

Exhibit "A"

2026-4623-ZC

Petition to change the zoning district classification for a tract of land situated in S27, T6S, R12E, Ward 10, District 6, St. Tammany Parish, Louisiana, which is a Parcel located on the south side of Bobby Jones Blvd., east of Wood Drive, and west of Hillcrest Blvd., Abita Springs, and which property comprises a total of .516 acres of land more or less, from its present L-2 (Large Lot Residential District) to L-2 (Large Lot Residential District) and MHO (Manufactured Housing Overlay). The property petitioned for rezoning is more fully described as follows:

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all buildings and improvement thereon and all the rights, ways, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana, in Sections 22, 23, 26, and 27, Township 6 South, Range 12 East, which said portions are part of HILLCREST COUNTRY CLUB SUBDIVISION, and measure in accordance with map by Land Engineering Services, Inc., signed by Robert A. Berlin, R.S., dated August 16, 1960, a certified copy of which is annexed to Act of Dedication before John

F. Stafford, Notary Public, on September 19, 1960, as follows: LOT NO. 25 is located in SQUARE NO. 1 of HILLCREST COUNTRY CLUB ESTATES SUBDIVISION, ADDITION NO. 2, which square is bounded by Bobby Jones Blvd., Wood, Mashie and foursome Streets and Hillcrest Boulevard; and said Lot No. 25 measures 100 feet front on Bobby Jones Blvd., and has a width across the rear of 144.5 feet and has a depth of

201.0 feet on the sideline separating it from Lot No. 24 and has a depth of 176.0 feet on the sideline separating it from Lot No. 26.

Administrative Comment

June 4, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4623-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 on the south side of Bobby Jones Blvd, east of Wood Drive, west of Hillcrest Blvd, Abita Springs; S27, T6S, R12E; Ward 10; District 6
Posted: April 20, 2026

Petitioner: Juan Alberto Orozco Barrios **Commission Hearing:** May 11, 2026

Owner: Juan Alberto Orozco Barrios

Size: .516 acres

Determination: Approved

Current Zoning:

L-2 Large Lot Residential District

Requested Zoning:

L-2 Large Lot Residential District and
MHO Manufactured Housing Overlay

Future Land Use:

Rural and Agricultural

Flood Zone

Effective Flood Zone: A2; Preliminary Flood Zone:
AE; CDA

Elevation Requirements:

BFE 42.7' + 1' Freeboard = 43.7' FFE



FINDINGS

1. The applicant is requesting to rezone .516-acres from L-2 Large Lot Residential District to L-2 Large Lot Residential District and MHO Manufactured Housing Overlay. The parcel is located on the south side of Bobby Jones Blvd, east of Wood Drive, west of Hillcrest Blvd, Abita Springs.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2117	Unknown	L2-Large Lot Residential District

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L1-Large Lot Residential
South	Residential	L2-Large Lot Residential
East	Residential	L2-Large Lot Residential
West	Undeveloped	L2-Large Lot Residential

3. As seen in Table 2, the subject site borders property zoned L-2 Large Lot Residential District to the south, east and west and L-1 Large Lot Residential properties to the north.

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4. The existing L-2 Large Lot Residential District intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers. The L-2 Large Lot Residential District requires a minimum lot area of 0.5 acres or 21,780 square feet and a minimum lot width of 100'.
5. The purpose of the requested MHO Manufactured Housing Overlay is to provide areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.
6. A majority of the surrounding Hillcrest Country Club Estates neighborhood maintains the requested Manufactured Housing Overlay.
7. If approved, the applicant can apply for a building permit to place a manufactured home on the property.

Consistency with New Directions 2040

Rural/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, 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 1:8: 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 conditions, 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.

Administrative Comment

June 4, 2026

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ZONING STAFF REPORT

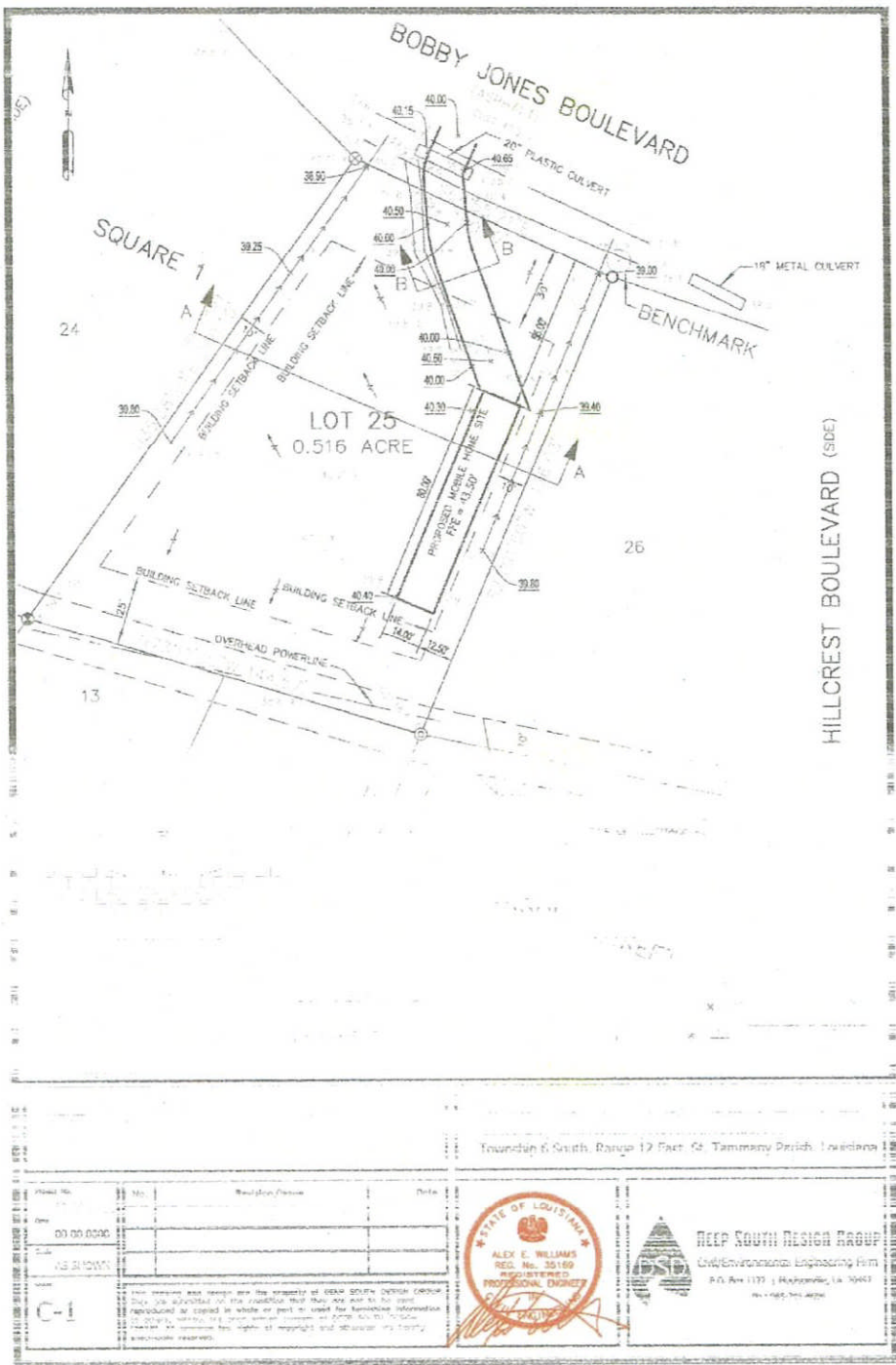
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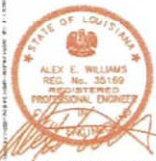


Township 6 South, Range 12 East, G1 Tammammy District, Louisiana

Sheet No.	No.	Description/Notes	Date
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PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4623-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM or

05/11/2026

for more information
call: (985) 898-2529 or
email: planning@stp.gov or
www.stp.gov/development

Posted on 3e Apr 2e at by L.N.T.

April 20, 2026

8:44 AM

