

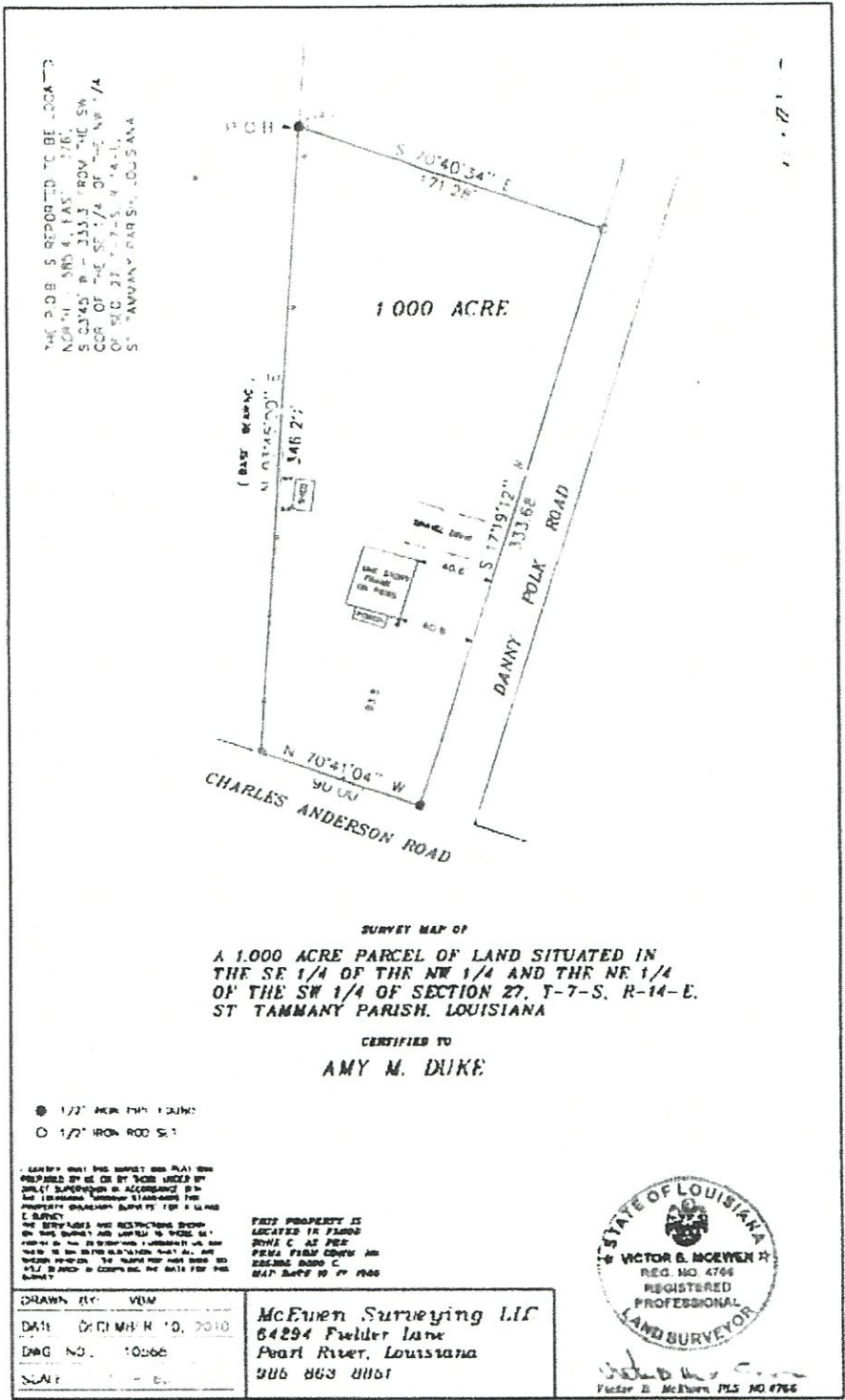
EXHIBIT "A"

2024-3837-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the South East 1/4 of the North West 1/4 and in the North East 1/4 of the South West 1/4 of Section 27, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Southwest corner of the South East 1/4 of the North West 1/4 of Section 27, Township 7 South, Range 14 East, go North 585.4 feet; thence go East 376 feet; thence go South 03 degrees, 45 minutes West 333.3 feet to the point of beginning:

Thence continue S 03 degrees, 45 minutes West 346.2 feet; thence go South 70 degrees 40 minutes East 90.0 feet; thence go north 17 degrees, 17 minutes 32 seconds East 333.68 feet; thence go North 70 degrees, 40 minutes West 171.28 feet to the point of departure.





PF-1

HC

DANNY POULK RD

HARPER

CHRIS KENNEDY RD

CHARLES ANDERSON RD

A-2

P KENNEDY RD

FLORENCE

PREACHER KENNEDY

Administrative Comment

August 1, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3837-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 Charles Anderson Road and Danny Polk Road, Pearl River; S27, T7S, R14E; Ward 6, District 9 **Council District:** 9

Petitioner: Amy Duke **Posted:** June 4, 2024

Owner: Amy Duke **Commission Hearing:** July 2, 2024

Size: 1 acre **Determination:** Approved



Current Zoning

A-2 Suburban District

Requested Zoning

A-3 Suburban District

Future Land Use

Residential: Low-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 the 1-acre parcel from A-2 Suburban District to A-3 Suburban District. The property is located on the northwest corner of Charles Anderson Road and Danny Polk Road, Pearl River.

Zoning History

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

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

Site and Structure Provisions

3. The site is currently undeveloped.

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay

5. The subject property is flanked by property zoned A-2 Suburban District on all sides, with a parcel also including the MHO Manufactured Housing Overlay and RO Rural Overlay to the west.
6. The existing A-2 Suburban District requires a minimum 1-acre parcel size and has an allowable density of 1 unit per every 1 acre.
7. The requested A-3 Suburban District requires a minimum half-acre parcel size with an allowable density of 1 unit per every half-acre.
8. If approved, the applicant could apply for building permits to place two dwellings on the existing parcel, or apply for a minor subdivision to create two half-acre lots.

Consistency with New Directions 2040

Residential: Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

The proposed zoning change is NOT 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.

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