

**EXHIBIT "A"**

**2022-3015-ZC**

Lot 17A, Square 2, West Abita Springs Subdivision, Ward 10-R, St. Tammany Parish Louisiana, lot measures 50 feet front on Violet Street and both by a depth of 100 feet.



**ADMINISTRATIVE COMMENTS**



**ZONING STAFF REPORT**  
2022-3015-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, north of Progress Street, being Lot 17A, Square 2, West Abita Springs Subdivision, Covington; S36, T6S, R11E; Ward 10                      **Council District:** 6

**Owner:** Rosa Bouterie

**Posted:** September 13, 2022

**Applicant:** Rosa Bouterie

**Commission Hearing:** October 4, 2022

**Size:** .11-acre

**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:** No

*Findings*

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Violet Street, north of Progress Street, being Lot 17A, Square 2, West Abita Springs Subdivision, Covington.
2. The subject property is currently developed with a mobile home which was recently occupied within the last year that was subject to Chapter 130, Division 2 – "Types of Nonconformities". The mobile home was severely damaged in 2021 due to Hurricane Ida.
3. The applicant has also applied and received a minor resubdivision to create a buildable lot of record from Lots 15 & 17 in the West Abita Springs Subdivision to create Lot 17A, doubling the width of the from two 25-foot lots to one 50-foot lot (2021-2636-MRA). This resubdivision would allow the applicant to obtain a building permit and provide sufficient space to place a mobile home and meet the standard lot of record building provisions should this rezoning be approved.

*Zoning History*

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

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

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*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 MHO Manufactured Housing Overlay
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District MHO Manufactured Housing Overlay

6. Throughout the West Abita Springs Subdivision and the adjacent Abita Nursery, there are various parcels 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: Surrounding MHO 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 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 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

*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 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
  - b. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

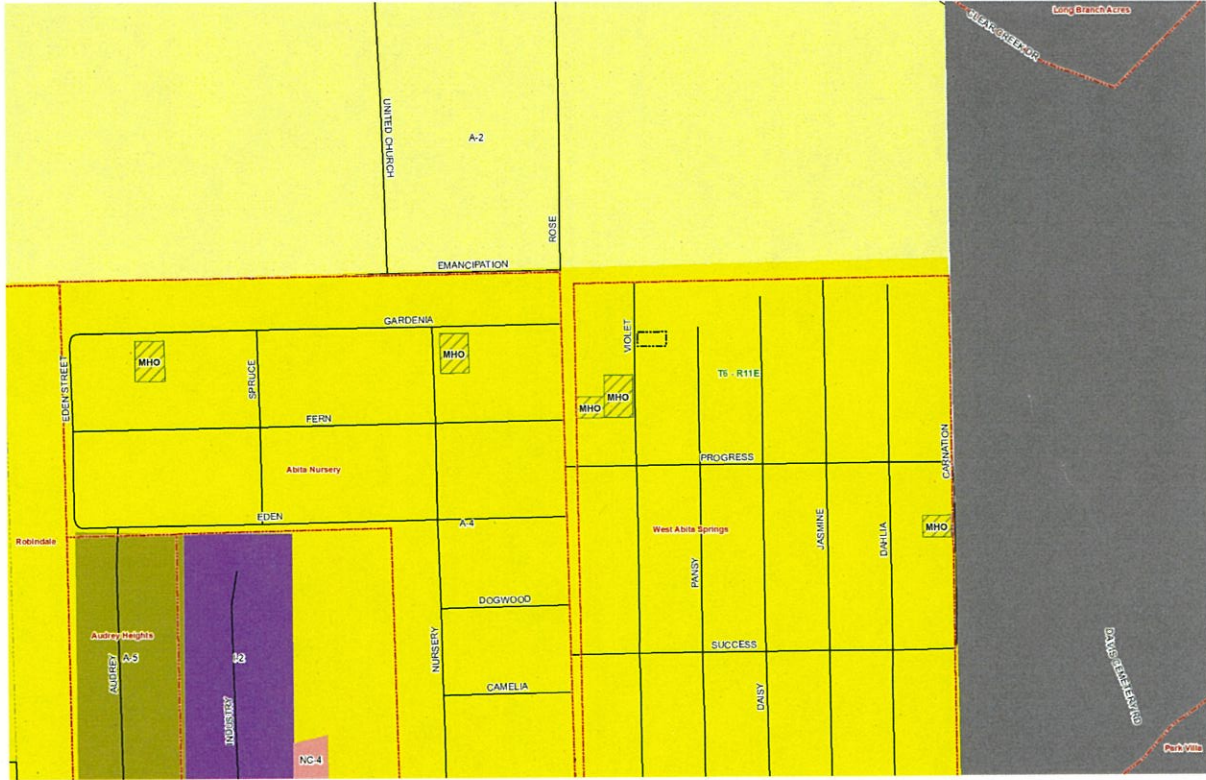
ADMINISTRATIVE COMMENTS



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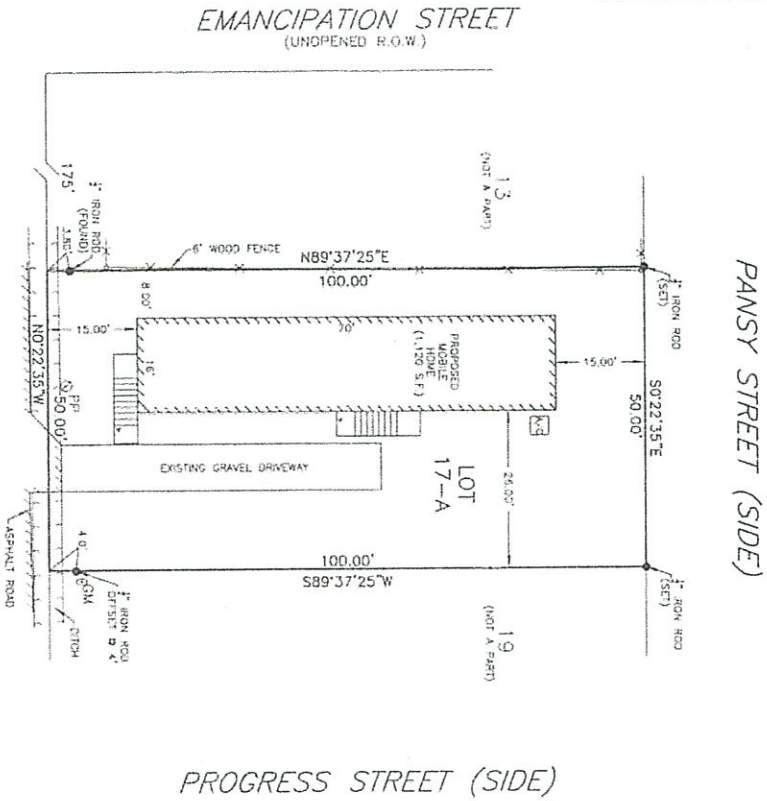
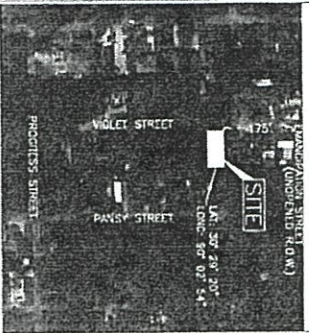
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VICINITY MAP (N.T.S.)



SITE PLAN

VIOLET STREET  
(22' PUBLIC RIGHT OF WAY)

**M**ckay & Associates, L.L.C.  
ENGINEERING - LAND SURVEYING  
1111 W. SUPERIOR STREET, SUITE 100, NEW ORLEANS, LA 70112



REV	DATE	REVISED	DRAWN

**McKay & Associates, L.L.C.**  
7216 W. Judge Perez Drive  
Arabi, La. 70032  
ph. (504) 509-7603

**NOTES**  
LOT 17-A, SQUARE 2  
WEST ABITA SPRINGS SUBDIVISION  
ST. TAMMANY PARISH, LA.  
1. LOT AREA 5,000 S.F. OR 0.112 ACRES.

**OWNER**  
ROSA BOUTERIE

**LOCATION**  
72520 VIOLET STREET  
COVINGTON, LA. 70435

**SCALE** 1"=20'  
**DATE** 5/31/2022  
**SHEET NUMBER** 0.1  
**JOB NO.** 22-320

REFERENCE: LAVED ON A RECONSTRUCTION  
SETBACKS AND FENCE LINES FOR  
LOT 17-A, SQUARE 2, WEST ABITA SPRINGS  
BY MCKAY & ASSOCIATES, L.L.C.  
DATED MARCH 5, 2021

2022-3015-ZC

Green Woods

MHO

MHO

A-2

25

Long Branch Acres

CLEAR CREEK

UNITED CHURCH RD

GARDENIA ST

T6 - R11E

SPRUCE ST

MHO

FERN ST

MHO

VIOLET ST

MHO

PANSY ST

CARNATION ST

Abita Nursery

EDEN ST

MHO

A-4

DOGWOOD ST

DAISY ST

JASMINE ST

DAHLIA ST

36

A-5

INDUSTRY PK

NURSERY ST

CAMELIA ST

ROSE ST

BOXWOOD ST

AZALEA ST

West Abita Springs

MHO

NC-4

Park Villa

DAVIS CEMETERY

ABITA HWY

CBF-1

HC-2

JACKIES LN

MARTIN LN

I-1

A-3

GURTNER DR

KUSTENMACHER