

Exhibit "A"

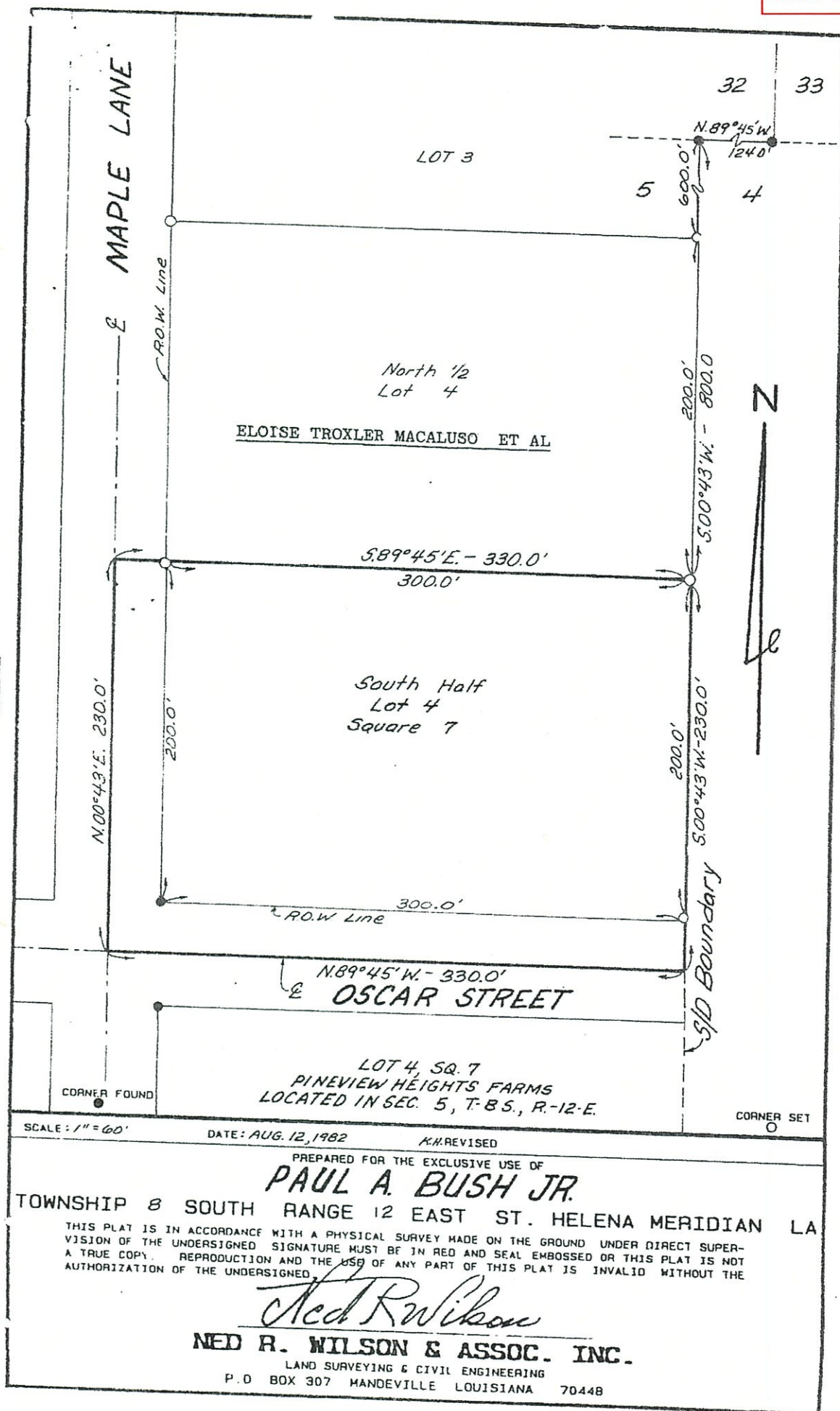
2024-3737-ZC

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in the PARISH OF ST. TAMMANY, STATE OF LOUISIANA, in the East half of the Northeast quarter of Section 5, Township 8 South, Range 12 East, St. Helens Meridian and begin South half of Lot 4, Square 7, Pineview Heights Farms, and more particularly described as follows, to-wit:

A CERTAIN PORTION OF GROUND commencing at a point 1030' South of the Northeast corner of Section 5, thence North 89 degrees 45 minutes West 330.0' to a point; thence North 00 degrees 43 minutes East 230.0' to a point; thence South 89 degrees 45 minutes East 330.0' to a point; thence at right angles South 00 degrees 43 minutes West 230.0' back to the point of beginning. More particularly described according to survey of Kelly J. McHugh & Associates, Inc., dated December 11, 1990, attached to Instrument Number 769079.

Improvements thereon bear the Municipal No. 65398 Maple Street, Mandeville, Louisiana.

2024-3737-ZC



2024-3737-ZC

HICKORY ST

CYPRESS ST

OAK ST

PINE ST

1088

LORETTA DR

HOLLY ST

JUDITH ST

OSCAR ST

MULBERRY ST

MAPLE ST

HERMAN ST

OSCAR



Administrative Comment

June 6, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3737-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

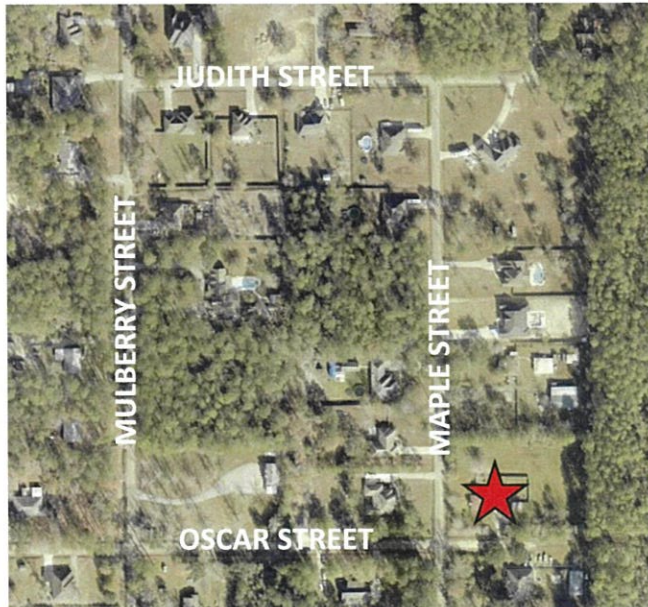
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north east corner of Maple Street and Oscar Street, being 65398 Maple Street, Mandeville; S5, T8S, R12E; Ward 4, District 7 **Council District:** 7

Petitioner: Carolyn Delatte **Posted:** April 22, 2024

Owner: Carolyn Delatte **Commission Hearing:** May 7, 2024

Size: 1.74 acres **Determination:** Approved



Current Zoning
A-2 Suburban District
Requested Zoning
A-3 Suburban District
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 petitioner is requesting to change the zoning classification from A-2 Suburban District to A-3 Suburban District. The subject property consists of 1.74 acres and has a municipal address of 65398 Maple Street, Mandeville.

Zoning History

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

Ordinance / Zoning Case	Prior Classification	Zoning Classification
88-046	Unknown	SA Suburban Agriculture
09-2020 – Comprehensive Rezoning	SA Suburban Agriculture	A-2 Suburban District

Site and Structure Provisions

3. The subject property is currently developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	PUD Planned Unit Development (Falconbridge)

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West	Residential	A-2 Suburban District
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5. The existing A-2 Suburban District calls for a minimum parcel size of 1 acre as well as 150' of parish road frontage / lot width. The allowable density under the A-2 Suburban District is one dwelling unit per acre. The requested A-3 Suburban District allows for half-acre parcel sizes (and 100' of road frontage) with an allowable density of one dwelling unit per every half acre.
6. If the request to A-3 Suburban District is approved, the applicant could apply to do the following on the subject property:
- i. Place another single-family dwelling on-site
 - ii. Apply for a minor subdivision of the subject property that would allow it to be reconfigured into two separate .87-acre parcels, or any combination which meets the A-3 Suburban District site and structure provisions.
7. Per the petitioner's application, the intended request for zoning change would be to create two parcels under the A-3 Suburban District.

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:
- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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