

EXHIBIT "A"

2024-4042-ZC

Petition to change the zoning district classification for a tract of land situated in S7, T5S, R12E, Ward 2, District 6, St. Tammany Parish, Louisiana, which is a Parcel located on the south side of Sharp Chapel Road, west of Alvin Revere Road, Bush, and which property comprises a total of 2.33 acres of land more or less, from its present R-1 Rural Residential District, RO Rural Overlay, MHO Manufactured Housing Overlay to a L-2 Large Lot Residential District, RO Rural Overlay, MHO Manufactured Housing Overlay. The property petitioned for rezoning is more fully described as follows:

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, advantages, appurtenances and prescriptions thereunto belonging, or in any way appertaining thereunto, situated in Section 7, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, and more particularly described as follows:

From the $\frac{1}{4}$ Corner common to Section 7, Township 5 South, Range 12 East and Section 12, Township 5 South, Range 11 East, St. Tammany Parish, run South 841.8 feet; thence North 89 degrees 51 minutes 59 seconds East, 538.50 feet to the Point of Beginning:

From the Point of Beginning run North 00 degrees 30 minutes 51 seconds East, 685.26 feet to a point; thence South 50 degrees 53 minutes 00 seconds East, 259.00 feet to a point; thence South 66 degrees 17 minutes 00 seconds East, 116.60 feet to a point; thence South 33 degrees 27 minutes 28 seconds West, 569.27 feet back to the Point of Beginning.

The tract contains 2.33 acres. All in accordance with map or plat of survey by Land Surveying, Inc. dated December 19, 2007, being Job No. 13428.

Administrative Comment

January 9, 2025

Department of Planning & Development



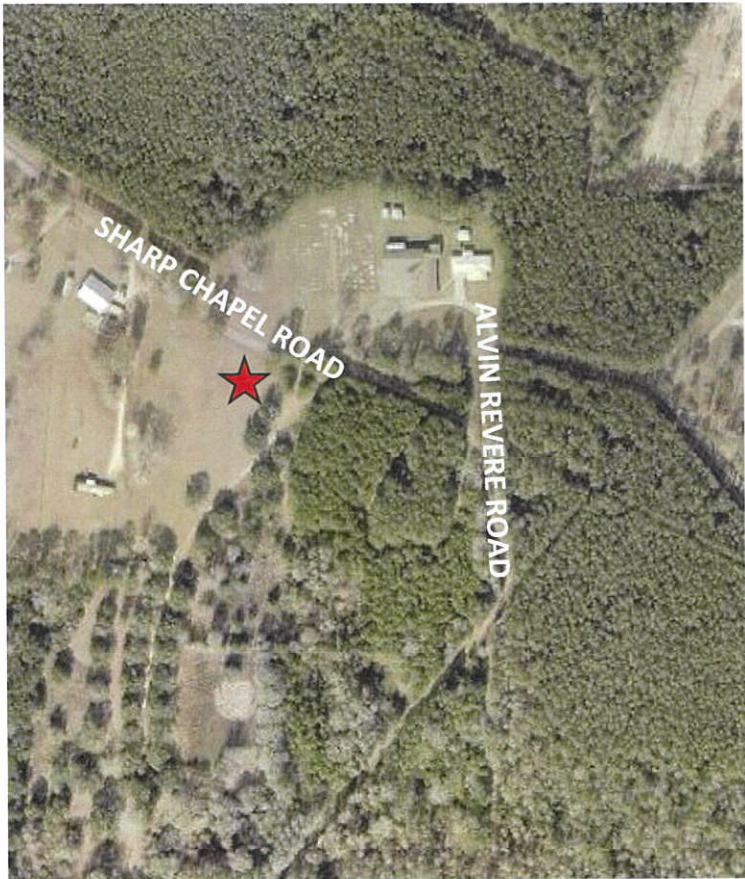
ZONING STAFF REPORT
2024-4042-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location Parcel located on the south side of Sharp Chapel Road, west of Alvin Levere Road, Bush; S7, T5S, R12E; Ward 2, District
Council District: 6
Petitioner: Bradee A. Revere
Owner: Bradee A. Revere
Size: 2.33 acres
Posted: November 4, 2024
Commission Hearing: December 3, 2024
Determination: Approved



Current Zoning

R-1 Rural Residential District
RO Rural Overlay, and MHO Manufactured Housing Overlay

Requested Zoning

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

Future Land Use

Rural and Agricultural

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 R-1 Rural Residential District, RO Rural Overlay and MHO Manufactured Housing Overlay to L-2 Large Lot Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The parcel is located on the south side of Sharp Chapel Road, west of Alvin Revere Road, Bush.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2116	Unknown	R-1 Rural Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay

Site and Structure Provisions

3. The site is currently undeveloped.

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Compatibility or Suitability with Adjacent Area

4. Table2: Surrounding Land Use and Zoning

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

- The subject site abuts residential property zoned R-1 Rural Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay on all sides.
- The existing R-1 Rural Residential District requires 5-acre parcel sizes with a minimum lot width of 300 feet. As the subject property is less than 5 acres, the site is considered to be a legal lot of record.
- The proposed L-2 Large Lot Residential District requires a minimum half-acre parcel size with a minimum lot width of 100 feet.
- Per the petitioner’s application, the reason for the request is to apply for a minor subdivision and reconfigure the property boundaries. The reason for the L-2 Large Lot Residential District as opposed to the L-1 is due to the parcel shape which would restrict the amount of road frontage for each parcel to be created.

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, 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:

- Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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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.

