EXHIBIT "A"

2022-2902-ZC

THOSE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as WILSONVILLE SUBDIVISION. Said subdivision being partly located in Sec. 24, T6S, R1 IE, and partly in Sec. 19 T6S, R12E, all as per plan of Wilsonville Subdivision by Sidney G. d'la Sale, Civil Engineer, dated April 30, 1897, filed for record in the office of the Clerk of Court. Said lots are more particularly described as follows:

LOTS 3, 4, 29, and 30, SQUARE 116, AND LOTS 15, 16, 17, and 18, SQUARE 117, WILSONVILLE SUBDIVISION, ST. TAMMANY PARISH, STATE OF LOUISIANA.

Said parcel contains approximately 0.46 acres

Case No.: 2022-2902-ZC
PETITIONER: Jeff Schoen
OWNER: H&S HOLDINGS, LLC

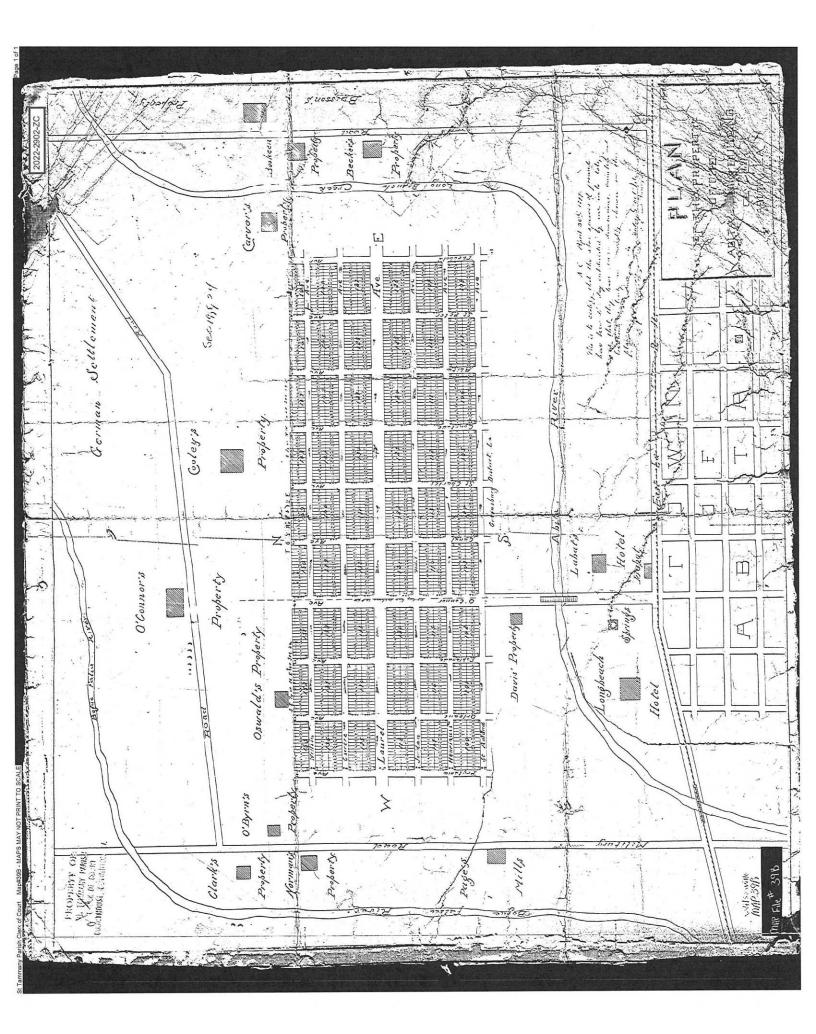
REQUESTED CHANGE: A-1A Suburban District to A-1A Suburban District and MHO Manufactured Housing

Overlay

LOCATION: Parcel located at the end of Henriques Road, west of Highway 59; Covington; S24, T6S, R11E; Ward

3, District 2
SIZE: .46 acres







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 28, 2022 Meeting Date: July 5, 2022
Case No.: 2022-2902-ZC Determination: Approved
Posted: June 24, 2022

GENERAL INFORMATION

PETITIONER: Jeff Schoen

OWNER: H&S HOLDINGS, LLC

REQUESTED CHANGE: A-1A Suburban District to A-1A Suburban District and MHO Manufactured Housing

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3, District 2
SIZE: .46 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2-Lane Asphalt Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-1A Suburban District
South	Residential	A-1A Suburban District
East	Undeveloped	A-2 Suburban District & MHO Manufactured Housing Overlay
West	Undeveloped	A-1A Suburban District

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Single Family Residential – Conservation - These planned districts would include clustered single-family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District to A-1A Suburban District and MHO Manufactured Housing Overlay. The site is located at the end of Henriques Road, west of Highway 59; Covington. The 2025 Future Land Use Plan designates the site to be developed with single-family residential & conservation uses that vary in site design and density.

Henriques Street is developed with approximately five legal non-conforming² mobile homes, as well as one stick-built home. While there is no MHO manufactured housing overlay on the west side of LA Highway 59, there is a MHO Manufactured Housing Overlay along the east side of LA Highway 59. The eastern part of LA Highway 59 was rezoned to MHO through the comprehensive rezoning of the "North East Study Area", which took place in 2010 (as per Council Ordinance 10-2233).

A change in zoning will allow the applicant to obtain a building permit to place a mobile home on the property.

² Legal Nonconforming means a building or a structure or portion thereof lawfully existing at the time of adoption of the ordinance from which these regulations are derived, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the district in which it is located.