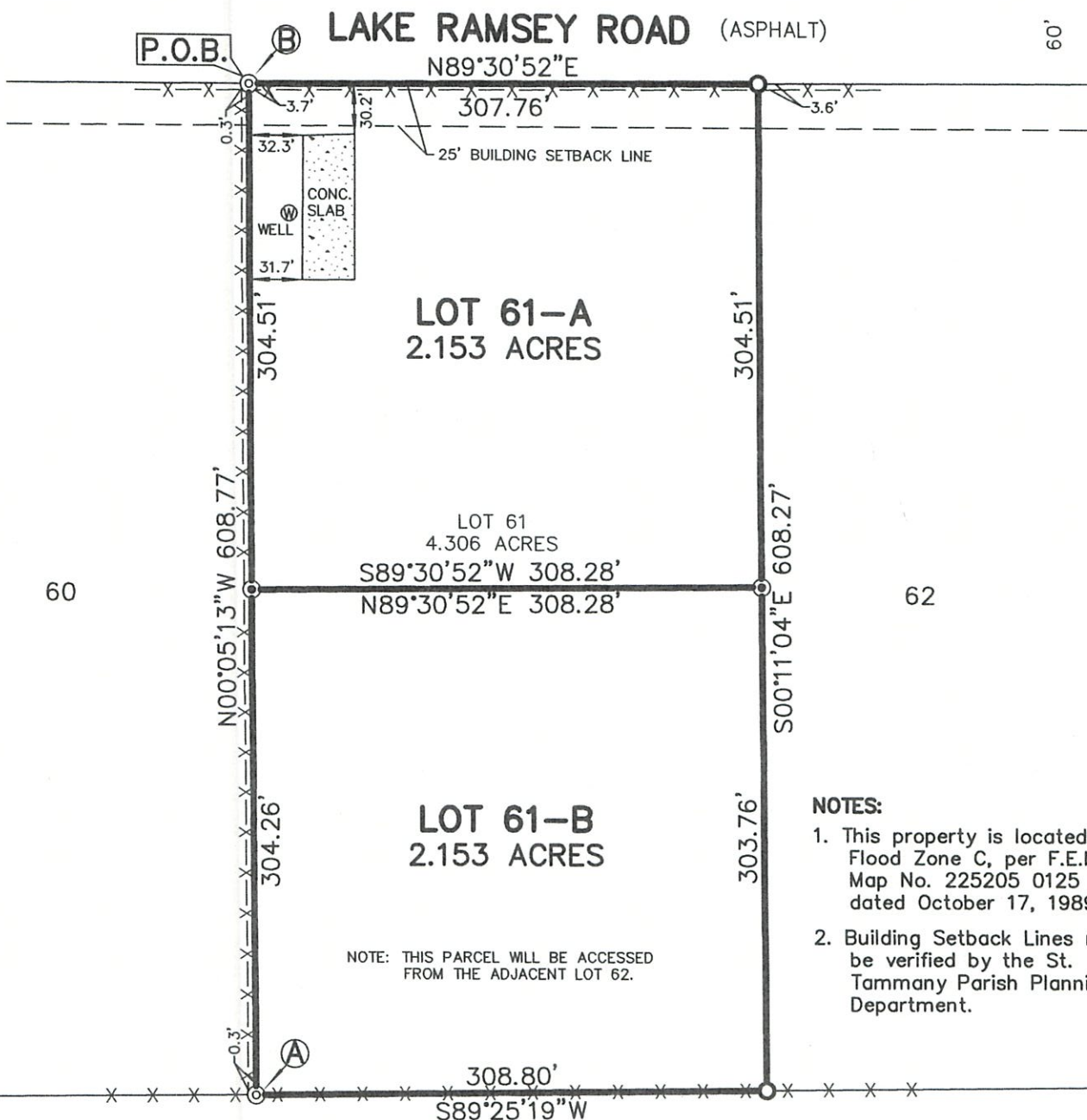
A parcel of land being designated as Lot 61-B, Lake Ramsey Heights Subdivision, located in Section 13, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from the Section Corner common to Sections 7 & 18, Township 6 South, Range 11 East and Sections 12 & 13, Township 6 South, Range 10 East;
Thence South 89 degrees 16 minutes 26 seconds West 802.14 feet to a point;
Thence South 00 degrees 05 minutes 13 seconds East 731.97 feet to a 1/2 inch iron rod found on the Southern Side of Lake Ramsey Road;
Thence South 00 degrees 05 minutes 13 seconds East 304.51 feet to a 1/2 inch iron rod set and being the **Point of Beginning**,

Thence North 89 degrees 30 minutes 52 seconds East 308.28 feet to a 1/2 inch iron rod set;
Thence South 00 degrees 11 minutes 04 seconds East 303.76 feet to a 1/2 inch iron pipe found;
Thence South 89 degrees 25 minutes 19 seconds West 308.80 feet to a 1/2 inch iron rod found;
Thence North 00 degrees 05 minutes 13 seconds West 304.26 feet to the **Point of Beginning**, containing 2.153 Acres.

NOTE: This description is based on a property boundary survey and plat by John G. Cummings, Professional Land Surveyor, Dated 01/30/2023, Job Number 22233-RE.

P.O.B. is located S89°16'26"W 802.14' and S00°05'13"E 731.97' from the Section Corner common to Sections 7 & 18, T6S, R11E & Sections 12 & 13, T6S, R10E.



LEGEND

- = 1/2" IRON PIPE FOUND
 ⊙ = 1/2" IRON ROD FOUND
 ⊛ = 1/2" IRON ROD SET
 (UPON PARISH APPROVAL)
 -X- = FENCE

REFERENCE SURVEY:

Survey for Yaritza Garcia by John G. Cummings,
Surveyor, dated 11/08/2022, Job No. 22233.

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.

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: YARITZA GARCIA

SHOWING A SURVEY OF: RESUBDIVISION OF LOT 61, INTO LOT 61-A & 61-B,
LAKE RAMSEY HEIGHTS SUBDIVISION, LOCATED IN
SECTION 13, TOWNSHIP 6 SOUTH, RANGE 10 EAST,
ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

SCALE:

$$1'' = 100'$$

JOB NO.

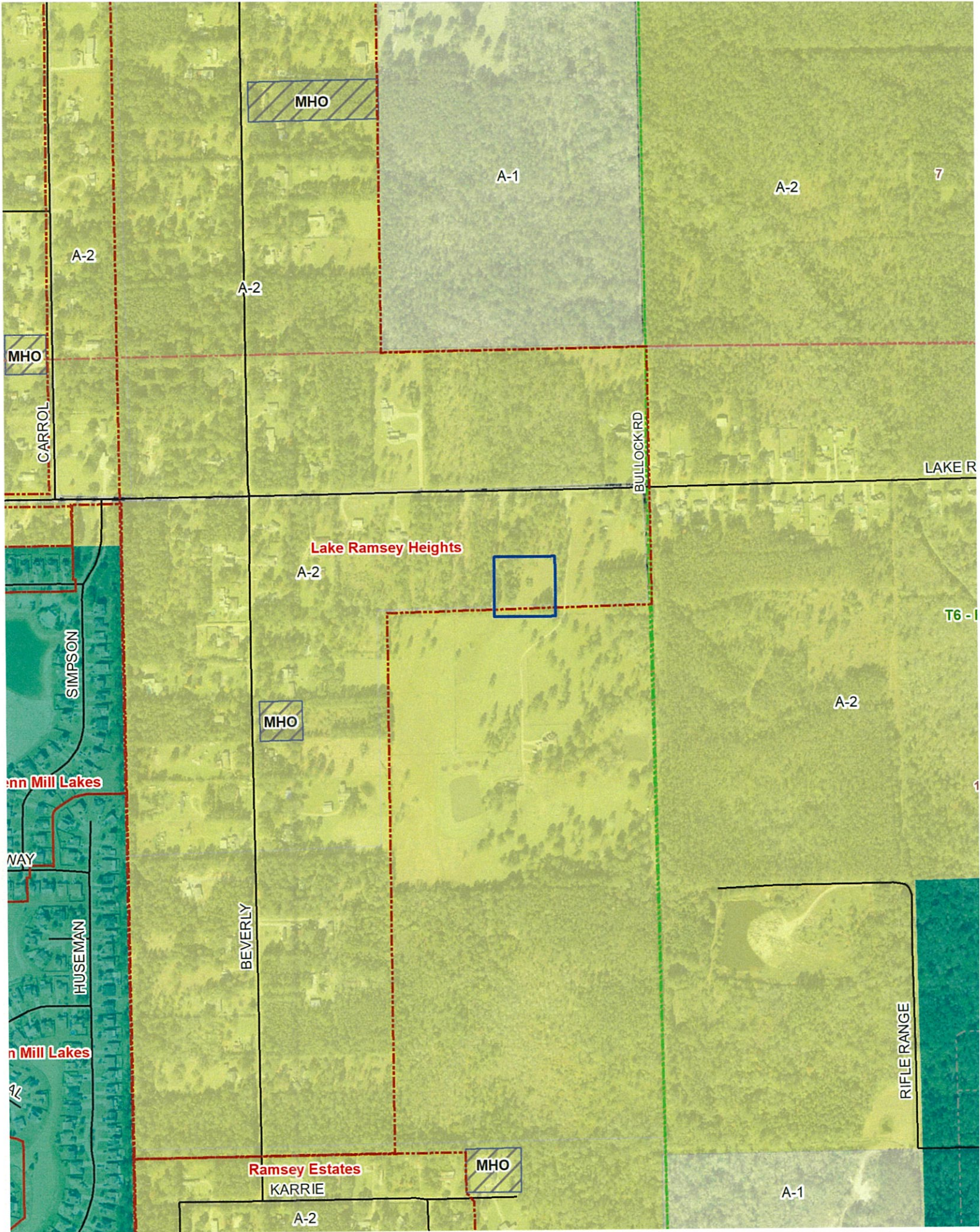
22233-RE

DATE:

01/30/2023

REVISED:





ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3136-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 south side of Lake Ramsey Road, East of Beverly Road, being Lot 61, Lake Ramsey Heights Subdivision, Covington; S13, T6S, R10E; Ward 3, District **Council District:** 3
Owner: Yaritza Garcia Rosario and Jeffrey Elliot, Jr. **Posted:** December 7, 2022
Applicant: Yaritza Garcia Rosario and Jeffrey Elliot, Jr. **Commission Hearing:** January 3, 2023
Size: 4.306 acres **Determination:** Denied



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

Findings

1. 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 south side of Lake Ramsey Road, East of Beverly Road, being Lot 61, Lake Ramsey Heights Subdivision, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown – Comprehensive Rezoning	A-2 Suburban District

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

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

3. Some parcels located in the vicinity of the subject property that have been rezoned to MHO Manufactured Housing Overlay, see below list:
 - **Karrie Lane:**
 1. Ord. No. 17-3662
 - **Charlene Lane:**
 1. Ord. No. 11-2251
 2. Ord. No. 22-4844
 - **Corner of Elaine Lane and Stephanie Lane:**
 1. Ord. No.17-3802
 - **Stephanie Lane**
 1. Ord. No. 19-4166

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT 2022-3136-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
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2. Ord. No. 12-2689
4. The site and structure provisions of the A-2 Suburban District allow for a minimum of 1-acre parcel size with a density of one dwelling unit per acre.
5. If approved, the applicant can apply for building permits to place a maximum of 3 mobile homes on the parcel.

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.

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

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

