

EXHIBIT "A"

2022-2966-ZC

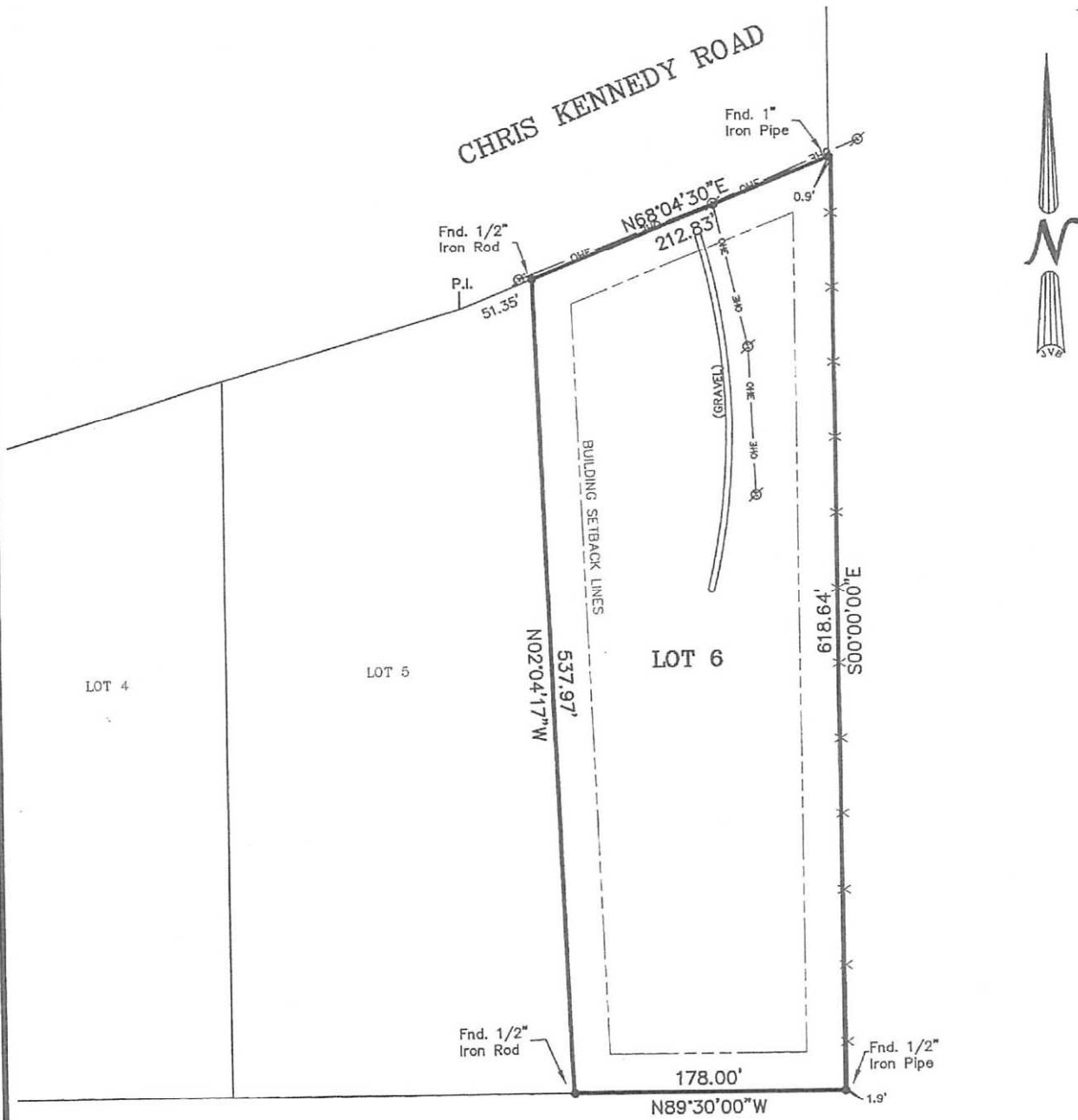
ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in Section 33, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

From the quarter corner common to Sections 33 and 34 in said Township and Range, go North 89 degrees, 30 minutes West 1,332.79 feet to a point; thence go South 717.12 feet to the Point of Beginning.

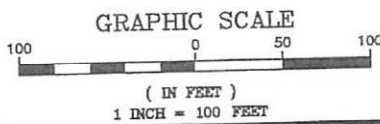
Thence from the Point of Beginning go South 618.64 feet to a point; thence go North 89 degrees, 30 minutes West 178.0 feet to a point; thence go North 02 degrees 04 minutes, 17 seconds West 537.97 feet to a point; thence go North 68 degrees, 04 minutes, 30 seconds East 212.83 feet back to the Point of Beginning.

All in accordance with survey by Ivan M. Borgen, C.E., dated October 24, 1978, Survey No. 18028. Said property is also known as LOT 6 of CHRIS KENNEDY SUBDIVISION, St. Tammany Parish, Louisiana. Containing in all 2.50 acres of land, more or less.

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- LEGEND**
- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - ⊕ Cross



BUILDING SETBACKS
 (* Verify Prior to Construction)

Front Setback.....25'
 Side Setback.....25'
 Rear Setback.....25'

ADDRESS: CHRIS KENNEDY ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0300 C
 F.I.R.M. Date 10/17/1989
 ZN: C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO.
 20210040

DATE:
 03/11/2021

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: VLL
 CHECKED BY: JDL

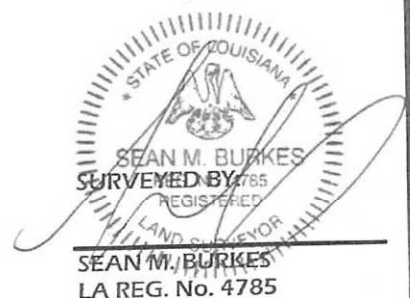
SCALE:
 1" = 100'

Phone: 985-649-0075 Fax: 985-649-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A SURVEY MAP OF
 LOT 6, CHRIS KENNEDY SUBDIVISION
 IN SECTION 33, T-7-S, R-14-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: JAMES ASHLEY



2022-2966-ZC

EMILY CT

CASEY CT

CHARLENE DR

MHO

Secluded Pines Estates

DETWILLER RD

A-2

CENTRAL AV

MHO

MHO

TUPELO ST

Chris Kennedy

CHRIS KENNEDY RD



ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-2966-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 south side of Chris Kennedy Road, east of Central Avenue; Pearl River; S33, T7S, R14E, Ward 6, District 11 **Council District:** 11

Owner: James and Cara Ashley **Posted:** August 11, 2022

Applicant: James Ashley **Commission Hearing:** September 6, 2022

Size: 2.50 acres **Determination:** Approved



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Residential – Low Intensity

Flood Zone

Preliminary: Flood Zone AE

Critical Drainage: Yes

FINDINGS

1. The 2.5-acre parcel is currently developed with a mobile home which sits along Chris Kennedy Road located on lot 6 of the Chris Kennedy Subdivision.

Zoning History

Table 1: Zoning history of Subject Lot(s)

| Ordinance | Prior Classification | Amended Classification |
|-----------|----------------------|------------------------|
| 09-2020 | NA | A-2 Suburban District |

2. Per Sec. 130-161, the existing mobile home on the property is considered a non-conforming use and the property owner must obtain a rezoning to MHO Manufactured Housing Overlay to allow for the reconnection of electricity. The reason for the request is for the applicant to be granted an electrical permit to turn the power back on to the existing mobile home.
3. Of the 45 existing lots within the Chris Kennedy Subdivision, 32 currently have the MHO Manufactured Housing Overlay. This property was rezoned per Council Ordinance No. 10-2349.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

| Direction | Surrounding Use | Surrounding Zoning Classification |
|-----------|-----------------|--|
| North | Residential | A-2 Suburban District & MHO Manufactured Housing Overlay |
| South | Residential | A-2 Suburban District |
| East | Residential | A-2 Suburban District |
| West | Residential | A-2 Suburban District |

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Director

Consistency with New Directions 2040

Residential – Low Intensity: 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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
 - ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

