

Exhibit "A"

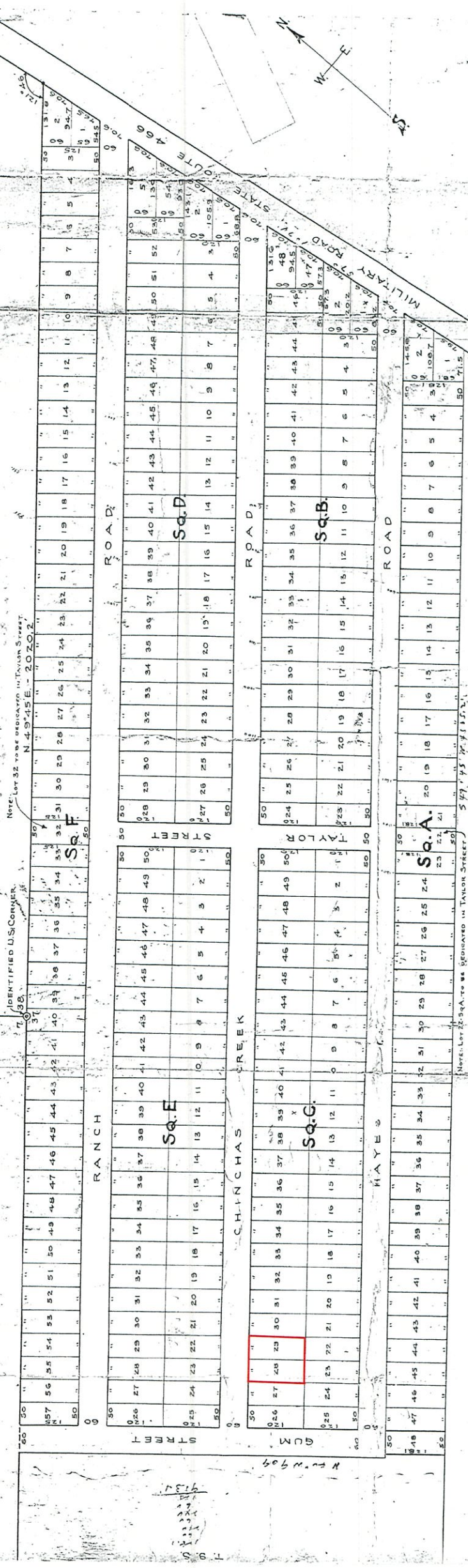
2022-3187-ZC

TWO (2) CERTAIN LOTS OF GROUND, situated in the Eighth Ward of the Parish of St. Tammany, State of Louisiana, located in Section 37, Township 9 South, Range 15 East, in that subdivision thereof known as ABNEY COUNTRY AIR SUBDIVISION and designated and described as follows:

LOT NOS. TWENTY-EIGHT (28) AND TWENTY-NINE (29) of SQUARE C adjoin one another and measure each 50 feet front on Chinchas Creek Road, the same width in the rear, by a depth of 120 feet between equal and parallel lines. Said SQUARE C is bounded on the North by Chinchas Creek Road, on the East by Taylor Street, on the South by Hayes Road and on the West by Gum Street. LOT NO. TWENTY-EIGHT (28) lies nearer to and commences at a distance of 100.00 feet from the intersection of Chinchas Creek Road and Gum Street.

2022-3187-ZC
Subject Property

R. 15 E.



ABNEY COUNTRY AIR

A SUBDIVISION OF PART OF
SECTION 37 - T. 9 S. - R. 15 E.
STEWART - ST. TAMMANY PARISH
LOUISIANA

REQUESTED BY: MESSRS. W. L. AND L. E. ABNEY - SUBELLA,
LOUISIANA
SCALE: 1 INCH = 100 FEET
SURVEY NO. 1379

PROPOSED BY:
ST. TAMMANY PARISH
CLERK OF COURSE
COURTHOUSE, NEW ORLEANS, LA.

APPROVED BY:
ST. TAMMANY PARISH POLICE JURY
Signed: [Signature]
JUDICIAL COMMISSION
JUDICIAL COMMISSION
DATE: 2/15/1954

NOTE: ACQUIRED BY W. L. E. ABNEY PER DEED RECORDED IN COB 207, FOLIO 135.

Filed
Mar. 9th, 1954
Notary Public
J. H. Spence



Administrative Comment

March 2, 2023

Department of Planning & Development



ZONING STAFF REPORT
2022-3187-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 Chinchas Creek, east of Gum Street, Slidell; S37, T9S, R15E; Ward 8, District 13
Council District: 13

Owner: Miguel and Ana Martinez

Posted: January 18, 2023

Applicant: Miguel and Ana Martinez

Commission Hearing: February 7, 2023

Size: .27 acres

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 A1

Preliminary Flood Zone AE EL 13

Critical Drainage: Yes

FINDINGS

1. The applicant is requesting to rezone the .27-acre parcel from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The property is located on the south side of Chinchas Creek Road and east of Gum Street, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	Unknown
09-2117	Unknown	A-4 Single-Family Residential District

Site and Structure Provisions

3. The .27-acre site is located within the Abney Country Air Subdivision and is currently occupied by a vacant mobile home.
4. A majority of the Abney Country Air Subdivision is developed with stick-built homes, with some manufactured housing being present on some lots throughout the subdivision. These mobile homes are considered to be legal non-conforming uses which are defined "as any use lawfully existing at the time of enactment of the ordinance from which these regulations are derived may be continued as a legal nonconforming use even though such use does not conform to the provisions of these regulations for the zoning district in which it is located."

Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Zoning Commission
February 7, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

MSK
2022-3187-ZC

Administrative Comment

March 2, 2023

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

6. The site is presently zoned A-4 Single-Family Residential District which purpose is to provide single-family residential dwellings in a setting of moderate urban density.
7. If the request for the MHO Manufactured Housing Overlay is approved, the applicant can do one of the following:
1. Obtain an electrical permit to turn on the power of the existing mobile home which is listed on the petitioner's application as their intended purpose.
 2. Replace the existing structure with a new mobile home.

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 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

Administrative Comment

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