

EXHIBIT "A"

2025-4333-ZC

Commence at a point at the section corner common to Sections 25 & 36, T6S, R11E and Sections 30 & 31, T6S, R12E, and proceed in a westerly direction along the section line common to Section 36, T6S, R11E and Section 25, T6S, R11E for approximately 1,330 feet to a point located at northeast corner of the West Abita Springs (as delineated on Map #174B), said point being the Point of Beginning;

Thence proceed in a southerly direction along the east boundary of said subdivision for a distance of 2,018 feet to a point located at the northeast corner of Square 19 of the West Abita Spring subdivision;

Thence proceed in a westerly direction for a distance of 200 feet to a point at the northwest corner of Square 19 of said subdivision;

Thence proceed in a southerly direction along the west boundary of Square 19 for a distance of approximately 314 feet to a point located on the north right of way line of Hwy 36;

Thence proceed in a westerly direction along the northern boundary of said right of way for a distance of approximately 1,750 feet to a point located at southwest corner of Square 1 of the Abita Nursery subdivision (as delineated on Map #58A);

Thence proceed in a northerly direction for a distance of approximately 1,521 feet to a point located at the northwest corner of Square 2 of said subdivision;

Thence proceed in a westerly direction for a distance of approximately 1,136 feet to a point located at the southwestern most corner of the Abita Nursery subdivision;

Thence proceed in a northerly direction for 880 feet to a point located at the northwest corner of Square 15 of the said subdivision;

Thence proceed in an easterly direction for a distance of approximately 3,142 feet to a point located at the northeast corner of the West Abita Springs subdivision, said point being the Point of Beginning.

25
MHO

LOWE DAVIS RD

MHO

UNITED CHURCH RD

L-1

ROSE ST



Abita Nursery

West Abita Springs

S-1

INDUSTRY-

I-2

NC-2

T6-
R11E

36



I-2

I-2

I-2

MHO

GURKNER DR

JACKIE LN

HC-2

L-2

I-1

L-2

MILLER LN



HUNTER

KUST

KUSTENMACHER RD

L-1

OHIO RD

MILL RD

Administrative Comment

December 4, 2025

Department of Planning and Development



ZONING STAFF REPORT
2025-4333-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcels located on the north side of LA Highway 36, west of the Abita Springs municipal boundary, and east of Robindale Drive, Covington, and being part of West Abita Subdivision and Abita Nursery Subdivision; S36, T6S, R11E; Ward 3 & 10, Districts 2 & 6

Petitioner: St. Tammany Parish Government

Posted: October 16, 2025

Commission Hearing: November 10, 2025

Size: 129 acres

Determination: Approved



Current Zoning

S-1 Suburban Residential District

Requested Zoning

S-1 Suburban Residential District and MHO Manufactured Housing Overlay

Future Land Use

Rural Agriculture

Flood Zone

Effective Flood Zone: A-B-C-A4

Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:

BFE 30' + 1' Freeboard = 31' FFE
No structure within 20' from top of bank (each side) of the parish lateral.

FINDINGS

- The request consists of a zoning change of 129-acres from S-1 Suburban Residential District to S-1 Suburban Residential District and MHO Manufactured Housing Overlay. The parcels are located on the north side of LA Highway 36, west of the Abita Springs municipal boundary, and east of Robindale Drive, Covington, and being part of West Abita Subdivision and Abita Nursery Subdivision.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	S-1 Suburban Residential District

Site and Structure Provisions

- The subject properties are currently undeveloped and developed with single-family and manufactured housing.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District
South (across Hwy 36)	Residential	HC-2 Highway Commercial District

Zoning Meeting
November 10, 2025

Department of Planning and Development
St Tammany Parish, Louisiana

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East	Residential	Town Of Abita Springs
West	Residential	S-1 Suburban Residential District

3. The subject properties are bordered to the north by residential parcels zoned L-1 Large Lot Residential District; to the south, across Highway 36, by commercial parcels zoned HC-2 Highway Commercial District, to the east the Town of Abita Springs and to the west by residential parcels zoned S-1 Suburban Residential District.
4. The purpose of the existing S-1 Suburban Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The minimum lot size in the S-1 District is 11,000 sq. ft. with a minimum lot width of 90’.
5. The purpose of the MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.
6. There are various parcels within West Abita Springs Subdivision and the adjacent Abita Nursery Subdivision that have been rezoned to the MHO Manufactured Housing Overlay 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: 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 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
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 15 and 17 (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 (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 (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
Lot 18 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 24-5465

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7. The objective of the request is to allow for manufactured homes to be placed on individual lots located within West Abita Subdivision and Abita Nursery Subdivision.

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.

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.

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