

EXHIBIT "A"

2022-2909-ZC

One acre of land situated in the Southwest quarter of the Northeast quarter of Section 13, T9S, R14E, St. Tammany Parish, LA, commencing at the intersection of the Salt Bayou Public Road and vendor's property as per COB 61, folio 290:

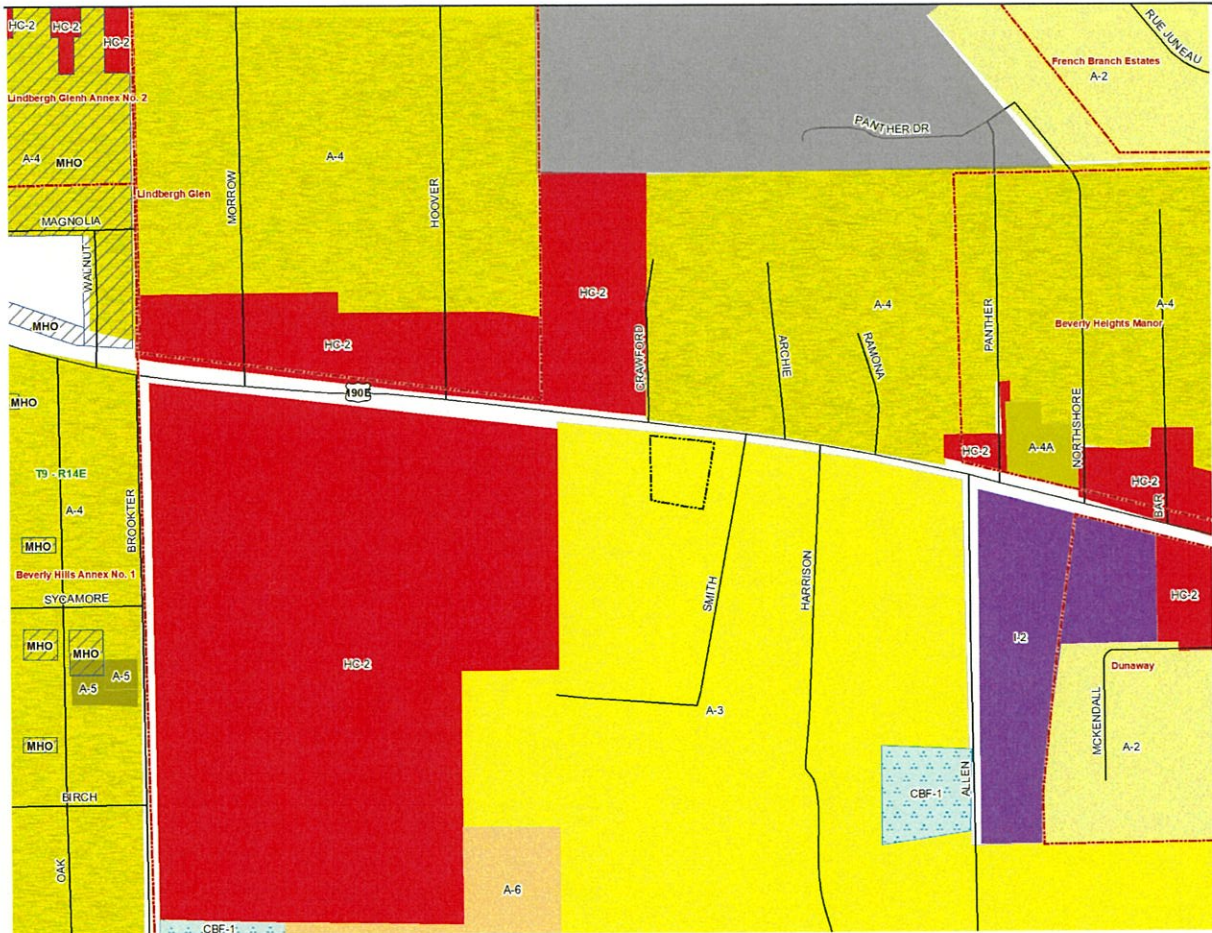
Thence go South 217.0 feet

Thence go South 80 degrees East 176 ft.

Thence go North 6 degrees 30' East 223.5 ft. to edge of said road

Thence go along the south side of said road North 82 degrees 40' West 200 ft. to the place of building.

SIZE: .95 acres





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 28, 2022

Case No.: 2022-2909-ZC

Posted: June 10, 2022

Meeting Date: July 5, 2022

Determination: Approved

GENERAL INFORMATION

PETITIONER: Brittany Paige

OWNER: Bryan and Leonard Paige

REQUESTED CHANGE: A-3 Suburban District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of US Highway 190 E, west of Smith Road; Slidell; S13, T9S, R14E, Ward 8, District 14

SIZE: .95 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: US Highway 190E

Road Surface: 2-Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction

Surrounding Use

Surrounding Zone

North

Residential

A-4 Single-Family Residential District

South

Residential

A-3 Suburban District

East

Residential

A-3 Suburban District

West

Undeveloped

HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the south side of US Highway 190 E, west of Smith Road; Slidell. The 2025 Future Land Use Plan designates the site to be developed with commercial uses that vary in site design and density.

The subject property sits along Highway 190 which is currently developed with a variety of residential, commercial, and industrial uses and zoning classifications. There is an existing stick-built home on the site which is a compatible density for the site’s existing A-3 Suburban District zoning classification. Because the site is comprised of .95 acres and the A-3 Suburban District zoning allows a density of one unit per half acre, the site must be rezoned to a minimum of A-4 Single-Family Residential to accommodate another home on the property. In addition, the applicant would like this home to be a manufactured home and has also requested the MHO Manufactured Housing Overlay. The objective of the request is to allow for the placement of a manufactured home as a 2nd residence.

ZONING DISTRICT TABLE			
<u>Existing</u> A-3 Suburban District	2 units per acre	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services.
<u>Proposed</u> A-4 Single-Family Residential District	4 units per acre	One single-family dwelling; Private garages and accessory structures; Guest house under 1,000 sq. ft. when the lot is no less than one acre in area	To provide single-family residential dwellings in a setting of moderate urban density.