

## EXHIBIT “A”

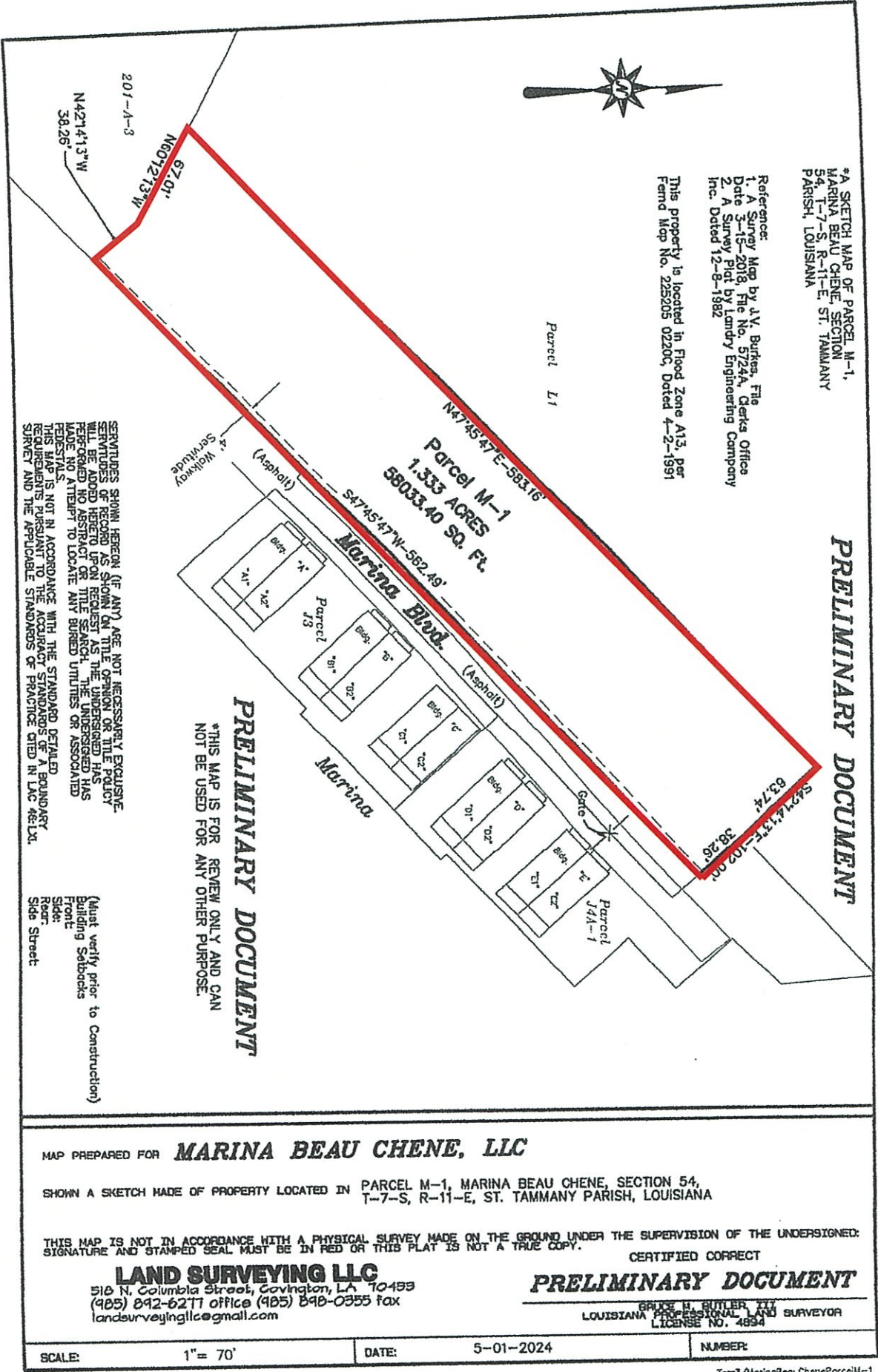
### 2024-3930-ZC

A certain parcel of land, lying and situated in Section 54, Township 7 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 54, 37 & 33, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana run North 62 Degrees 44 Minutes 09 Seconds West a distance of 10,587.73 feet to a point; Thence run North 69 Degrees 16 Minutes 18 Seconds West a distance of 70.00 feet to a point; Thence run along a curve to the right having a radius of 1041.66 feet and an arc length of 516.80 feet to a point; Thence run North 25 Degrees 33 Minutes 08 Seconds West a distance of 59.35 feet to a point; Thence run along a curve to the right having a radius of 120 feet and an arc length of 55.45 feet to a point; Thence run North 00 Degrees 55 Minutes 22 Seconds East a distance of 231.74 feet to a point; Thence run North 40 Degrees 00 Minutes 04 Seconds East a distance of 59.23 feet to a point; Thence run North 47 Degrees 45 Minutes 47 Seconds East a distance of 84 feet to a point and the Point of Beginning.

From the Point of Beginning run North 42 Degrees 14 Minutes 13 Seconds West a distance of 38.26 feet to a point; Thence run North 60 Degrees 12 Minutes 04 Seconds West a distance of 67.01 feet to a point; Thence run North 47 Degrees 45 Minutes 47 Seconds East 583.16 feet to a point; Thence run South 42 Degrees 14 Minutes 13 Seconds East a distance of 102 feet to a point; Thence run South 47 Degrees 45 Minutes 47 Seconds West a distance of 562.49 feet and back to the Point of Beginning.

Said parcel contains 1.31 acres of land more or less, lying and situated in Section 54, Township 7 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana.



Administrative Comment

January 9, 2025

Department of Planning & Development



ZONING STAFF REPORT  
2024-3930-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

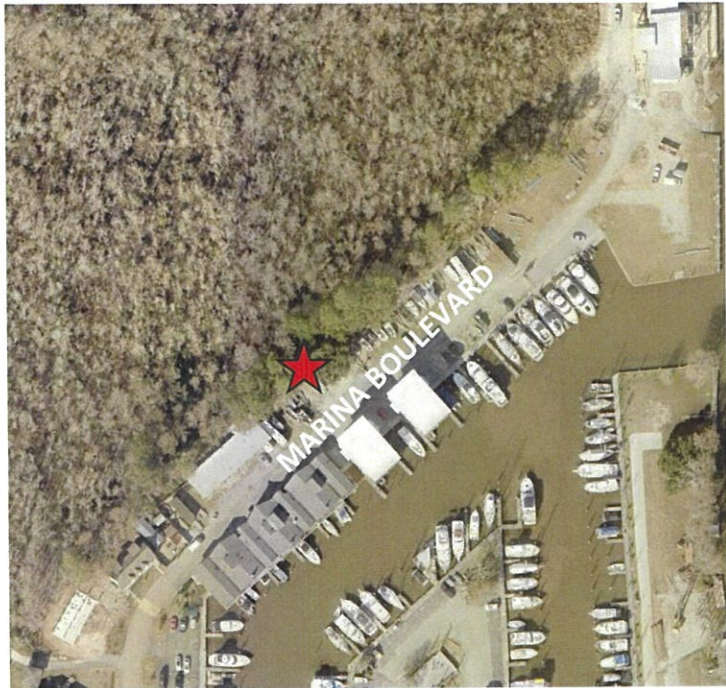
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the northwest side of Marina Blvd, Mandeville; S54, T7S, R11E; Ward 4  
District 4      **Council District:** 4

**Petitioner:** Jeff Montalbano      **Posted:** November 15, 2024 / November 25, 2024

**Owner:** Marina Beau Chene      **Commission Hearing:** December 3, 2024

**Size:** 1.33 acres      **Determination:** Approved



Current Zoning

CBF-1 (Community Based Facilities District)

Requested Zoning

M-L (Low Multiple Family District)

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone A13

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

ABFE 10' + 1' Freeboard = 11' FFE

FINDINGS

1. The applicant is requesting to rezone the 1.33-acre parcel from CBF-1 Community Based Facilities District to M-L Low Multiple-Family Residential District. The property is located on the northwest side of Marina Boulevard, Mandeville.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
78-033	Unknown	A-6 Multi-Family Residential District
09-2116	A-6 Multi-Family Residential District	CBF-1 Community Based Facilities District

Site and Structure Provisions

3. The site is currently developed with an outdoor storage area.



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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	M-L Low Multiple-Family Residential District
South (across Marina Boulevard)	Residential	M-H High Multiple-Family Residential District
East	Residential	S-1 Suburban Residential District
West	Residential	S-2 Suburban Residential District

5. The subject parcel abuts undeveloped property zoned M-L Low Multiple-Family Residential District to the north, M-H High Multi-Family Residential District zoning and housing to the south across Marina Boulevard, and single-family housing to the east and west zoned S-1 and S-2 Suburban Residential District, respectively.
6. The purpose of the proposed M-L Low Multiple-Family Residential District is to provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. The minimum parcel size for properties in the M-L multiple family housing is 4,000 square feet 1 acre with a minimum 150' lot width which the subject property meets.
7. The maximum density of the M-L Low Multiple-Family is one (1) unit per 4,000 sq ft of property. As such, based on the square footage of the 1.33-acre parcel (57,934sqft), the maximum number of units for this property would be 14. However, the site must still meet all commercial parking, drainage, and landscaping requirements.

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.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

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



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*Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:*

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

