

EXHIBIT "A"

2025-4215-ZC

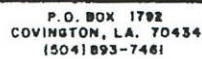
TWO (2) CERTAIN LOTS OR PORTIONS OF GROUND, together all the improvements and buildings thereon and all rights, ways, privileges, servitudes, prescriptions, advantages appertaining, located in the PARISH OF ST. TAMMANY, STATE OF LOUISIANA, and more fully described as follows:

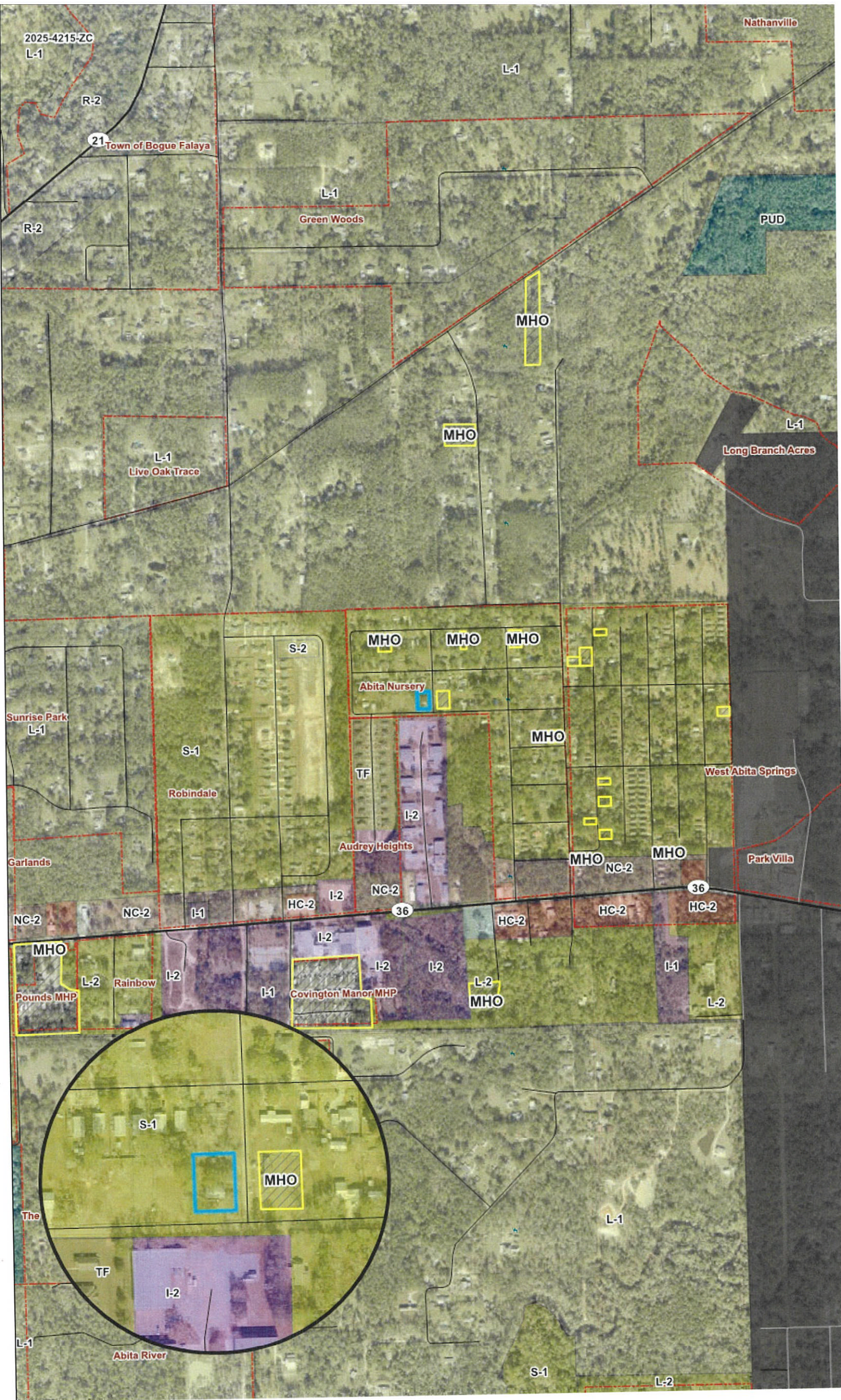
Being Lots No. 11 and 12 in Square No. 10 of ABITA NURSERY SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA, in accordance with map or plan of Abita Nursery Subdivision dated August 16, 1955 and by Russell P. Morgan, Deputy Parish Surveyor for the Parish of St. Tammany, duly registered in the Parish of St. Tammany, Plat Book Number _____

Square No. 10 is bounded by Eden, Holly, Fern and Spruce Streets. Lot No. 12 forms the corner of Spruce and Eden Streets and measures fifty (50') feet front on Eden Street, similar width in the rear, by a depth of one hundred forty (140') feet between equal and parallel lines. Lot No. 11 adjoins Lot No. 12 and measures fifty (50') feet front on Eden Street, similar width in the rear, by a depth of one hundred forty (140') feet between equal and parallel lines.

Being further described by attached survey of Fontcuberta Surveys, Inc. dated December 20, 1994, plat file number 125-416.

Being the same property acquired by Baton Rouge District Telco Federal Credit Union from Audrey W. Walls and Hubert B. Walls, Jr. thru a Writ of Seizure and Sale dated October 2, 1991 and recorded at COB 1481, Folio 868 of the official records of St. Tammany Parish.





Administrative Comment
July 10, 2025
Department of Development



ZONING STAFF REPORT
2025-4215-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 Eden Street and Spruce Street, Covington; S36, T6S, R11E; Ward 3, District 2

Council District: 2

Petitioner: Kevin Myers

Posted: May 15, 2025

Owner: Verna Newton

Commission Hearing: June 3, 2025

Size: .32 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

Residential: Medium-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 .32-acre parcel from S-1 Suburban Residential District to S-1 Suburban Residential District and MHO Manufactured Housing Overlay. The parcel is located on the northwest corner of Eden Street and Spruce Street, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-4 Single-Family Residential District
23-5339	A-4 Single-Family Residential District	S-1 Suburban Residential District

Site and Structure Provisions

2. The site is currently developed with an existing manufactured home, which is considered a legal non-conforming use.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 Suburban Residential District
South	Industrial	I-2 Industrial
East	Residential	S-1 Suburban Residential District & MHO Manufactured Housing Overlay
West	Undeveloped	S-1 Suburban Residential District



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3. As shown in Table 2, the subject site is bordered by residentially zoned property to the north, east, and west zoned S-1 Suburban Residential District. The property to the east is zoned for and developed with a manufactured home. The property to the south is zoned for and developed with an industrial use.
4. The existing S-1 Suburban Residential District is intended to provide a single-family residential environment in a setting of moderate urban density. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses. All commercial uses are prohibited in the S-1 District.
5. The purpose of the requested MHO Manufactured Housing Overlay is to provide 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.

Table 3: History of MHO Zoning in the Area		
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

6. As shown in Table 3, there are various parcels within the Abita Nursery Subdivision and the adjacent West Abita Springs Subdivision that have received the MHO Manufactured Housing Overlay zoning classification approval over the years.
7. If approved, the applicant may apply for an electrical connection to obtain electricity to the existing manufactured home.

Consistency with New Directions 2040

Zoning Meeting
June 3, 2025

Department of Planning and Development
St Tammany Parish, Louisiana

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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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