

EXHIBIT "A"

2023-3550-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or an anywise Appertaining situated in Two (2) lots #7 and 9 which meas. 25' font each on Violet Street, both by a depth of 100", Square 14, ~Vest Abita Springs Subd, Ward 10-R. St. Tammany Parish, La.

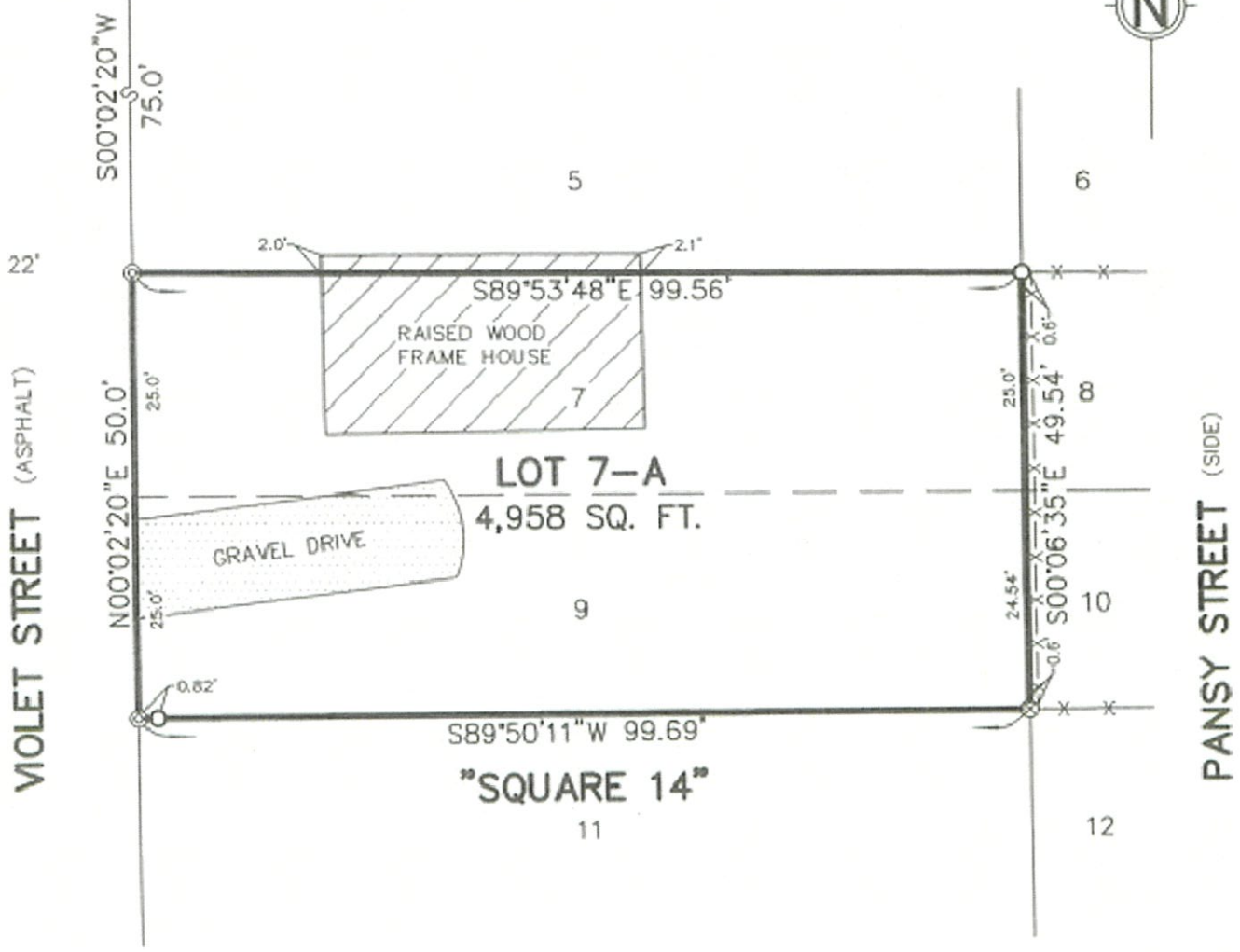
The improvements thereon bear the Municipal Number: 72398 Violet Street, Covington, LA 70435

2023-3550-ZC

REFERENCE BEARING:
Astronomic North
determined by Solar
Observations.



SUCCESS STREET



INDEPENDENCE STREET (SIDE)
(NOT CONSTRUCTED)




LEGEND

- ⊙ = 1-1/2" IRON PIPE FOUND
- = 1/2" IRON PIPE FOUND
- ⊗ = AXLE FOUND
- ⊙ = 1/2" IRON ROD SET

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL

 DIRECTOR/DEPARTMENT OF ENGINEERING

 SECRETARY/PARISH PLANNING COMMISSION

 CLERK OF COURT
 Monique T Bringol, Deputy Clerk
 01-09-2023 6186A
 DATE FILED FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

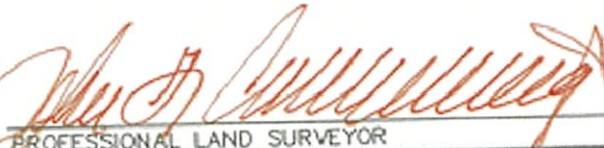
COVINGTON, LA 70433

PLAT PREPARED FOR: DEWAN REED

SHOWING A SURVEY OF: RESUBDIVISION OF LOTS 7 & 9, INTO LOT 7-A, SQUARE 14, WEST ABITA SPRINGS SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.



THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

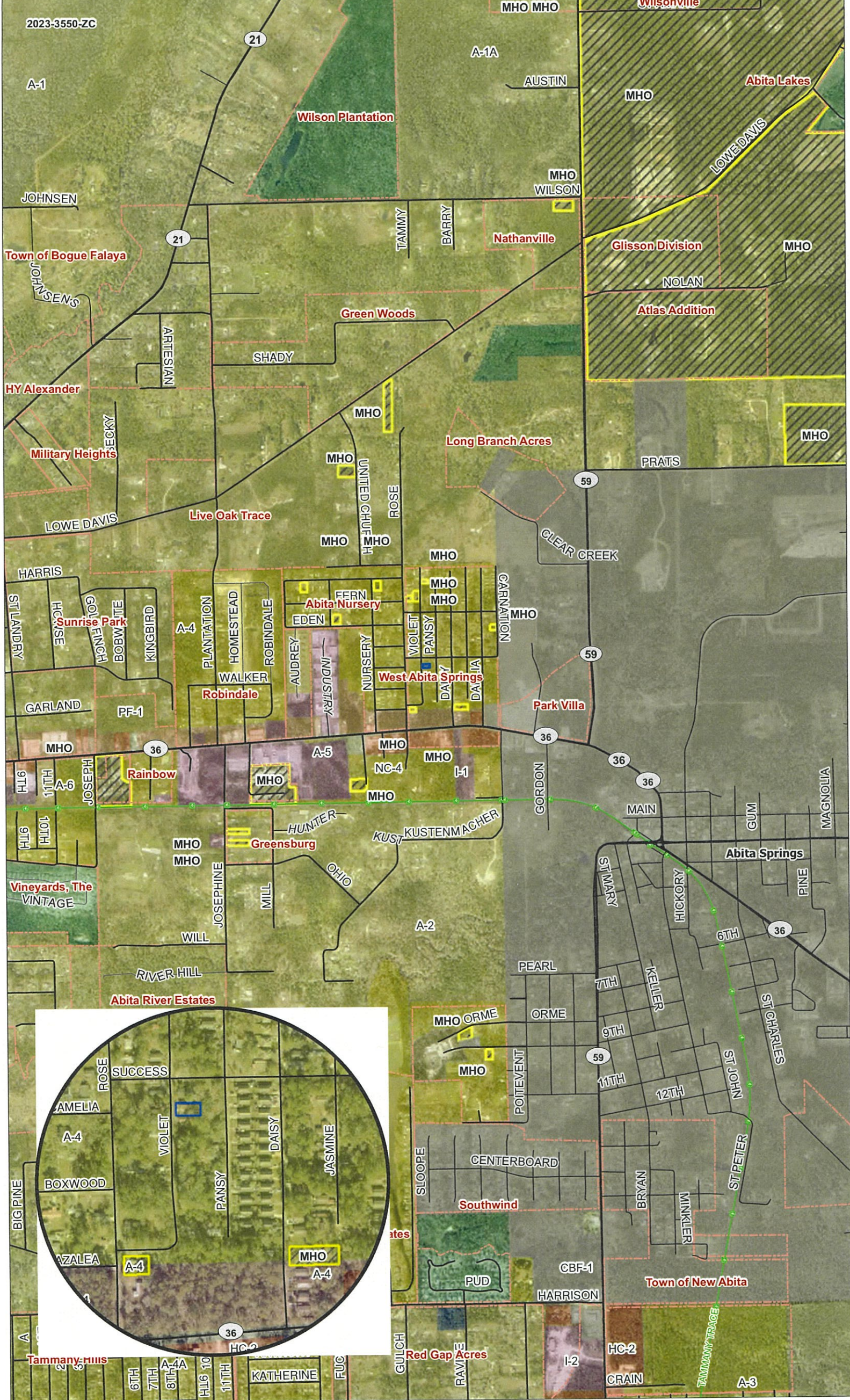

 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 20'

JOB NO. 22247

DATE: 12/05/2022

REVISED:



2023-3550-ZC

21

MHO MHO

Wilsonville

A-1A

AUSTIN

MHO

Abita Lakes

Wilson Plantation

MHO WILSON

LOWE DAVIS

JOHNSEN

21

Nathanville

Glisson Division

MHO

Town of Bogue Falaya

TAMMY

BARRY

NOLAN

Atlas Addition

JOHNSEN'S

ARTESIAN

SHADY

Green Woods

HY Alexander

BECKY

MHO

Long Branch Acres

MHO

LOWE DAVIS

Live Oak Trace

MHO

UNITED CHURCH

ROSE

59

PRATS

CLEAR CREEK

HARRIS

ST LANDRY

HOLY

GO FINCH

BOBWHITE

KINGBIRD

PLANTATION

HOMESTEAD

ROBINDALE

WALKER

AUDREY

INDUSTRY

NURSERY

VIOLET

PANSY

DAY

DAJIA

CARNATION

GARLAND

PF-1

Robindale

FERN

EDEN

Abita Nursery

MHO

MHO

MHO

MHO

MHO

MHO

West Abita Springs

Park Villa

59

MHO

A-6

Rainbow

MHO

A-5

NC-4

MHO

I-1

36

36

HT6

HT11

HT10

HT9

JOSEPHINE

MHO

MHO

MHO

HUNTER

OHIO

KUSTENMACHER

MHO

MHO

GORDON

MAIN

GUM

MAGNOLIA

Vineyards, The VINTAGE

MHO

MHO

JOSEPHINE

MILL

Greensburg

MHO

MHO

A-2

36

36

Abita Springs

RIVER HILL

Abita River Estates

PEARL

ORME

ORME

7TH

KELLER

HICKORY

6TH

36

ST MARY

ST JOHN

ST PETER

ST CHARLES

PINE

MAGNOLIA

MHO ORME

ORME

MHO

POITEVENT

59

11TH

12TH

ST JOHN

ST PETER

ST CHARLES

SLOOPE

CENTERBOARD

Southwind

BRYAN

MINKLER

CBF-1

HARRISON

Town of New Abita

PUD

Red Gap Acres

I-2

HC-2

CRAN

A-3



Tammany Mills

6TH

7TH

8TH

HT6 10

11TH

KATHERINE

FUC

GULCH

RAVE

HC-2

I-2

CRAN

A-3

TAMMANY TRACE

Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3550-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

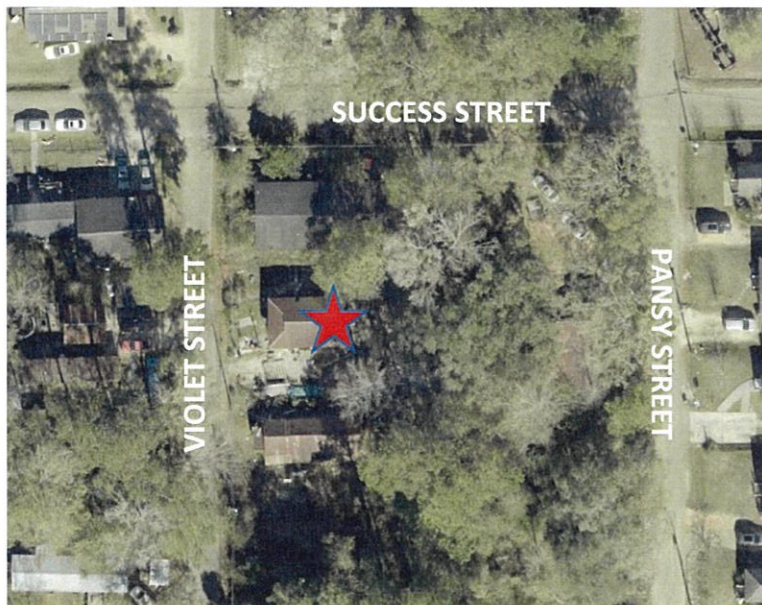
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of Violet Street, being Lot 7-A, Square 14, West Abita Springs Subdivision, Covington S36, T6S, R11E; Ward 10, District 2 **Council District:** 2

Petitioner: Porscha Montana **Posted:** October 12, 2023

Owner: Dewan Reed and Porscha Montana **Commission Hearing:** November 1, 2023

Size: 0.11 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 X

Critical Drainage: No

FINDINGS

1. The petitioner is requesting to change the zoning classification from A-4 Suburban District to A-4 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Violet Street, being Lot 7-A, Square 14, West Abita Springs Subdivision, Covington. This property has a municipal address of 72398 Violet Street, Covington.
2. The applicant was approved for a minor resubdivision in January of 2023 which created a buildable lot of record 7-A from Lots 7 & 9 in the West Abita Springs Subdivision (2022-3184-MRA). This resubdivision allows the applicant to apply for a building permit and meet the standard lot of record building provisions should this rezoning be approved.

Zoning History

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

Ordinance	Prior Classification	Zoning Classification
10-2234 – Comprehensive Rezoning	Unknown	A-4 Single-Family Residential District

Site and Structure Provisions

4. The site is currently developed with a vacant, single family, wood-framed home.

Administrative Comment

December 7, 2023

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MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

5. Table 2: Surrounding Land Use and Zoning

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

6. There are various parcels within West Abita Springs Subdivision and the adjacent Abita Nursery 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: Nearby 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 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
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 15 and 17 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5050
Lots 1 and 2 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5082
Lots 34 and 36 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 23-5178

7. If the request for the MHO Manufactured Housing Overlay is approved, the applicant can apply for a building permit to place a manufactured house on the property.

Administrative Comment

December 7, 2023

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2023-3550-ZC

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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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

