

EXHIBIT "A"

2023-3564-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise a pertaining, situated In ABNEY COUNTRY AIR SUBDIVSION which subdivision is located in Section 37, Township 9 South, Range 15 East, 8th Ward, St. Tammany Parish, Louisiana and designated as LOT 23, BLOCK 0 of said subdivision according to a plat of survey by H. G. Fritchie, Surveyor, dated April 21, 1954, No. 1979 and according to which said lot Is more fully described as follows, to-wit:

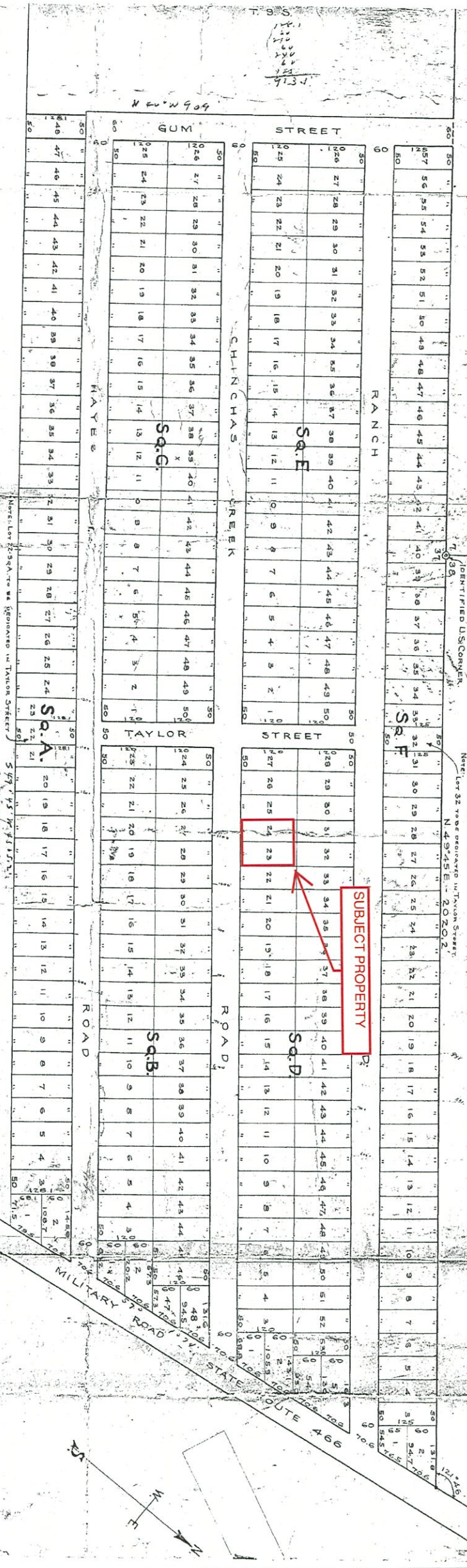
Lot 23 fronts 50 feet on Chinchas Creek Road and extends in a northerly direction 120 feet between equal and parallel lines.

AND

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in ABNEY COUNTRY AIR SUBDIVSION which subdivision is located in Section 37, Townshlp-9 South, Range 15 east, 8th Ward, St. Tammany Parish, Louisiana and designated as LOT 24, SQUARE D of said subdivision according to a plat of survey by H. G. Fritchie, Surveyor, dated April 21, 1954, No. 1379 and according to which said lot is more fully described as follows, to—wit:

Lot 24 fronts 50 feet on Chinchas Creek Road and extended in a Northwesterly direction 120 feet between equal and parallel lines. Square D is bounded on the North by Ranch Road, on the South by Chinchas Creek Road, on the East by Military Road, State Route 466 and on the West by Taylor Street.

2023-3564-ZC



IDENTIFIED U.S. CORNER.
 Note: Lot 32 road recorded in Taylor Street
 N 49°45' E - 2020.2'

SUBJECT PROPERTY

Filed
 Nov. 9th 1912
 Office of the
 City Clerk of New Orleans

Approved by:
 St Tammany Parish Police Jury
 SIGNED: *[Signature]*
 CHAIRMAN, ST. TAMMANY
 RESOLUTION COMMITTEE
 MAY 11, 1924

ABNEY COUNTRY AIR
 A SUBDIVISION OF PART 9
 SECTION 37-T 9-S-R-15 E
 BOWARD - ST TAMMANY PARISH
 LOUISIANA
 REQUESTED BY: MESSRS. W. L. AND L. E. ABNEY - SUDBURY, LA
 SCALE: 1 INCH = 100 FEET
 SURVEY NO. 1373

[Signature]
 Surveyor & Approved by:
 Parish Surveyor
 ST. TAMMANY PARISH
 COURTHOUSE, CIVIL NO. 21, LA.
 MAY 25, 1924

NOTE: ACQUIRED BY W. L. & L. E. ABNEY PER DEED RECORDED IN COB. 207-FOlio 135.

Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3564-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

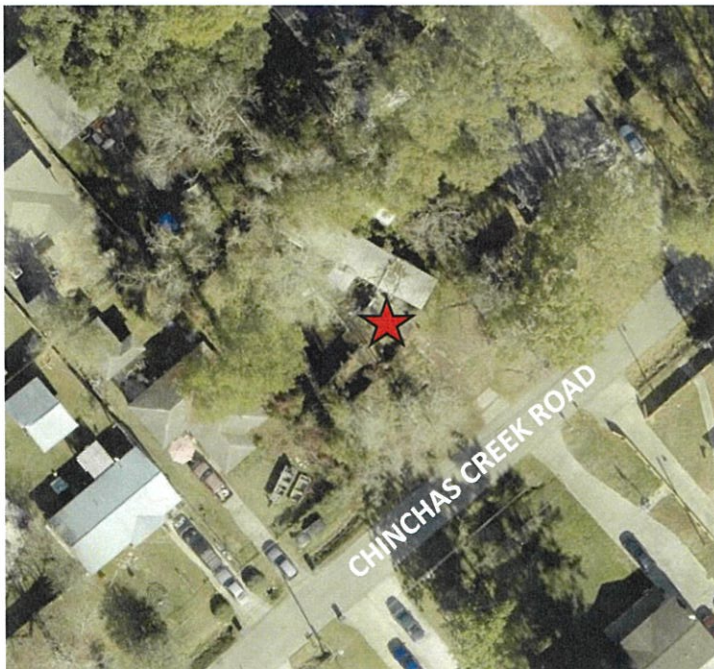
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the northeast side of Chinchas Creek Road, being Lots 23 and 24, Square D, Abney Country Air Subdivision, Slidell S37, T9S, R15E; Ward 8, District 13 **Council District:** 13

Petitioner: Michael Deckelman **Posted:** October 16, 2023

Owner: Michael Deckelman **Commission Hearing:** November 1, 2023

Size: .27 acres **Determination:** Approved



Current Zoning

A-4 Single-Family Residential District

Requested Zoning

A-4 Single-Family Residential District
MHO Manufactured Housing Overlay

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone AE

Critical Drainage: Yes

BFE

Proposed BFE 13' + 1' Freeboard = 14' FFE

FINDINGS

1. The applicant is requesting to rezone the .27-acre parcel from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The property is located on the northeast side of Chinchas Creek Road, being Lots 23 and 24, Slidell. The municipal address for this property is 40725 Chinchas Creek Road, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2117	Unknown	A-4 Single-Family Residential District

Site and Structure Provisions

3. The .27-acre site is located within the Abney Country Air Subdivision and was previously developed with a manufactured home.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District

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South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

5. The subject property abuts A-4 Single Family Residential District zoning on all sides which calls for a density of one unit per every quarter acre.
6. Abney County Air Subdivision is developed with a mixture of stick-built homes and manufactured houses – with a majority of the neighborhood being manufactured houses. There are three manufactured homes directly across the Chinchas Creek Road from the subject property.
7. The surrounding manufactured houses are considered legal non-conforming uses which are defined “as any use lawfully existing at the time of enactment of the ordinance from which these regulations are derived may be continued as a legal nonconforming use even though such use does not conform to the provisions of these regulations for the zoning district in which it is located.”
8. Lots 28 and 29 on Chinchas Creek Road were approved for an MHO Manufactured Housing Overlay in April of 2023 (Council Ord. 23-5125). Lots 28 and 29 are approximately 1,200 feet away from the subject property.
9. If approved, the applicant intends to move a manufactured home from an adjacent property to the subject property.

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.

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