

Exhibit "A"

2024-3908-ZC

All that certain piece or parcel of land with all the buildings and improvements thereon and all the rights ways, titles, prescriptions, servitudes, appurtenances and advantages thereunto appertaining or belonging, and being located in Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Lot No. "A" on a blue print of survey made by C. R. Schultz, which said blue print of survey is attached to an act of partition between the heirs of Eugene Booker and Courtney Francois, wife of Eugene Booker, and said act of partition bears file No. 169,891 and is recorded in COB 302, page 477 of the official records of St. Tammany Parish, Louisiana.

Said Lot No. "A" measures as follows: On the North 122.4 feet, on the South 130 feet; on the East 101.9 feet; and on the West 101 feet, all as per blue print of survey previously mentioned.

N

Subject property



MAP SHOWING SURVEY AND DIVISION OF
EUGENE BOOKER HEIRS-PROPERTY IN
SECTION 42-T-6-S-R-11-E GREENSBURG
ST. TAMMANY PARISH, LOUISIANA.
SCALE 1-INCH=100FT.
AUG. 1-1960-

R. R. Schmitt
SURVEYOR
COVINGTON, LA.

here present and accepting, purchasing for themselves, their heirs and assigns, and

thereof the following described property, to-wit:

2024-3908-ZC

E 1ST ST

ARTHUR RD

E 2ND ST

42



2

42

L-1

ALPINE DR

NORTH ST

Administrative Comment

October 3, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3908-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 west side of East Second Street, south of Arthur Road, Covington; S42, T6S, R11E; Ward 3, District 2

Council District: 2

Petitioner: Deonne Harrison-Lee

Posted: August 19, 2024

Owner: Deonne Harrison-Lee

Commission Hearing: September 3, 2024

Size: .295 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 the .295-acre parcel from S-1 Suburban Residential District to S-1 Suburban Residential District and MHO Manufactured Housing Overlay. The property is located on the west side of East Second Street, south of Arthur Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
98-049	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District)

Site and Structure Provisions

3. The site is currently undeveloped.

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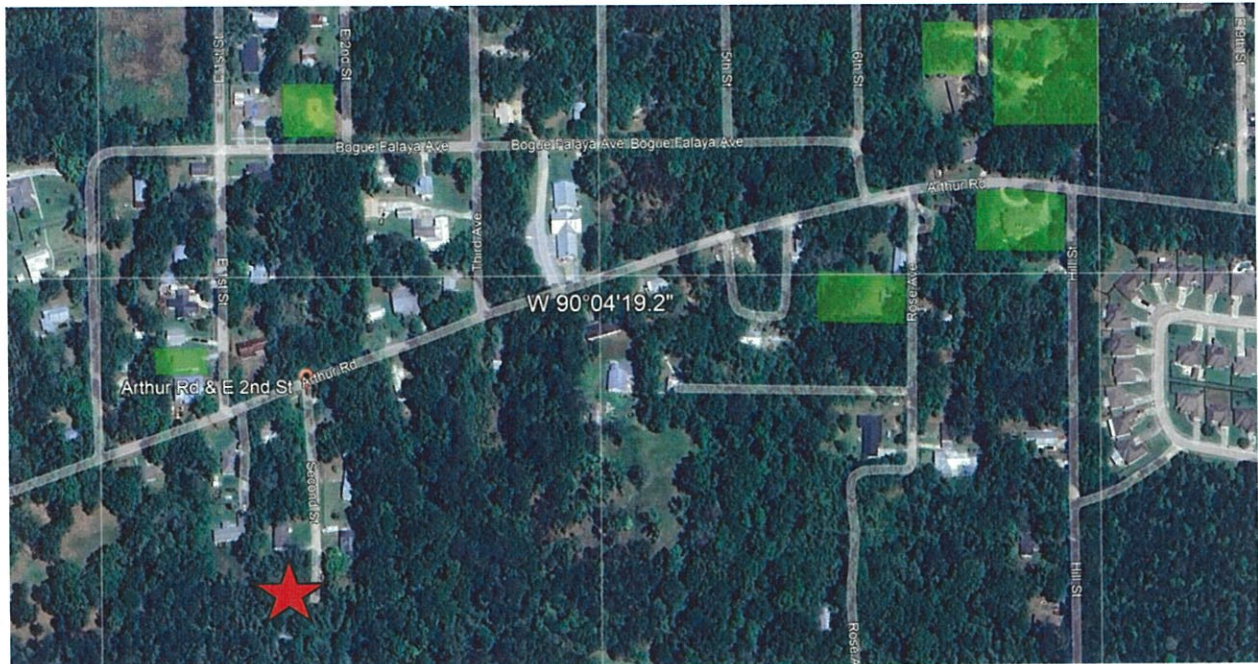
PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

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

5. The subject parcel is flanked by property zoned S-1 Suburban Residential District on all sides.
6. Within the vicinity of the property, there are multiple parcels that have obtained the MHO Manufactured Housing Overlay in the past as shown below in green:



7. If approved, the applicant could apply for a building permit to place one (1) manufactured home on-site.

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

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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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.

