

Exhibit "A"

2022-2927-ZC

All those certain lots of ground, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated In the Square 44 in Tammany Hills Subdivision, (formerly known as South Abita Springs), St. Tammany Parish, State of Louisiana, in accordance with map and plat recorded in St. Tammany Parish as Map File No. 140A (South Abita Springs) and Map File No. E-1309 (Tammany Hills), being the map of Ned R. Wilson. PLS, and by reference to the plats the said lots are described as Lots 6, 8, 10, 12 and 14, Square No. Forty-Four (44) and all of the dimensions and directional calls as reflected thereon are Incorporated herein by reference to the official subdivision plats, as If said plats were copied herein in full.



ZONING STAFF REPORT
2022-2927-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
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 Tenth Street, south of Harrison Avenue, and north of Webster Street; Covington; S11, T7S, R11E; Ward 3 District 2
Posted: July 20, 2022

Owner: Jeff Rowell
Council District: 2

Applicant: Jeff Rowell
Commission Hearing: August 2, 2022

Size: .30 acres
Determination: Approved



Current Zoning

A-4A Single-Family Residential District

Requested Zoning

A-4A Single-Family Residential District

MHO Manufactured Housing Overlay

Future Land Use

Rural/Agricultural

FINDINGS

1. The .3-acre parcel is currently developed with a mobile home which sits along 10th Street located on lots 6, 8, 10, 12, and 14, Square 44, Tammany Hills Subdivision.
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. There are multiple mobile homes along this area of Tammany Hills, most notably along the adjacent 11th Street in which there are two mobile homes which directly abuts the subject property. In addition, there is a mix of mobile homes and stick-built homes along the adjacent 10th Street.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-015	SA	A-2 Suburban District
09-2116	A-2 Suburban District	A-4A Single-Family Residential District

Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

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



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- 6. The subject site is surrounded on all sides by property that was rezoned to A-4A Single-Family Residential District during the 2009 Comprehensive Rezoning (Ordinance No. 09-2116).

Site and Structure Provisions

- 7. The site currently sits on five lots of record within the Tammany Hills Subdivision, and while no resubdivision process is required due to the current structure being legal non-conforming, the applicant will have to go through said process if they choose to obtain a building permit for a new mobile home or stick-built structure in order to meet the minimum lot size for the A-4A Single-Family Residential District zoning.

Consistency with New Directions 2040

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.

- 8. 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.



EXHIBIT "A"

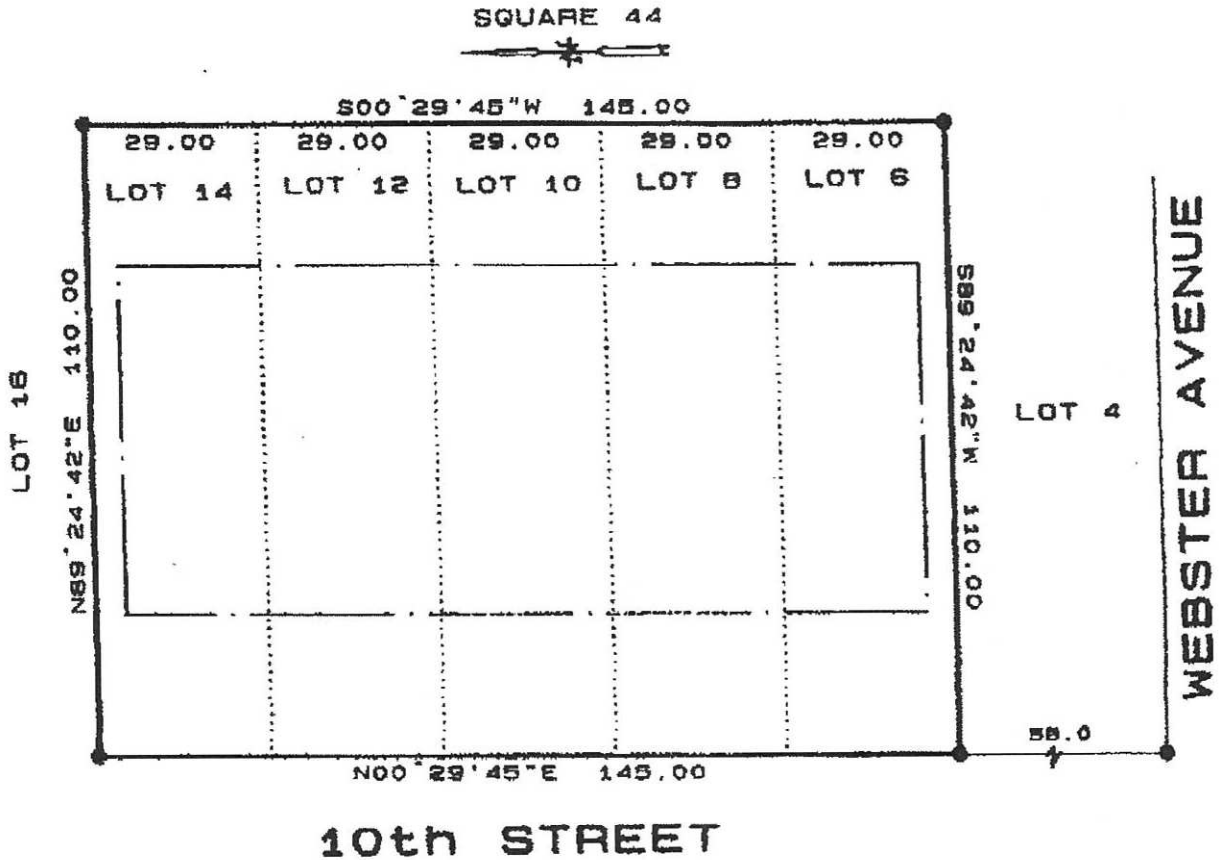
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LEGAL DESCRIPTION:

LOTS 6, 8, 10, 12, and 14, SQUARE 44, TAMMANY HILLS SUBDIVISION, according to the plat thereof as recorded in Map File No. E-1309, Clerk of Court, St. Tammany Parish, Louisiana.

2022-2927-ZC



CERTIFIED TO:
SOUTHERN MANUFACTURED HOMES, INC.

LEGEND:
 O SET 1/2" IRON ROD
 F FOUND 1/2" IRON ROD
 F FOUND OLD WOOD
 PENCE --- RECORD
 BEARINGS: RECORD
 SETBACK LINES ---
 FRONT 25' SIDES 5'
 REAR 25' STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the Minimum Standards Detailed Requirements for ALTA / ASCE Land Title Surveys, and the applicable standards of a Surveyor and the applicable standards of practice, rules and regulations. Signature must be in red ink and dated on the day designed for this plat to be certified hereon.

CLASS/TYPE	"C"	CPN: 222205 230 G
BOUNDARY	18 FEB 97	FIRM DATE: 17 OCT 95
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOR:
AS-BUILT		REVISED:
JOB NO.	5287	SCALE: 1 inch = 30 ft

BRUCE W. POPE, R
 REG. No. 4872
 REGISTERED

WILSON POPE, INC.
 LOUISIANA REGISTERED SURVEYORS NO. 388
 1800 BURG DRIVE
 MANDEVILLE, LOUISIANA 70448
 TEL: (504) 822-5651 FAX: (504) 822-5628

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PRIMROSE DR

HONEYSUCKLE DR

IVY DR

Singing River Estates

FERN DR

A-2

HARRISON AV

A-4A

T7-R11E

RUE MERLOT

PUD
Vintage Courts

Vintage Courts

MARIGOLD DR

MARIA AV

PF-1

WEBSTER ST

WEBSTER ST

ANTHONY AV

7TH ST

8TH ST

11TH ST

KATHERINE AV

A-4A

HENRY CLAY AV

10TH ST

Tammany Hills

A-4

LIONEL CT

Ingram Estates

YVONNE AV

8TH ST

9TH ST

QUINCY AV

DANA AV

RYAN AV