

EXHIBIT "A"

2022-3015-ZC

Lot 17A, Square 2, West Abita Springs Subdivision, Ward 10-R, St. Tammany Parish Louisiana, lot measures 50 feet front on Violet Street and both by a depth of 100 feet.



ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3015-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 east side of Violet Street, north of Progress Street, being Lot 17A, Square 2, West Abita Springs Subdivision, Covington; S36, T6S, R11E; Ward 10 **Council District:** 6

Owner: Rosa Bouterie **Posted:** September 13, 2022

Applicant: Rosa Bouterie **Commission Hearing:** October 4, 2022

Size: .11-acre **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 AE

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 east side of Violet Street, north of Progress Street, being Lot 17A, Square 2, West Abita Springs Subdivision, Covington.
2. The subject property is currently developed with a mobile home which was recently occupied within the last year that was subject to Chapter 130, Division 2 – “Types of Nonconformities”. The mobile home was severely damaged in 2021 due to Hurricane Ida.
3. The applicant has also applied and received a minor resubdivision to create a buildable lot of record from Lots 15 & 17 in the West Abita Springs Subdivision to create Lot 17A, doubling the width of the from two 25-foot lots to one 50-foot lot (2021-2636-MRA). This resubdivision would allow the applicant to obtain a building permit and provide sufficient space to place a mobile home and meet the standard lot of record building provisions should this rezoning be approved.

Zoning History

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

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

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3015-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

5. Table 2: Surrounding Land Use and Zoning

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

6. 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

Lot & Subdivision	Request	Ordinance
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

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

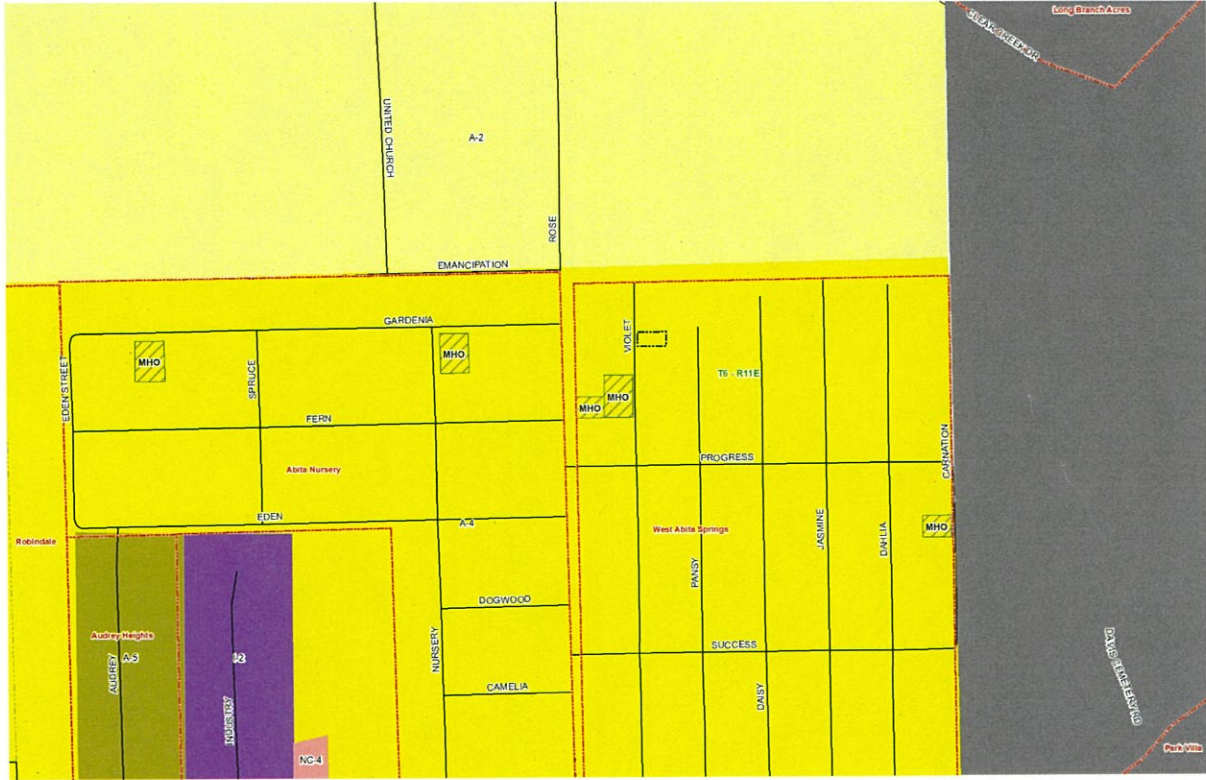
ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3015-ZC

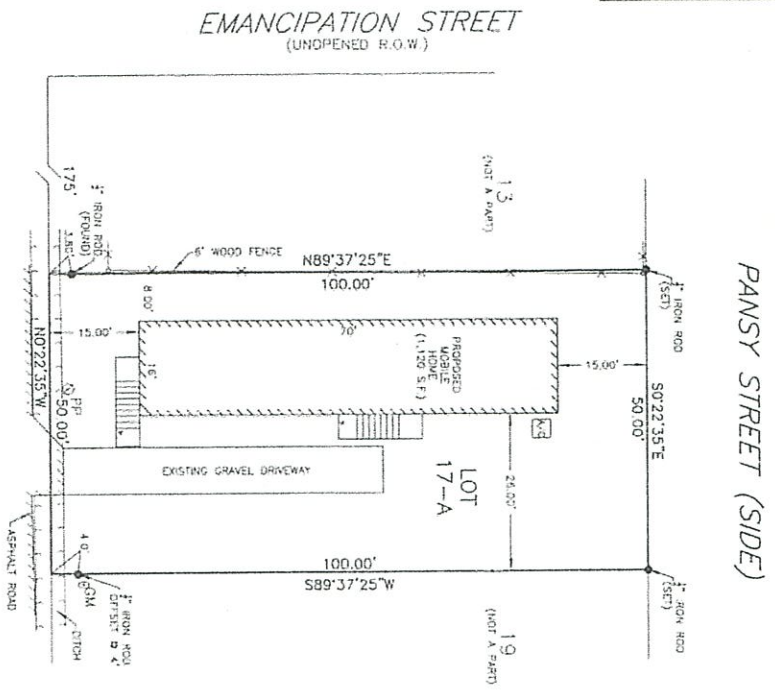
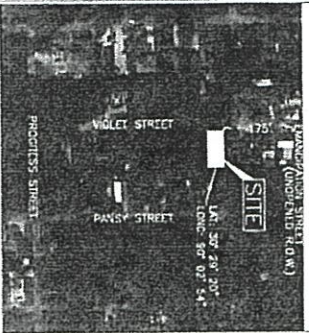
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2022-3015-ZC

VICINITY MAP (N.T.S.)



VIOLET STREET
(22' PUBLIC RIGHT OF WAY)

PROGRESS STREET (SIDE)

SITE PLAN

Mckay & Associates, L.L.C.
ENGINEERING - LAND SURVEYING



REV.	DATE	REVISED	DRAWN

McKay & Associates, L.L.C.
7216 W. Judge Perez Drive
Arabi, La. 70032
ph. (504) 509-7603

NOTES
LOT 17-A, SQUARE 2
WEST ABITA SPRINGS SUBDIVISION
ST. TAMMANY PARISH, LA.
1. LOT AREA 5,000 S.F. OR 0.112 ACRES.

OWNER
ROSA BOUTERIE

LOCATION
72520 VIOLET STREET
COVINGTON, LA. 70435

SCALE 1"=20'
DATE 5/31/2022
JOB NO. 22-320
SHEET NUMBER 0.1

REFERENCE: LAVED ON A RECONSTRUCTION
SET FOR LOT 17-A AND LOT 18-A
BY MCKAY & ASSOCIATES, L.L.C.
DATED MARCH 5, 2021

2022-3015-ZC

Green Woods

MHO

MHO

A-2

25

Long Branch Acres

CLEAR CREEK

UNITED CHURCH RD

GARDENIA ST

T6 - R11E

SPRUCE ST

MHO

FERN ST

MHO

VIOLET ST

MHO

PANSY ST

CARNATION ST

Abita Nursery

EDEN ST

MHO

A-4

DOGWOOD ST

DAISY ST

JASMINE ST

DAHLIA ST

36

A-5

INDUSTRY PK

NURSERY ST

CAMELIA ST

ROSE ST

CAMELIA ST

BOXWOOD ST

AZALEA ST

West Abita Springs

MHO

NC-4

Park Villa

DAVIS CEMETERY

ABITA HWY

CBF-1

HC-2

JACKIES LN

MARTIN LN

I-1

A-3

GURTNER DR

KUSTENMACHER