

**EXHIBIT "A"**

**2022-3106-ZC**

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN SECTION 60, TOWNSHIP-4-SOUTH, RANGE-12-EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, DESIGNATED AS PARCEL A-1, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FIRST MILE POST WEST OF TOWNSHIP LINE BETWEEN TOWNSHIP-4-SOUTH, RANGE-12-EAST AND TOWNSHIP-5-SOUTH, RANGE-12-EAST, THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S89°41'05"W, A DISTANCE OF 207.24 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S00°28'06"E, A DISTANCE OF 331.35 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N89°41'05"E, A DISTANCE OF 1,234.16 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S87°55'38"E, A DISTANCE OF 277.18 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N30°42'41"E, A DISTANCE OF 1,016.19 TO A POINT

THE POINT OF BEGINNING

THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N30°42'41"E, A DISTANCE OF 499.00 FEET TO A POINT

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S60°36'05"E, A DISTANCE OF 665.30 FEET TO A POINT

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S35°23'55"W, A DISTANCE OF 427.00 FEET TO A POINT

THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N67°17'50"W, A DISTANCE OF 635.44 FEET TO A POINT

THE POINT OF BEGINNING,

AND CONTAINING 298,506.45 SQUARE FEET/6.852 ACRES.

**6-ZC**  
**Property**

L2	N26°15'41"W	322.88'	L8	S26°15'41"E	300.58'
L3	N45°36'52"E	221.23'	L9	S23°46'05"E	456.15'
L4	N23°53'09"E	281.75'	L10	S86°48'07"W	53.28'
L5	S66°07'51"E	35.00'	L11	S72°45'07"E	347.18'
L6	S23°53'09"W	288.48'	L12	N76°48'16"E	61.68'

PROPERTY MAP  
(TO SCALE)

COMMENCING AT THE FIRST MILE POST WEST OF TOWNSHIP LINE BETWEEN TOWNSHIP-4-SOUTH, RANGE-12-EAST AND TOWNSHIP-5-SOUTH, RANGE-12-EAST, THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF 589°41'05"W, A DISTANCE OF 207.24 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF 500°28'06"E, A DISTANCE OF 331.35 FEET TO A POINT, THE POINT OF BEGINNING.

**PRESS SHARP ROAD**

**FLOOD ZONE INFORMATION**

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 2202040010C, WITH A DATE OF APRIL 21, 1999 FOR COMMUNITY NUMBER 220204, ST. TAMMANY PARISH, STATE OF LOUISIANA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

SEE DETAIL A  
DETAIL A  
(NOT TO SCALE)

SITUATED IN SECTION 60  
TOWNSHIP-4-SOUTH, RANGE-12-EAST  
& SECTION 50 & 51  
TOWNSHIP-5-SOUTH, RANGE-12-EAST  
ST. TAMMANY PARISH, LOUISIANA

DIVISION OF PARCEL A  
21.641 ACRE PARCEL  
RCELS A-1, A-2 & A-3  
FED IN SECTION 60  
-SOUTH, RANGE-12-EAST  
SECTION 50 & 51  
-SOUTH, RANGE-12-EAST  
NY PARISH, LOUISIANA  
REVIEW AND PLAT WAS PREPARED  
UNDER MY DIRECT SUPERVISION.  
I AM FUZETTE



P.O. BOX 790  
METAIRIE, LA. 70004  
(504) 834-0200

CODY A. DIMARCO  
P.L.S. LA. ST. REG NO. 5069

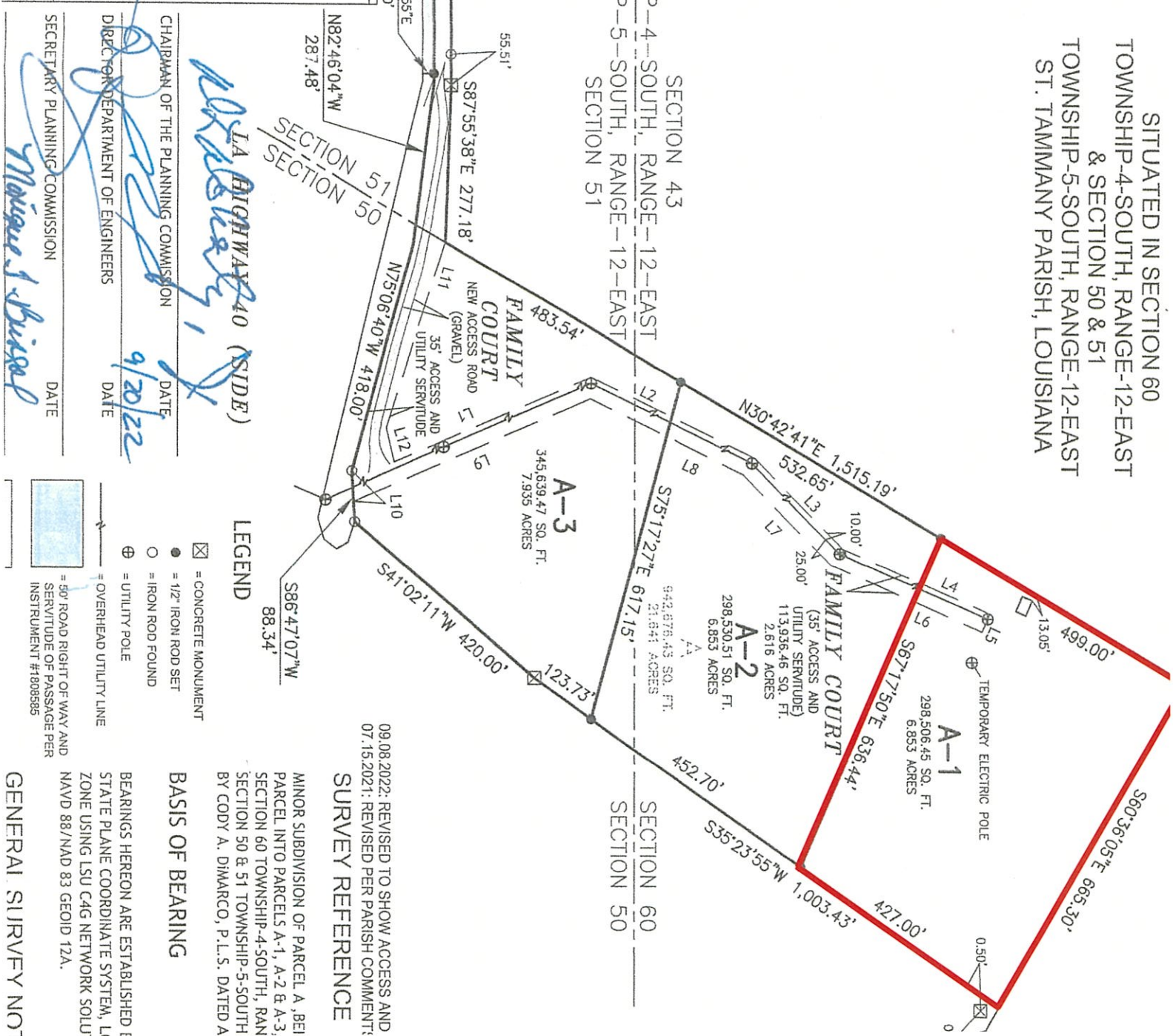
RESTRICTIONS SHOWN ON THIS SURVEY ARE  
FORN IN THE DESCRIPTION FURNISHED US  
TION THAT ALL APPLICABLE SEVERITIES  
SHOWN HEREON THE SURVEYOR HAS MADE

CHAIRMAN OF THE PLANNING COMMISSION  
DIRECTOR DEPARTMENT OF ENGINEERS  
SECRETARY PLANNING COMMISSION

DATE: 9/20/22  
DATE: 9/20/22  
DATE:

BEARINGS HEREON ARE ESTABLISHED  
STATE PLANE COORDINATE SYSTEM, L  
ZONE USING LSU C4G NETWORK SOLU  
NAVD 88/NAVD 83 GEOID 12A.

GENERAL SURVEY NO.



**LEGEND**  
 = CONCRETE MONUMENT  
 = 1/2" IRON ROD SET  
 = IRON ROD FOUND  
 = UTILITY POLE  
 = OVERHEAD UTILITY LINE  
 = 90' ROAD RIGHT OF WAY AND SERVITUDE OF PASSAGE PER INSTRUMENT #1806585

09.08.2022: REVISED TO SHOW ACCESS AND  
07.15.2021: REVISED PER PARISH COMMENT;  
**SURVEY REFERENCE**  
MINOR SUBDIVISION OF PARCEL A, BEI  
PARCEL INTO PARCELS A-1, A-2 & A-3,  
SECTION 60 TOWNSHIP-4-SOUTH, RAN  
SECTION 50 & 51 TOWNSHIP-5-SOUTH  
BY CODY A. DIMARCO, P.L.S. DATED A

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SECTION 50 & 51 TOWNSHIP-5-SOUTH  
BY CODY A. DIMARCO, P.L.S. DATED A



43

T4 - R12E

60

A-1

NICK JENKINS

AT-1

A-1

MHO

A-1A MHO

FAMILY

51

DANIEL-ESTATES

T5 - R12E

50

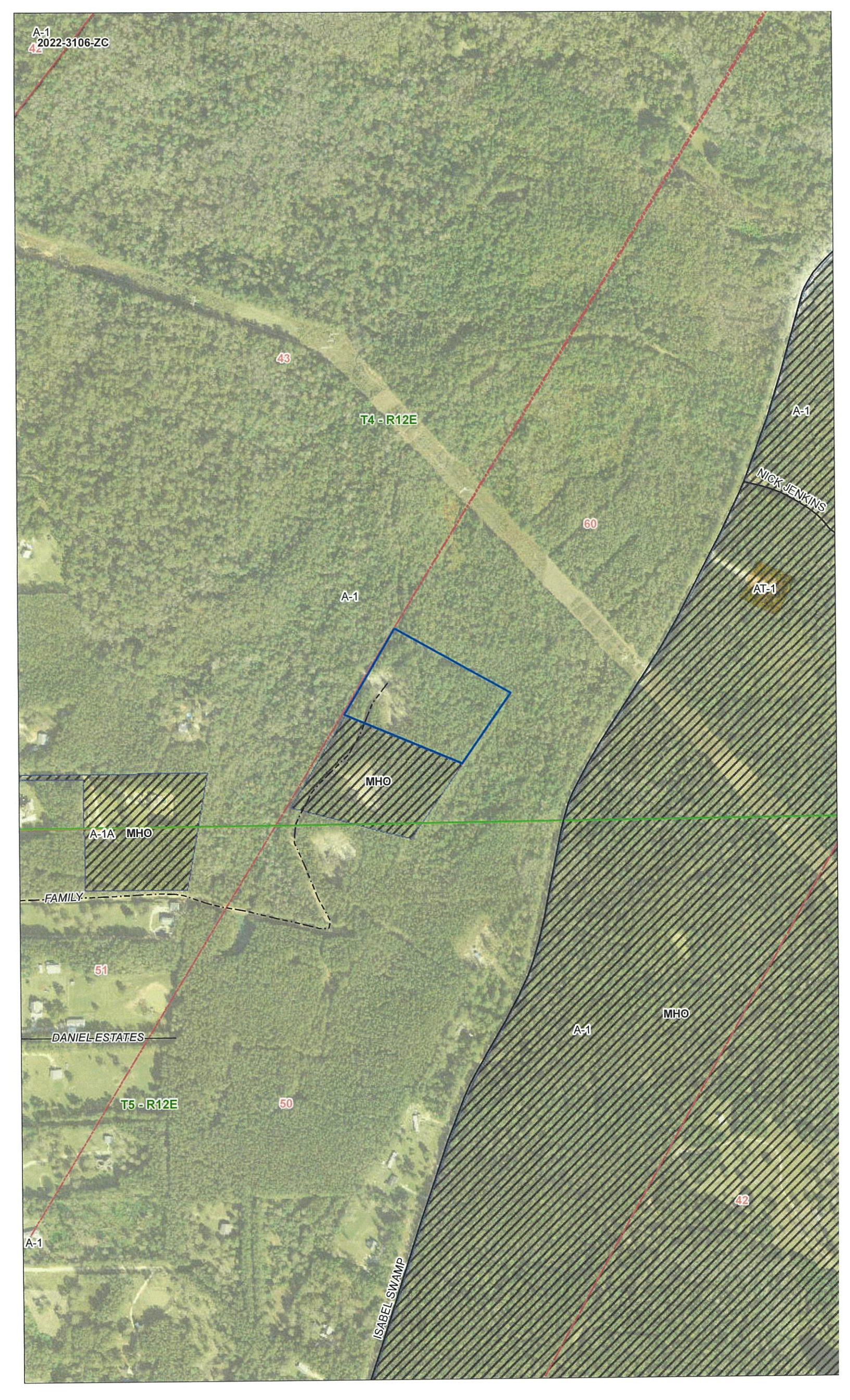
MHO

A-1

42

A-1

ISABEL SWAMP





**ADMINISTRATIVE COMMENTS**



**ZONING STAFF REPORT**  
2022-3106-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 at the end of Family Court, east of Press Sharp Road, Bush; S60 and S50, T4S & T5S, R12E; Ward 2, District 6  
**Council District:** 6

**Owner:** Brittany Ruiz

**Posted:** November 17, 2022

**Applicant:** Brittany Marie Fuzette Ruiz

**Commission Hearing:** December 6, 2022

**Size:** 6.853 acres

**Determination:** Approved



**Current Zoning**

A-1 Suburban District

**Requested Zoning**

A-1 Suburban District

MHO Mobile Home Overlay District

**Future Land Use**

Rural & Agriculture

**Flood Zone**

Effective Flood Zone C

**Critical Drainage:**

No

*Findings*

- The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located at the end of Family Court, east of Press Sharp Road, Bush.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

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

- The subject property was part of a minor subdivision approved in 2021 (2021-2457-MSP) which created three separate parcels from a 21.641-acre tract of land; being Parcels A-1, A-2, and A-3. Parcel A-2 consists of 6.853 acres, located directly south of the subject Parcel A-3, which was rezoned to the MHO Manufactured Housing Overlay Designation per Council Ordinance 21-4679.

*Compatibility or Suitability with Adjacent Area*

- Table 2: Surrounding Land Use and Zoning

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

- The subject site abuts properties that are zoned A-1 Suburban District on all sides. To the East of the subject property, there is a large portion of MHO Manufactured Housing Overlay that was approved through Council Ordinance 10-2233 due to comprehensive rezoning that was considered a part of the “North East Study Area.”



ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT  
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MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

- 5. The A-1 Suburban District requires 5-acre parcel sizes and has an allowable density of 1 unit per every 5 acres. Due to the property being 6.853 acres, if rezoned the applicant would be permitted to place one mobile home on the site.

Consistency with New Directions 2040

**Rural & Agriculture:** areas that 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 1.3: 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.

