

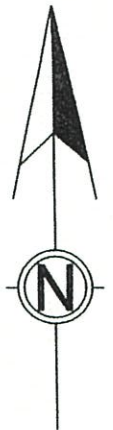
EXHIBIT "A"

2023-3427-ZC

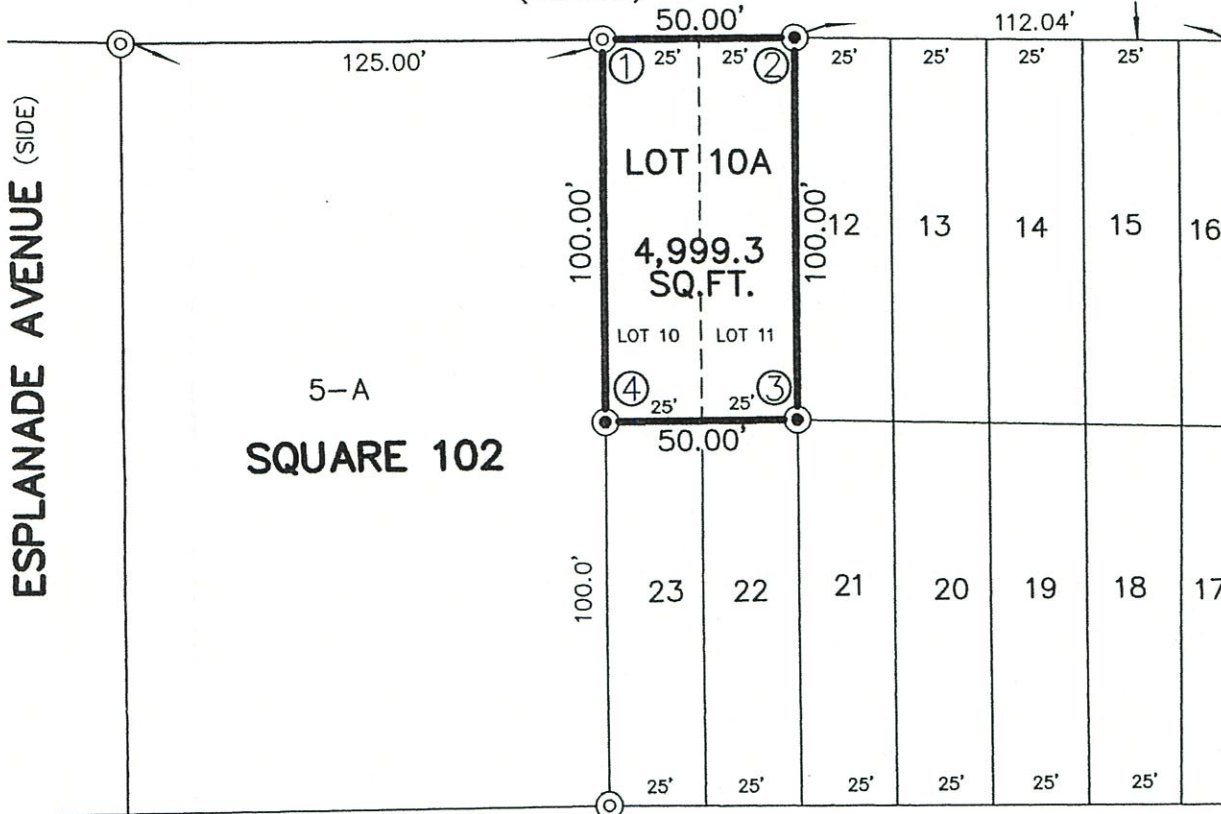
LOTS 10 and 11, SQUARE 102, WILSONVILLE SUBDIVISION
ST. TAMMANY PARISH, STATE OF LOUISIANA

2023-3427-ZC

SQUARE 115



HENRIQUES STREET (ASPHALT)



LOUISIANA STATE HIGHWAY # 59 (ASPHALT)

5-A SQUARE 102

ST. AMAND STREET (NOT CONSTRUCTED)

LEGEND

- ⊙ = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

APPROVAL:

INTERIOR ANGLE CORNERS

- 1: 90°56'47"
- 2: 89°03'13"
- 3: 90°56'47"
- 4: 89°03'13"

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C, PER F.E.M.A. MAP NO. 225205 0150 C, DATED: OCTOBER 17, 1989.
2. BUILDING SETBACK LINES MUST BE VERIFIED BY THE ST. TAMMANY PARISH PLANNING DEPARTMENT.
3. FIELDWORK DONE OF 09/04/2020.

REFERENCE SURVEY:

SURVEY FOR CONNIE LOYD BY JOHN G. CUMMINGS, PLS. DATED: 11-09-2000

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **BRITNEY MAGEE**

SHOWING A SURVEY OF: RESUBDIVISION OF LOTS 10 & 11 INTO LOT 10A, SQUARE 102, WILSONVILLE SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR

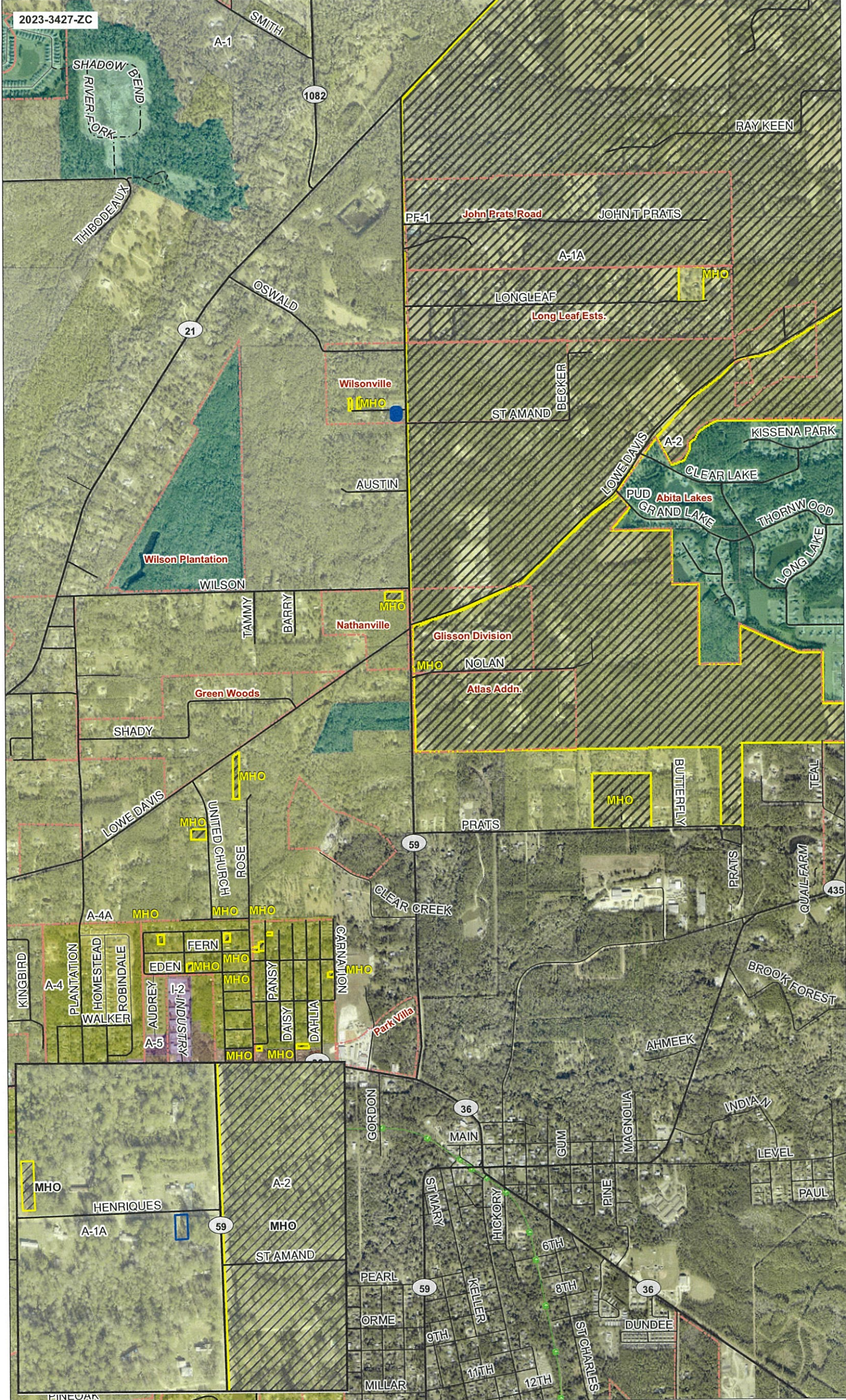


SCALE: 1" = 50'

JOB NO. 20210-RESUB

DATE: 09/22/2020

REVISED: SHOWING SIGNATURE LINES FOR RESUBDIVISION 05/19/2023.



Administrative Comment

September 7, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3427-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 side of Henriques Street, west of LA Highway 59, being Lots 10 & 11, Square 102, Wilsonville Subdivision, Abita Springs S24, T6S, R11E; Ward 10, District 2

Council District: 2

Owner: Britney Magee

Posted: July 21, 2023

Applicant: Britney Magee

Commission Hearing: August 1, 2023

Size: 4,999.3 sqft

Determination: Approved



Current Zoning

A-1A Suburban District

Requested Zoning

A-1A Suburban District and MHO
Manufactured Home Overlay

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage:

No

FINDINGS

- The applicant is requesting to rezone the 4,999.3 sqft parcel from A-1A Suburban District to A-1A Suburban District and MHO Manufactured Home Overlay. The property is located on the north side of Henriques Street, west of LA Highway 59, being Lots 10 & 11, Square 102, Wilsonville Subdivision, Abita Springs

Zoning History

- Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1A Suburban District

Site and Structure Provisions

- Per the petitioner's application, the subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

- Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1A Suburban District, RO Rural Overlay
South	Residential	A-1A Suburban District, RO Rural Overlay
East	Residential	A-1A Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
West	Residential	A-1A Suburban District, RO Rural Overlay

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5. The subject property abuts three legal non-conforming mobile homes immediately to the north, south, and west. Immediately to the east across Highway 59/Range Line Road is a Manufactured Housing Overlay that was created during the Parish's 2010 Comprehensive rezoning (Council Ordinance 10-2233). This area is considered to be part of the "North-East Study Area" as part of the comprehensive rezoning.
6. The existing A-1A Suburban District zoning designation calls for 3-acre parcel sizes and allows for a density of 1 dwelling unit per every 3 acres. However, the subject property was originally platted in the Wilsonville subdivision and therefore does not meet the A-1A Suburban District site and structure provisions. Lots 10 and 11 are considered to be substandard lots of record and as such the applicant is also in the process of applying for a minor resubdivision to create one buildable lot of record.
7. The site is located along Henriques Street, which is approximately 900 feet long and has five legal-nonconforming manufactured homes currently built. Two properties at the end of Henriques Street were respectively rezoned to obtain the MHO Manufactured Housing Overlay Classification in 2022 (Council Ordinance 22-4976) (Figure 1).



Figure 1

8. If approved, the applicant could apply for building permits to place a mobile home on the property.

Consistency with New Directions 2040

Rural and Agricultural areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural serving businesses such as small groceries, gas stations,

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restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

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.

