

Exhibit “A”

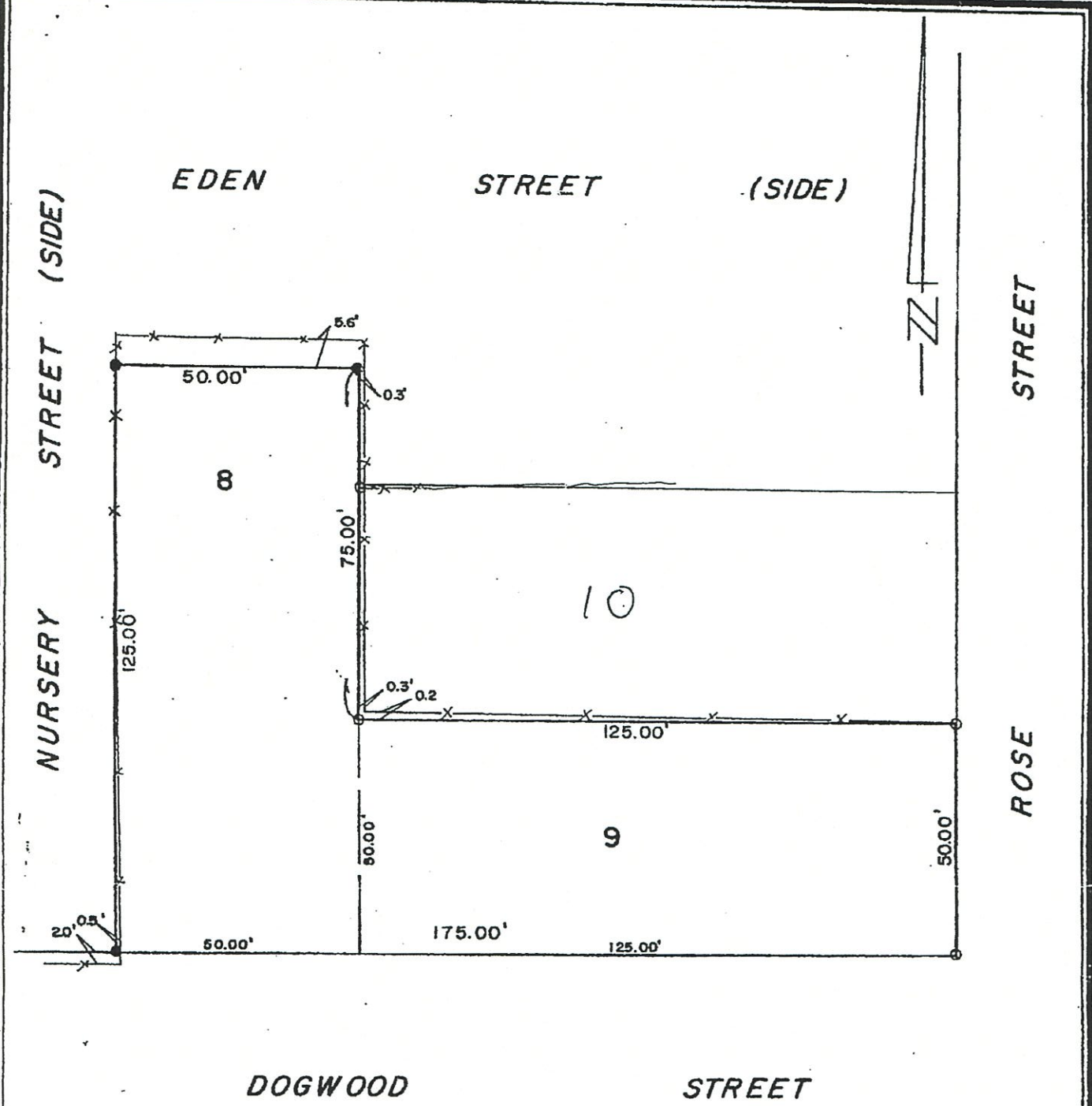
2024-3922-ZC

Lots # 8, 9 and 10 Square 7 Abita Nursery Subdivision St. Tammany Parish

2024-3922-ZC

AF 21800

S-603



SURVEY OF LOTS 8 & 9
SQUARE 7
ABITA NURSERY SUBDIVISION
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:

Joseph & Violet Lee and
St. Tammany Homestead Association



Surveys
INCORPORATED



CERTIFIED CORRECT

Richard T. Dading
SURVEYOR

DATE	SCALE	o=3/4" Iron Pipe ●=1/2" Iron Rod	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
4-17-84	1" = 30'		R.G.H.	R.T.D.	184	116-789

2024-3922-ZC



L-1 ROSE ST

EMANCIPATION ST

GARDENIA ST

MHO

MHO

MHO

SPRUCE ST

FERN ST

PROGRESS ST

MHO

EDEN ST

VIOLET ST

S-1

DOGWOOD ST

PANSY ST

SUCCESS ST

MHO

MHO

I-2

CAMELIA ST

MHO

MHO

BOXWOOD ST

AZALEA ST

NC-2

MHO

MHO

NURSERY ST

HC-2

36

36

CBF-1

GURNIER DR

JACKIE LN

HC-2

HC-2

ARTIN LN

L-2

I-1

L

INDUSTRY

L-2

I-2

HC

Administrative Comment

October 3, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3922-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 Dogwood Street & Rose Street, being lots 8, 9, & 10, Square 7, Abita Nursery Subdivision, Covington; S36, T6S, R11E; Ward 3, District 2

Council District: 2

Petitioner: Willie L. Laurent, Jr.

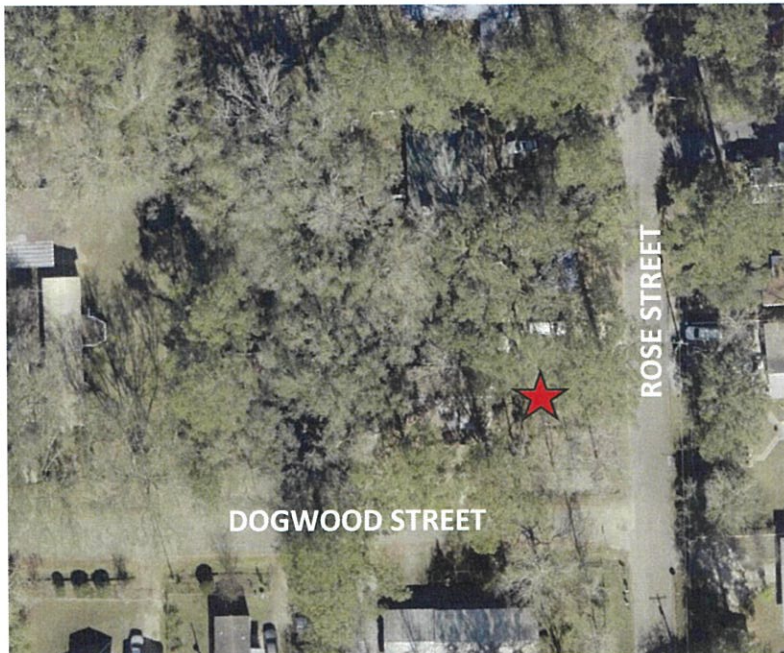
Posted: August 14, 2024

Owner: Willie L. Laurent, Jr.

Commission Hearing: September 3, 2024

Size: .29 acres

Determination: Approved



Current Zoning

S-1 (Suburban Residential District)

Requested Zoning

S-1 (Suburban Residential District) and MHO (Manufactured Home 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 .29 acres from S-1 Suburban Residential District to S-1 Suburban Residential District and MHO Manufactured Housing Overlay. The property is located on the northwest corner of Dogwood Street & Rose Street, being lots 8, 9, & 10, Square 7, Abita Nursery Subdivision, Covington

Zoning History

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

Ordinance / Case #	Prior Classification	Amended Classification
10-2234	Unknown	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District)

Site and Structure Provisions

3. The site is currently developed with a manufactured home.

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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 Suburban Residential District
South	Residential	S-1 Suburban Residential District
East	Residential	S-1 Suburban Residential District
West	Residential	S-1 Suburban Residential District

5. There are various parcels within West Abita Springs Subdivision and the adjacent Abita Nursery Subdivision that have received the MHO Manufactured Housing Overlay zoning 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: Nearby Rezoning Cases

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

6. If approved, the applicant can apply for building permits to replace / will have the ability to turn on the electricity for the existing manufactured home.

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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:
 - a. 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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