

## EXHIBIT “A”

2024-4044-ZC

A Fraction of Lot 83, Division of New Claiborne Subdivision.

MUNICIPAL ADDRESS: 72101 Bogue Falaya Avenue, Covington, LA 70433.



79  
232

70  
x

EAST LA. R.R.

RAILROAD

BRIDGES

LACROIX  
D.E. COR.

217  
78  
77  
240

71 J  
72 J

100 175  
82  
170  
83  
326  
MRS LACROIX

76  
240  
75

73 J  
240  
~~74 J~~

LACROIX SE. III ARTHUR ROAD  
TO COVINGTON

Administrative Comment

January 9, 2025

Department of Planning & Development



**ZONING STAFF REPORT**  
2024-4044-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 Bogue Falaya Avenue, north of Arthur Road, being a Fraction of Lot 83, Division of New Claiborne Subdivision, Covington; S42, T6S, R11E; Ward 3, District 2

**Council District:** 2

**Petitioner:** Leslie Callahan Watson

**Posted:** November 14, 2024

**Owner:** Leslie Callahan Watson

**Commission Hearing:** December 3, 2024

**Size:** .63 acres

**Determination:** Approved

**Current Zoning**

S-1 Suburban Residential District

**Requested Zoning**

S-1 Suburban Residential District and MHO  
Manufactured Housing Overlay

**Future Land Use**

Residential: Medium-Intensity

**Flood Zone**

Effective Flood Zone C

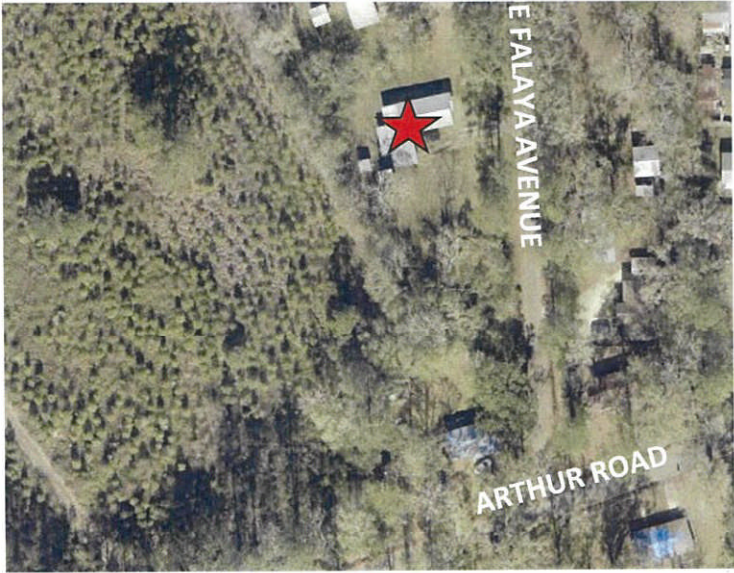
Preliminary Flood Zone X

**Critical Drainage:**

No

**Elevation Requirements:**

FFE is 12" above crown of street elevation



**FINDINGS**

1. The applicant is requesting to rezone the 2.33-acre parcel from S-1 Suburban Residential District to S-1 Suburban Residential District and MHO Manufactured Housing Overlay. The parcel is located on the west side of Bogue Falaya Avenue, north of Arthur Road, being a Fraction of Lot 83, Division of New Claiborne Subdivision, Covington

*Zoning History*

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

| Ordinance | Prior Classification    | Amended Classification            |
|-----------|-------------------------|-----------------------------------|
| 98-049    | Unknown                 | SA Suburban Agriculture           |
| 09-2116   | SA Suburban Agriculture | S-1 Suburban Residential District |

*Site and Structure Provisions*

3. The site is currently developed with a single-family dwelling.

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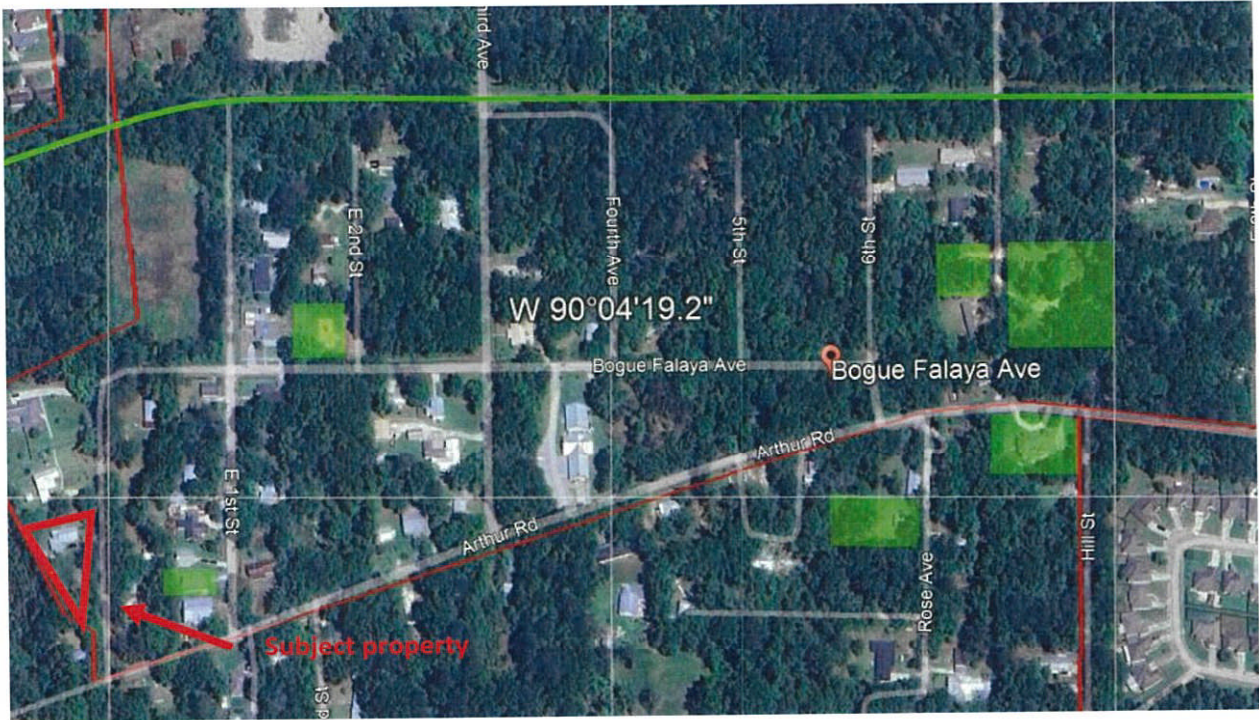
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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

| Direction | Surrounding Use | Surrounding Zoning Classification |
|-----------|-----------------|-----------------------------------|
| North     | Residential     | S-1 Suburban Residential District |
| South     | Residential     | S-1 Suburban Residential District |
| East      | Residential     | S-1 Suburban Residential District |
| West      | Residential     | S-1 Suburban Residential District |

5. The subject site is surrounded by residential property zoned S-1 Suburban Residential District zoning on all sides.
6. Within the Town of New Claiborne Subdivision, the following ordinances were passed for properties to obtain the MHO Manufactured Housing Overlay, also shown in the green portions of the below map:
- 11-2454 – Lot 11, Square 75
  - 15-3342 – Square 35
  - 21-4515 – Portion of Square 38
  - 24-5385 – Southeast Quarter (SE 1/4) of Square 72



7. If approved, the applicant could apply for building permits to replace the existing structure with a new manufactured home, or bring the current site into compliance.

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*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.

*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 condition, 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.

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