

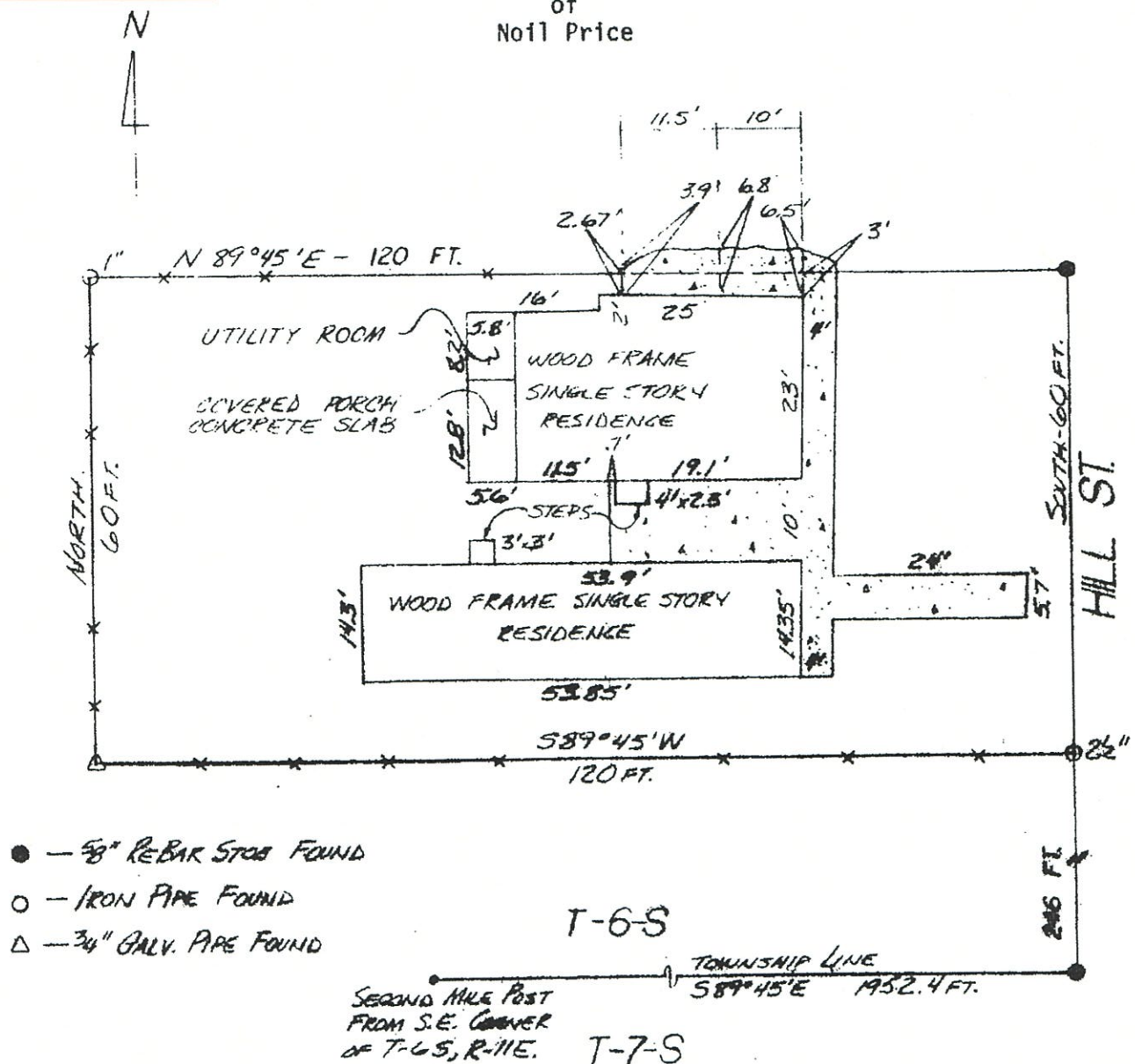
## EXHIBIT "A"

### 2024-3876-ZC

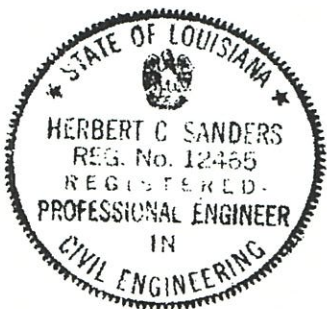
ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, and all the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section Forty-Two (42), Township Six (6) South, Range Eleven (11) East, St. Helena Meridian, Greensburg Land District, Parish of St. Tammany, Louisiana, and more particularly described as follows: From the second mile post from the southeast corner of Township 6 South, Range 11 East, run South 89 degrees 45 minutes East a distance of 1953 feet; thence run North along the West side of a road a distance of 1067 feet to the point of beginning; thence continue North along the West side of the road, a distance of sixty (60) feet to a point; thence run East a distance of One Hundred Seventy-Six (176) feet to the point of beginning. Said piece of ground measures 60 feet by 176 feet between equal and parallel lines.

2024-3876-ZC

A Survey of the Property  
of  
Noil Price



A CERTAIN PIECE OR PORTION OF GROUND situated in Section 42, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:  
From the second mile post from the Southeast Corner of Township 6 South, Range 11 East, go South 89 degrees 45 minutes East 1952.4 feet to a 5/8-inch iron rod located on the western edge of Hill Street; thence North 246 feet along the western edge of Hill Street to a 2-1/2 inch iron pipe and the point of beginning. From the point of beginning, go South 89 degrees 45 minutes West 120 feet to a 3/4-inch galvanized pipe; thence North 60 feet to an 1-inch iron pipe; thence North 89 degrees 45 minutes East 120 feet to a 5/8-inch iron rod located on the western edge of Hill Street; thence South 60 feet along the western edge of Hill Street to a 2-1/2 inch iron pipe and the point of beginning.



*Herbert C. Sanders*

A Portion of Ground situated in Section 42, Township 6 South, Range 11 East,  St. Tammany Parish, Louisiana.			
<b>H. C. SANDERS &amp; ASSOCIATES</b> CIVIL ENGINEERS & LAND SURVEYORS			
OFFICE 892-2847		730 E. BOSTON ST. COVINGTON, LA. 70433	
JOB NO. ST-76-387	DRAWN kin	DATE 07 Dec. 76	SHEET NO. 1 of 1
CHECKED hcs		SCALE 1" = 20'	



2024-3876-ZC

E 7TH ST

A-4

E 8TH ST

ARTHUR RD



ROSE AV

HILL ST

PUD

VINTAGE



Administrative Comment

September 5, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3876-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 Hill Street, south of Arthur Road, being 72115 Hill Street, Covington; S42, T6S, R11E; Ward 3, District 2

**Council District:** 2

**Petitioner:** Maria Alexis Harrison

**Posted:** July 25, 2024

**Owner:** Maria Alexis Harrison

**Commission Hearing:** August 6, 2024

**Size:** .17 acres

**Determination:** Approved



**Current Zoning**

A-4 Single-Family Residential District

**Requested Zoning**

A-4 Single-Family Residential and MHO  
Manufactured Housing Overlay

\*As of August 2, 2024, the zoning of the subject property will be S-1 Suburban Residential 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 applicant is requesting to rezone the .17-acre parcel from A-4 Single-Family Residential District to A-4 Single-Family Residential and MHO Manufactured Housing Overlay. The property is located Parcel located on the west side of Hill Street, south of Arthur Road, being 72115 Hill Street, Covington.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agricultural
09-2116	SA Suburban Agricultural	A-4 Single-Family Residential District

*Site and Structure Provisions*

3. The site is currently undeveloped with an existing driveway.

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Stick built and Manufactured Housing	A-4 Single-Family Residential District and Manufactured Housing Overlay.
South	Undeveloped	A-4 Single-Family Residential District
East (across Hill St)	Residential	PUD (Planned Unit Development, The Vineyards)
West	Undeveloped	A-4 Single-Family Residential District

5. The subject parcel is flanked by property zoned A-4 Single-Family Residential District to the north, south, and west. The northern parcel specifically, also contains the MHO Manufactured Home Overlay which was approved in 2019 per Council ordinance number 19-4197. To the east across Hill Street is The Vineyards PUD Planned Unit Development.
6. West of the subject property along Rose Avenue also contains another lot that obtained the MHO Manufactured Housing Overlay in 2014 per Council ordinance #14-3088.
7. If approved, the applicant could apply for a building permit to place one 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:

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



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