

EXHIBIT "A"

2023-3516-ZC

A certain piece or portion of ground situated in the State of Louisiana, St. Tammany Parish, Section 36, T5S, R12E, portions of Sections 23, 24, 25, 26, 34, and 35, T5S, R12E, portions of Sections 30 and 31, T5S, R13E, Sections 1, 2, 11, and 12, T6S, R12E, and portions of Sections 13, 14, and 24, T6S, R12E, Money Hill Plantation, being fully described as follows. No boundary described below was field verified by a state licensed surveyor.

From the Corner common to Section 1, T6S, R12E, Section 36, T5S, R12E, Section 31, T5S, R13E and Section 6, T6S, R13E, St. Tammany Parish, Louisiana, which is also the Point of Beginning. Thence, S 01° 08' 55" E for a distance of 16073.80 feet to a point; thence, S 55° 49' 31" W for a distance of 2009.76 feet to a point; thence, S 46° 01' 24" W for a distance of 1528.08 feet to a point; thence, N 00° 19' 56" W for a distance of 4964.95 feet to a point; thence, S 89° 23' 17" W for a distance of 8148.23 feet to a point; thence, N 00° 52' 30" W for a distance of 13248.51 feet to a point; thence, N 88° 14' 49" E for a distance of 4038.88 feet to a point; thence, N 02° 41' 29" W for a distance of 1407.44 feet to a point; thence, N 89° 35' 17" W for a distance of 1312.47 feet to a point; thence, N 04° 36' 12" W for a distance of 2760.03 feet to a point; thence, N 22° 26' 20" W for a distance of 528.00 feet to a point; thence, N 11° 33' 39" E for a distance of 2517.90 feet to a point; thence, S 62° 27' 38" E for a distance of 556.08 feet to a point; thence, N 01° 26' 20" W for a distance of 1093.80 feet to a point; thence, N 51° 26' 20" W for a distance of 1992.45 feet to a point; thence, N 38° 00' 51" E for a distance of 2133.05 feet to a point; thence, N 38° 00' 51" E for a distance of 1722.38 feet to a point; thence, S 65° 22' 43" E for a distance of 658.06 feet to a point; thence, S 82° 46' 05" E for a distance of 275.80 feet to a point; thence, S 00° 56' 44" E for a distance of 1082.54 feet to a point; thence, S 88° 23' 25" E for a distance of 4403.96 feet to a point; thence, S 00° 37' 25" E for a distance of 4976.61 feet to a point; thence, N 89° 31' 07" E for a distance of 2778.59 feet to a point; thence, S 01° 07' 19" E for a distance of 5699.28 feet to a point; thence S 87° 39' 28" W a distance of 1440.35 feet to the Point of Beginning.

Less and except, the previously conveyed land for the planned unit development (PUD), recorded under the St. Tammany Parish Police Jury Ordinance No. 96-2560, being fully described as follows:

A certain piece or portion of ground situated in the State of Louisiana, St. Tammany Parish, portion of Sections 1, 2, 11, 12 and 13, T6S, R12E, Money Hill Plantation and more fully described as follows:

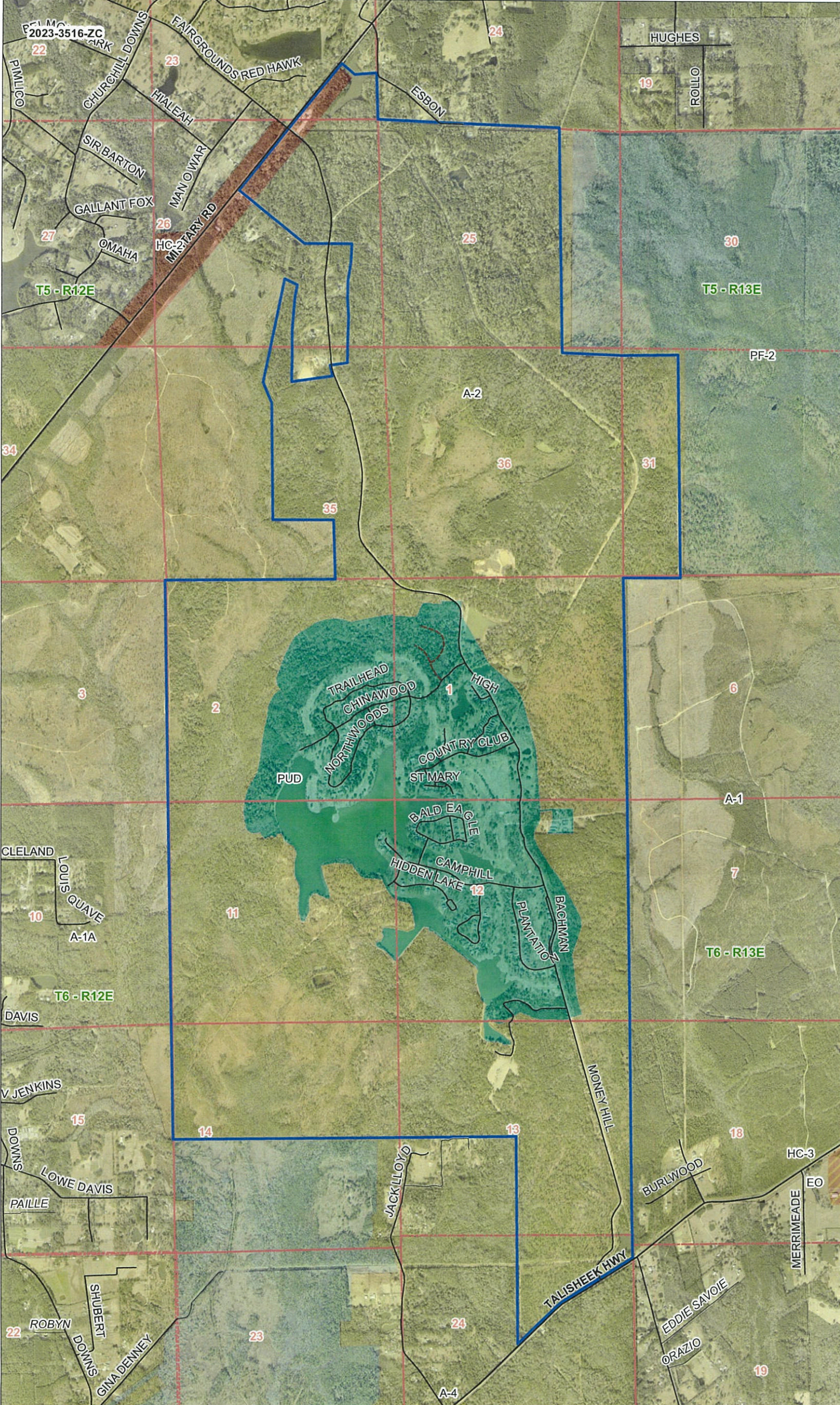
Commence from the intersection of the Section Corner of Section 1 T6S, R12E, Section 36, T5S, R12E, Section 31, T5S, R13E and Sections 6, T6S, R13E; thence S81° 42' 15" W an approximate distance of 3,957 to a point, the point of beginning. Measure thence from the point of beginning in a southerly direction along the arc of a curve to the left having a radius of 920' an arc length of 614.4'; thence S30° 05' 38" E a distance of 985.2'; thence in a southeasterly direction along the arc of a curve to the left having a radius of 520' an arc length of 166.1'; thence S48° 26' 26" E a distance of 660.5'; thence in a southerly direction along the arc of a curve to the right having a radius of 780.0' an arc length of 449.2'; thence S15° 26' 36" E a distance of 1046.3'; thence in a southerly direction along the arc of a curve to the right having a radius of 780' an arc length of 156.2'; thence S03° 58' 16" E a distance of 1388.6'; thence N86° 01' 44" E a distance of 280.00'; thence East of 500'; thence South a distance of 600'; thence West a distance of 621'; thence in a northerly direction along the arc of a curve to the left having a radius of 830' an arc length of 527.9'; thence N03° 58' 16" W a distance of 37.5'; thence S86° 01' 44" W a distance of 280'; thence S03° 58' 16" E a distance of 37.2'; thence in a southerly direction along the arc of a curve to the right having a radius of 550' an arc length of 366.4'; thence in a southerly direction along the arc of a curve to the left having a radius of 250' an arc length of 252.8'; thence S23° 44' 28" E a distance of 148.7'; thence in a southeasterly direction along the arc of a curve to the left having a radius of 300' an arc length of 45.4'; thence S32° 24' 19" E a distance of 538.9'; thence in a southeasterly direction along the arc of a curve to the left having a radius of 720' an arc length of 128.6'; thence in a southeasterly direction along the arc of a curve to the right having a radius of 1280' an arc length of 331.5'; thence S27° 48' 13" E a distance of 899.3'; thence in a southerly direction along the arc of a curve to the right having a radius of 480' an arc length of 385'; thence S18° 09' 01" W a distance of 605.9'; thence S05° 59' 42" E a distance 900.5'; thence in a southerly direction along the arc of a curve to the left having a radius of 1300' an arc length of 197.1'; thence S14° 41' 01" E a distance of 354.6'; thence S75° 18' 59" W a distance of 200.6'; thence S14° 02' 35" E a distance of 31.1'; thence S75° 18' 59" W a distance of 48.6'; thence in a westerly direction along the arc of a curve to the right having a radius of 580' an length of 149.9'; thence N89° 52' 51" W a distance of 122.7'; thence in a westerly direction along the arc of a curve to the right having a radius of 400' an arc length of 32.2'; thence N85° 16' 00" W a distance of 108.2'; thence N89° 52' 51" W a distance of 229' ; thence in a northwesterly direction along the arc of a curve to the right having a radius of 560' an arc length of 221.2'; thence N67° 15' 05" W a distance of 339.7' ; thence in a southwesterly direction along the arc of a curve to the right having a radius of 650.3' an arc length of 300.9' ; thence in a northwesterly direction along the arc of a curve to the right having a radius of 260' an arc length of 409.3' ; thence N58° 21' 42" W a distance of 155.1' ; thence in a southerly direction along the arc of a curve to the left having a radius of 200' an arc length of 184.5' ; thence S58° 06' 01" E a distance of 370.0' ; thence S44° 28' 07" E a distance of 191.5' ; thence S02° 29' 27" E a distance of 59.4' ; thence S84° 11' 46" W a distance of 153.0' ; thence N67° 01' 17" W a distance of 184.9' ; N88° 13' 46" W a distance of 250.3' ; thence N45° 55' 27" W a distance of 114.9' ; thence N00° 17' 33" W a distance of 505.3' ; thence N09° 01' 26" E a distance of 164.5' ; thence N12° 24' 49" E a distance of 132.0' ; thence N45° 00' 52" W a distance of 160.5' ; thence N10° 42' 07" W a distance of 236.1' ; thence N19° 06' 08" W a distance of 212.8' ; then N00° 57' 19" E a distance of 154.7' ; thence N20° 33' 56" E a distance of 88.1' ; N22° 02' 48" W a distance of 116.8' ; thence N51° 07' 57" W

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A distance of 1249.0'; thence N35 ° 33' 06 "W a distance of 66.5'; thence N88 ° 29' 34 "W a distance of 98.1 ' ; thence N09 ° 12 ' 56 "W a distance of 96.6'; thence S88° 45 ' 18 "W a distance of 118.7 ' ; thence S39 ° 04 ' 02 "W a distance of 1056' ; thence N41 ° 43 ' 30 "W a distance of 317.8 ' ; thence N61 ° 38 35 "W

A distance of 146.6'; thence N71 °34 ' 25 "W a distance of 114.2'; thence N14 ° 56 ' 19 " W a distance of 80.1 ' ; thence N06 ° 00 ' 44 "E a distance of 49.3' ; thence N81 ° 31 ' 59 "E a distance of 122.6'; thence N20 ° 17 ' 32 "E a distance of 126.4'; thence N18 ° 56 ' 01 "W a distance of 95.4'; thence N13 °10 ' 45 "E a distance of 124.5'; thence N85 ° 55 ' 01 " E a distance of 108.6'; thence S81 °24 ' 31 "E a distance of 224.4' ; thence S74 ° 03 ' 43 "E a distance of 262.9' ; thence N68 °21 ' 55 " E a distance of 174.8 ' ; thence N11 ° 00 ' 33"E a distance of 94.6 ' ; thence N11 ° 06 ' 34 " W a distance of 281.1 ' ; thence N13 °49' 19 "W a distance of 162.0 ' ; thence N32° 01 ' 04 " W a distance of 97.3 ' ; thence N76 ° 53 ' 24 " W a distance of 272.8' ; thence N52°40 ' 51 "W a distance of 191.4 ' ; thence N41° 50 ' 04 "W a distance of 131.5 ' ; thence N26 °49 ' 04 " W a distance of 274.4' ; thence N05° 11 ' 49 "W a distance of 57.0 ' ; thence N85 ° 37 ' 53 "W a distance of 406.2 ' ; thence N64°48 ' 36 " W a distance of 96.9 ' ; thence N41°47 ' 23 " W a distance of 259.3 ' ; thence N27°42 ' 42 " W a distance of 116.5' ; thence N85°16 ' 08 "W a distance of 406.4' ; thence S78 °41 ' 44 " W a distance of 328.8' ; thence S13 °09 ' 26 " E a distance of 283.3' ; thence S19°26 ' 58 " E a distance of 325.4 ' ; thence S10°14 ' 22 "E a distance of 188.6' ; thence S38°10' 15 "W a distance of 45.9 ' ; thence S83°09 '41 " W a distance of 64.9' ; thence N59°21' 44 "W a distance of 242.8 ' ; thence S84°38 ' 48 "W a distance of 82.9 ' ; thence S45° 00 ' 52 "W a distance of 91.2'; thence S28°49 '25 "W a distance of 58.9' ; thence S00°30 '59 "W a distance of 286.2 ' ; thence S25°19 '52 "W a distance of 265.3 ' ; thence West a distance of 90.3 ' ; thence N18°53 '42 "W a distance of 207.1' ; thence N00°47 '07 "W a distance of 188.2 ' ; thence N04°36 ' 47 "E a distance of 320.7' ; thence N03°30 '19 " W a distance of 126.6 ' ; thence N21°00 ' 46 " W a distance of 309.3' ; thence N01°25 ' 58 "E a distance of 309.5 ' ; thence N14°02 '36 "E a distance of 180.7 ' ; thence N17°41 '35 "W a distance of 186.7' ; thence N61°00 '59 "W a distance of 244.8' ; thence N23°00 '18 "W a distance of 212.7 ' ; thence S77°13 '49 "W a distance of 114.2' ; thence in a northwesterly direction along the arc of a curve to the right having a radius of 60' an arc length of 176.9' ; thence S66° 08 ' 57 "W a distance of 178.3' ; thence in a northwesterly direction along the arc of a curve to the right having a radius of 260' an arc length of 208.6' ; thence in a westerly direction along the arc of a curve to the right having a radius of 260' an arc length of 330.5' ; thence in a northerly direction along the arc of a curve to the right having a radius of 1340' an arc length of 1284.1' ; thence in a northerly direction along the arc of a curve to the left having a radius of 760 ' an arc length of 295.6' ; thence N07°23 '08 "E a distance of 706.4 ' ; thence N12°26 ' 53 "E a distance of 485.3' thence in a northwesterly direction along the arc of a curve to the right having a radius of 720' an arc length of 698.5 ' ; thence in a northwesterly direction along the arc of a curve to the right having a radius of 260 ' an arc length of 322.6 ' ; thence N19°27 '28 "E a distance of 490.0' ; thence N26°31 '23 "E a distance of 408.0' ; thence in a northwesterly direction along the arc of a curve to the right having a radius of 550' an arc length of 298.00 ' ; thence N57°33 '49 "E a distance of 363.5 ' ; thence in a southeasterly direction along the arc of a curve to the right having a radius of 950 an arc length of 943.0 ' ; thence N77°04 '11 "E a distance of 375.7' ; thence N79°54 '42 "E a distance of 548.9 ' ; thence in a southeasterly direction along the arc of a curve to the right having a radius of 260' an arc length of 181.7' ; thence S87°50 '05"E a distance of 482.50' ; then N22° 59 '03 "E a distance of 358.5' ; thence S88°44 '24 "E a distance of 449.5 ' ; thence N02°35 '38 "E a distance of 65.2' ; thence S88°07 '23 "E a distance of 480.5' to a point, the point of beginning.

Also, less and except, all land that has been conveyed beyond limits of the existing PUD described above.



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T5 - R12E

T5 - R13E

T6 - R12E

T6 - R13E

TRAILHEAD
CHINA WOOD
NORTHWOODS
COUNTRY CLUB
ST MARY
BALD EAGLE
HIDDEN LAKE
CAMP HILL
PLANTATION
BACHMAN

PUD

A-2

A-1

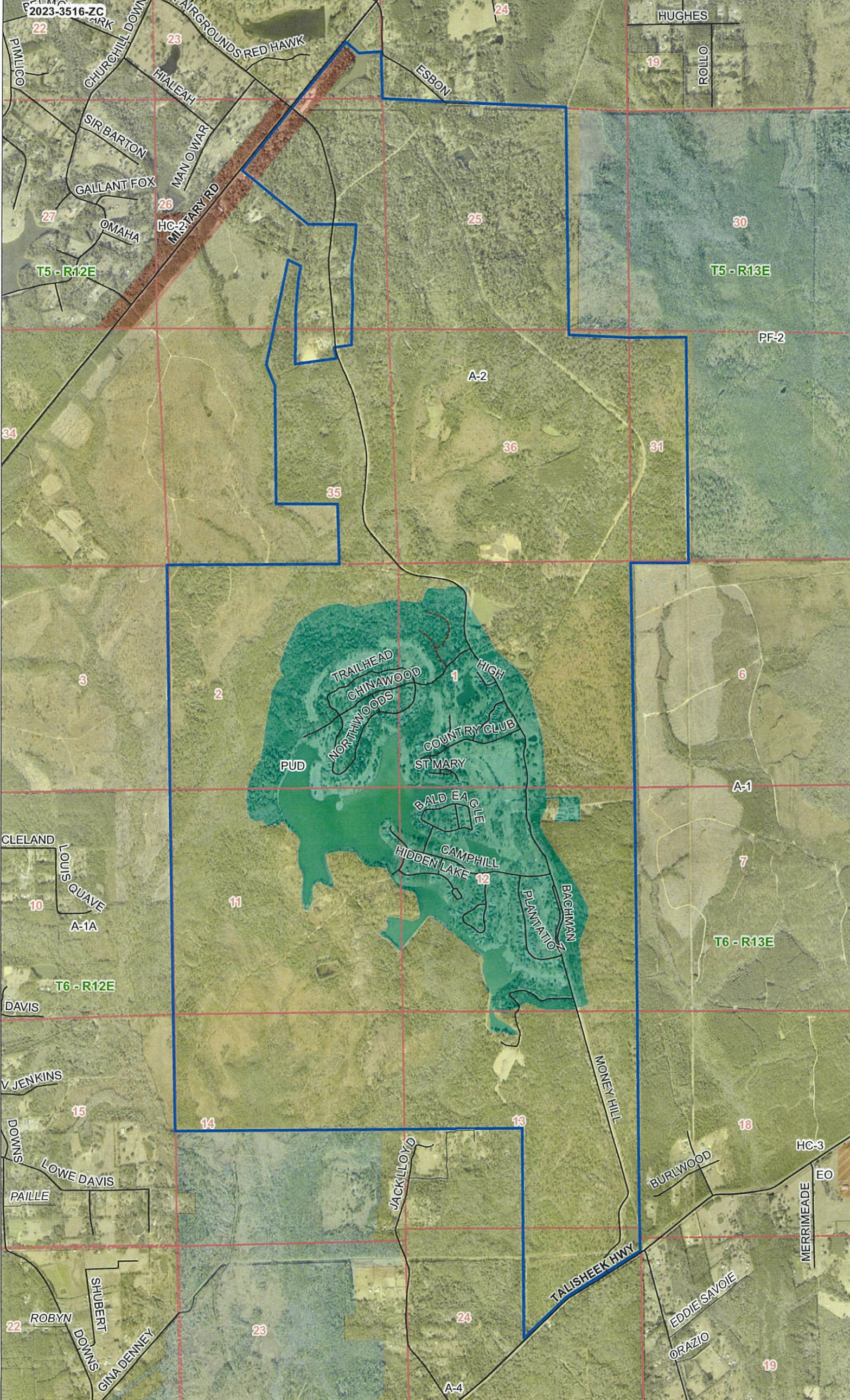
A-1A

HC-3

EO

A-4

PF-2



Administrative Comment

November 2, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3516-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 north side of Louisiana Highway 435 and on the south side of Louisiana Highway 21, Abita Springs; Section(s) 25, 26, 35, 36 in T5-R12E, Section 31 in T5-R13E, Sections 1, 2, 11, 12, 13, 14 in T6-R12E; Ward(s) 5 & 6, District 6

Council District: 6

Owner: Money Hill Plantation, LLC – Mary Dossett

Posted: September 29, 2023

Petitioner: Jeffrey Schoen

Commission Hearing: October 10, 2023

Size: 4,459 acres

Determination: Approved



Current Zoning

A-2 Suburban District

HC-2 Highway Commercial District

Requested Zoning

A-2 Suburban District

HC-2 Highway Commercial District

PUD Planned Unit Development

Future Land Use

Residential Low Intensity, Rural and Agricultural, and Conservation Protected

Flood Zone

Effective Flood Zone: A

Preliminary Flood Zone: AE

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District and HC-2 Highway Commercial to A-2 Suburban District, HC-2 Highway Commercial District, and Planned Unit Development. The site is located on the north side of Louisiana Highway 435 and on the south side of Louisiana Highway 21, Abita Springs.
2. The reason for this request is to establish a Planned Unit Development Overlay and to incorporate the subject property with the existing Money Hill PUD. A concurrent application has been submitted for a Major Amendment of the Money Hill Planned Unit Development (ZC96-11-061).

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Zoning History

Table 1: Zoning history of Subject Lot(s)

Date	Acreage	Density	Request
11/1996	1,119 acres	1.03 units per acre	Establishment of Money Hill PUD
09/2012	17.47 acres	N/A	Major Amendment to the PUD: Addition of an alley way at the rear of Lots 379 and 391
11/2019	23.77 acres	3.30 units per acre	Major Amendment to the PUD: Reverting greenspace to 80 multi-family residential units

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, HC-2 Highway Commercial District
South	Residential and Undeveloped	A-2 Suburban District, PF-2 Public Facilities
East	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, PF-2 Public Facilities
West	Residential	A-1A Suburban District, A-2 Suburban District

The subject site is surrounded by undeveloped land and single-family residential uses. A majority of the adjacent property is zoned for low density residential uses. There is an 800 acre+ tract of undeveloped property to the southwest of the subject site zoned PF-2 Public Facilities District which allows for the location of public or non-profit owned facilities including wildlife management areas, conservation areas, and wetland mitigation banks. Additionally, there is a 54+/- acre tract of undeveloped property across Highway 21 which is zoned HC-2 Highway Commercial District and allows for moderate intensity commercial uses appropriately located along State Highways.

Summary of Request

The current request is to add 4,459 acres of property to the existing Money Hill Planned Unit Development which will expand the total Money Hill PUD acreage to 5,573 acres. The new proposed property to be added abuts the existing Money Hill footprint on all sides and includes suggested uses such as conservation areas, several different types of residential dwellings including senior living, and numerous new amenities for the residents including new lakes, trailheads, and golf courses.

Proposed Density

	# of Units	Acreage	Density
Family Neighborhood (Residential)	702 units	234 acres	3 dwelling units per acre
Single Family Neighborhood	2,099 units	1,562 acres	1.34 dwelling units per acre
Estate Neighborhood	333 units	667 acres	.5 dwelling units per acre
Cottages	50 units	16 acres	3.13 dwelling units per acre
Senior Living	160 units	32 acres	5 dwelling units per acre
Total	3,344 units	4,459 acres	.75 dwelling units per acre

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The Money Hill PUD plan is proposing a density of .75 dwelling units per acre on 4,459 acres of property. 128 acres of the subject property is currently zoned HC-2 Highway Commercial District and the remaining 4,331 acres is currently zoned A-2 Suburban District which allows one residential unit per acre. The owner of the subject site could apply to develop the 4,331 acres under its current zoning classification which would allow a net density of 4,331 single-family homes. Therefore, as requested, the proposed PUD plan is a less dense request than is currently allowable under the property's existing zoning classification.

Greenspace/Amenities

Existing amenities within the Money Hill PUD include the following:

1. Existing ball field
2. Existing 18-hole golf course
3. Clubhouse with restaurant
4. Tennis courts
5. Gym
6. Fishing and watersports within existing ponds
7. Walking and bike riding trails
8. Swimming pool
9. Multiple ponds

Proposed amenities to add to the Money Hill PUD are as follows:

1. Multiple trailheads which provide canoe and kayak docks and an open-air pavilion
2. Outfitter Center
3. Playground
4. New South Lake
5. New North Lake
6. Conservation Areas
7. New 18-hole golf course
8. Community Amenity Center
9. Equestrian barn
10. Community farm area

Per Section 130-1674(8)(c), a minimum of 25% open space is required for all PUDs. Open space is defined as "an unoccupied space open to the sky on the same lot with the building, or, in the case of a PUD overlay, land and/or water area retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state".

The total Money Hill expansion is comprised of 4,459 acres, requiring 1,115 acres of open space. The proposed PUD plan is providing a total of 1,752 acres of greenspace, exceeding the requirement by 14.29 acres.

	Acres	Percentage
Park	25 acres	.56%
Golf	202 acres	4.53%
Greenway	1,361 acres	30.52%
50 % of Lakes	164 acres	3.68%
Totals	1,752 acres	39.29%

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PUD Plan Approval/Waivers

Per Section 130-1674 – Plan Approval, the following information shall be provided:

1. The average size and maximum number of lots
2. Parcels or sites to be developed or occupied by buildings
3. Front, side, and rear yard setback lines
4. Location of the existing and proposed easements to the extent that they are reasonably ascertainable with the understanding that the future easements may be needed based on more complete engineering studies.
5. Existing physical features of the site including existing streets, buildings, watercourses, easements, soil conditions, vegetative cover, and topography.

The applicant is requesting the PUD plan be reviewed as a conceptual/ "bubble" PUD Plan, identifying uses within areas and providing maximum densities, but not showing the specific requirements as indicated on the above referenced #'s 1-5. The applicant has stated that these requirements will be specifically delineated on the tentative subdivision plat submissions, by phase, in the future, thereby allowing the developer to have flexibility in developing the PUD for high quality and efficiency.

Per Section 130-1674(8)(c)(2), "in no case shall required open space along the existing road frontage be less than one-quarter acre in area and less than 100 feet in width".

Per Section 130-1674(8)(c)(3), "in no case shall required open space along other boundary lines (without road frontage) be less than one-quarter acre in area and less than 50 feet in width".

The applicant is requesting the PUD plan be approved without the required dimensions of open space which is typically reviewed at the PUD phase. The applicant has provided a statement which is supplemental to the application that reads "full code compliance for all open space along existing road frontage and excess of code required open space throughout the development, with approximate calculations (both dimensions and gross area) be provided as requested.

PUD Purpose Statements

The purpose of the PUD overlay is to encourage flexibility in the development of land, creative design, more orderly development and to promote and preserve the scenic features of the site. The following criteria represent the objectives of the PUD:

1. Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.

Although a portion of the proposed Money Hill PUD is within a flood zone and comprised of wetlands, as shown in the attached *Drainage Floodplain Exhibit* and *Wetland Exhibit*, a majority of this area contains new ponds, amenity areas, and conservation areas as shown on the PUD concept plan. Future development for the newly created residential lots will adhere to fill and drainage requirements for each respective lot and its individual flood zone designation. Additionally, the subject PUD plan is proposing a 430 acre conservation area along the southwestern corner of the property.

2. Diversification and variation in the relationship of residential uses, open space, and the setbacks and height of structures in developments intended as cohesive, unified projects.

The existing Planned Unit Development provides several existing single-family residential neighborhoods including the potential for 1,074 residential units. The new proposed expansion is providing several different residential living types including a variety of single-family development, cottages, and senior living options. These various residential types will differ in lot size and street access which will provide a range of neighborhood types and styles, home sizes, and design. The projected expansion is also providing several new amenities which are consistent with the existing character of the Money Hill subdivision.

3. Functional and beneficial uses of open space areas.

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The Money Hill PUD, as proposed is surrounded by conservation areas, pocket parks, and active recreational amenities including nature centers, docks, trails, and two golf courses. The conceptual PUD plan is provided to allow for a wide variety of recreational opportunities and amenities for the property owners with future expansion possible in close conjunction with the building and pace of development for each neighborhood area.

4. Preservation of natural features of a development site.

The property associated with the proposed Money Hill PUD was once part of a large timber operation which was established in the early 20th century and the property has been maintained as a natural resource ever since. Although the PUD plan shows the property to be developed for residential and commercial uses, the design seems to mimic cluster development in which a large amount of conservation area is to be maintained and the natural systems of the property are designed around.

5. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.

The Money Hill PUD is proposing several different types of residential housing including senior living and cottages. The plan also provides a village center which will allow for commercial uses internal to the site as well as commercially designated zones along Highway 21. There is also a school proposed within the PUD.

6. Rational and economically sound development in relation to public services.

The existing wastewater and sewer facility will stay at its current configuration and expanded if future capacity is required.

7. Efficient and effective traffic circulation, both within and adjacent to the development site.

The proposed expansion of Money Hill is keeping the same egress and ingress to the site which currently exists today. Circulation patterns through the neighborhoods provide vehicular and pedestrian routes that meander through the suggested amenities, village center, and residential neighborhoods.

8. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.

The new proposed expansion is providing several different residential living types including a variety of single-family development, cottages, and senior living options.

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.

Low-Intensity: neighborhoods that are predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

Conservation Protected: areas are among the most ecologically sensitive in the Parish. Protected areas include public and private lands designated as parks, pine wetland mitigation banks, and habitat for endangered wildlife. Most types of development are generally prohibited in protected areas, but they may be used for regulated recreation or eco-tourism purposes.

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1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.2: New development and redevelopment will be orderly, carefully planned, and predictable.
 - ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - iii. Goal 1.6: New development and redevelopment will be environmentally sustainable.
 - iv. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - v. Goal 2.2: Viable examples of our critical and sensitive areas, including native plant and animal habitats, tree resources, and wetlands, will be conserved, protected, stable, and flourishing.
 - vi. Goal 3.2: Our neighborhood design will support physical activity and healthy living for people of all ages and abilities, helping maintain our status as one of the state’s healthiest communities.
 - vii. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

