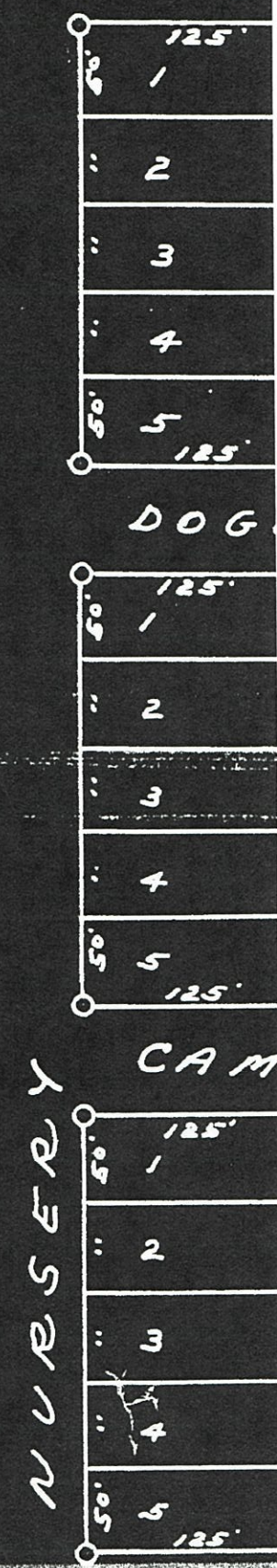
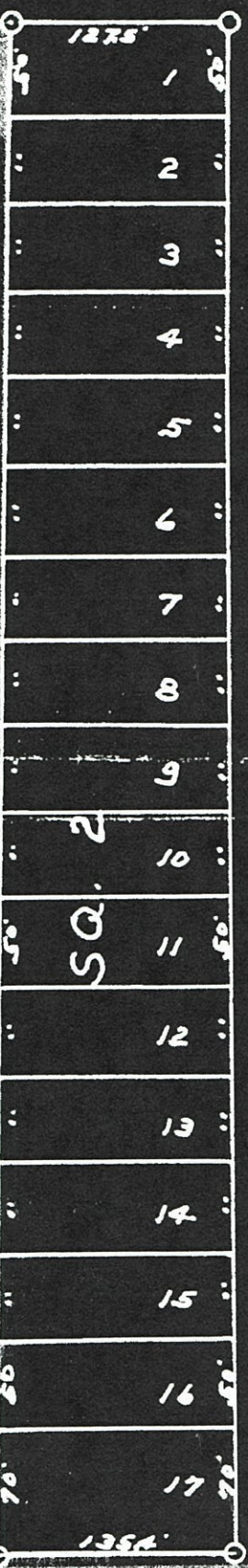
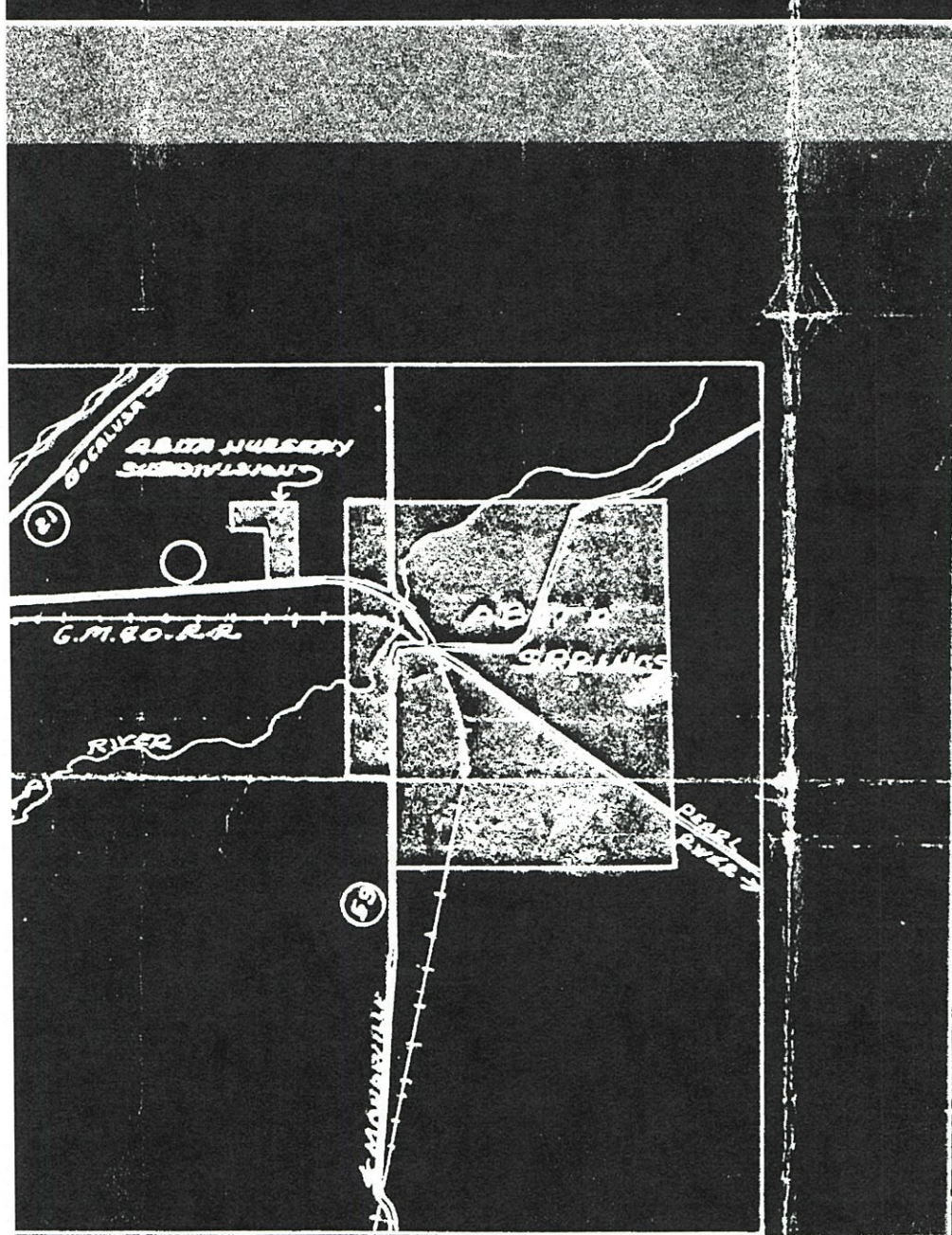


EXHIBIT "A"

2022-3098-ZC

Two certain lots or parcels of ground, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in any ways appertaining, thereto, located in the Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Being Lots Nos. One (1) and Two (2) in Square Nine (9) of Abita Nursery Subdivision, St. Tammany Parish, Louisiana, in accordance with map or plan of Abita Nursery Subdivision dated August 16, 1955, by Russell P. Morgan, Deputy Parish Surveyor, for the Parish of St. Tammany.



MAP

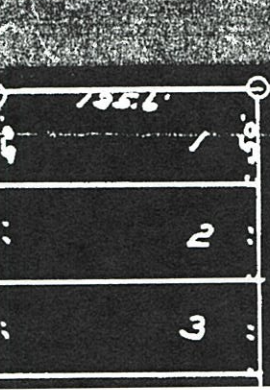
ALL

ING

SUBDIVISION

TOWNSHIP 6 SOUTH

RICHT, LOUISIANA.





2022-3098-ZC

A-2

Green Woods

MHO

A-2

LOWE DAVIS

Long Branch Acres

26
A-2

25

A-2

MHO

UNITED CHURCH

GARDENIA

MHO

MHO

FERN

SPRUCE

MHO

VIOLET

PANSY

A-4A
T6 - R11E

EDEN STREET

Abita Nursery

EDEN

MHO

DAISY

A-4

HOMESTEAD

ROBINDALE

AUDREY

A-5

I-2

INDUSTRY

NURSERY

DOGWOOD

ROSE

Robindale

CAMELIA

JASMINE

MANOR

WALKER

Audrey Heights

BOXWOOD

West Abita Springs

35

36

HOMESTEAD

ST ANN

NC-4

NC-4

HC-2

A-4

I-1

NC-4

HC-2

I-2

NC-4

HC-2

AZALEA

A-4

I-2

I-1

BARBEE

I-2

I-2

I-2

A-3

CBF-1

HC-2

JACKIES

HC-2

HC-2

HC-2

HC-2

A-3

A-4

MHO

GURTNER

MARTIN

A-2

JOSEPHINE

Greensburg

MILL

HUNTER

KUST

KUSTENMACHER

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3098-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 Eden Street and the east side of Spruce Street, being lots 1 & 2, Square 9, Abita Nursery Subdivision; S36, T6S, R11E; Ward 3, District 2 **Council District:** 2

Owner: Della Laurent and Adrian Laurent Sr. **Posted:** November 21, 2022
Applicant: Della Laurent and Adrian Laurent Sr. **Commission Hearing:** December 6, 2022
Size: .33 acres **Determination:** Approved



Current Zoning

A-4 Single Family Residential District

Requested Zoning

A-4 Single Family Residential District
MHO Mobile Home Overlay District

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Critical Drainage:

No

Findings

- The petitioner is requesting to change the zoning classification from A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay. The site is located on the north side of Eden Street and the east side of Spruce Street, being lots 1 & 2, Square 9, Abita Nursery Subdivision.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	SA Suburban Agriculture	A-4 Single Family Residential District – Comprehensive Rezoning

Compatibility or Suitability with Adjacent Area

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Commercial	I-2 Industrial District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

- Lot 1 is currently developed with a legal non-conforming mobile home that is presently occupied. Lot 2 is currently undeveloped. If approved, the zoning change will allow for the placement of a new mobile home on Lot 2 and rezone Lot 1 with the appropriate zoning classification for the existing mobile home.

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
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4. Throughout the Abita Nursery subdivision and adjacent West Abita Springs, there are various parcels 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: Surrounding MHO 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 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 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

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:
 - 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.

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3098-ZC

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