

Exhibit "A"

**2022-3187-ZC**

TWO (2) CERTAIN LOTS OF GROUND, situated in the Eighth Ward of the Parish of St. Tammany, State of Louisiana, located in Section 37, Township 9 South, Range 15 East, in that subdivision thereof known as ABNEY COUNTRY AIR SUBDIVISION and designated and described as follows:

LOT NOS. TWENTY-EIGHT (28) AND TWENTY-NINE (29) of SQUARE C adjoin one another and measure each 50 feet front on Chinchas Creek Road, the same width in the rear, by a depth of 120 feet between equal and parallel lines. Said SQUARE C is bounded on the North by Chinchas Creek Road, on the East by Taylor Street, on the South by Hayes Road and on the West by Gum Street. LOT NO. TWENTY-EIGHT (28) lies nearer to and commences at a distance of 100.00 feet from the intersection of Chinchas Creek Road and Gum Street.

2022-3187-ZC

Subject Property

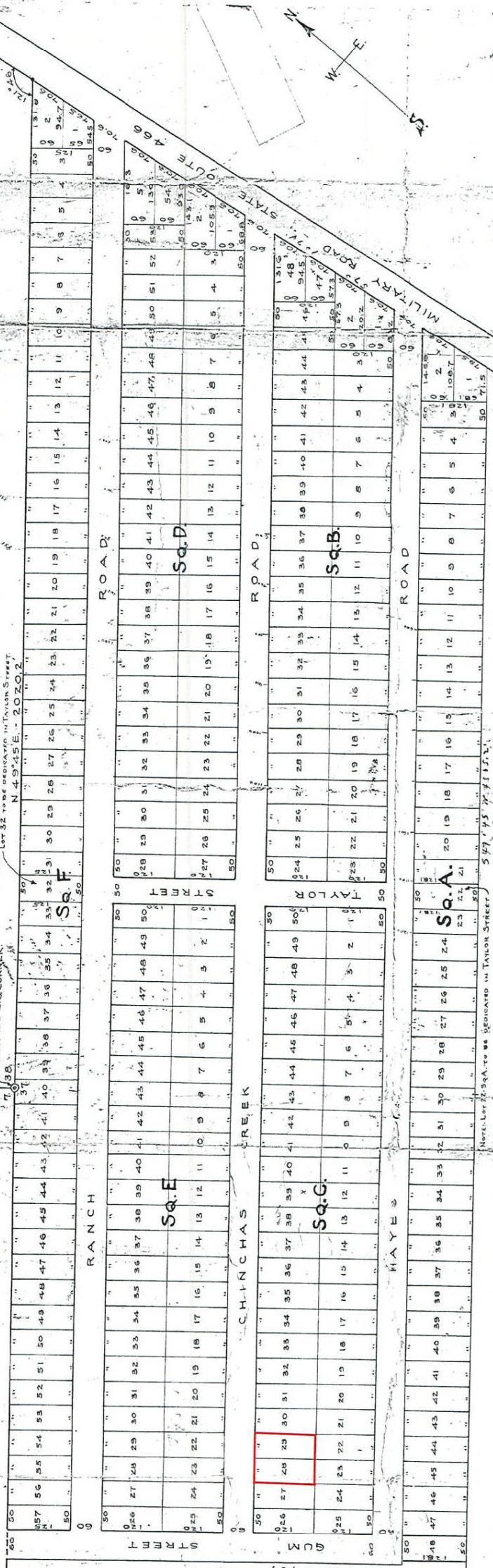
R.15. E.

2A

2-A

IDENTIFIED U.S. CORNER.

Note: Lot 32 was located in Taylor Street N 49° 45' E - 2020.2



# ABNEY COUNTRY AIR

A SUB-DIVISION OF PART OF SECTION 37, T. 8 S. - R. 15 E. - Seward - St. Tammany Parish, Louisiana

REQUESTED BY: MESSRS. W.L. & L.E. ABNEY - SUDELL, LA.  
 SCALB - 1 INCH = 100 FEET  
 SURVEY NO. 1379

PROVIDED BY:  
 ST. TAMMANY PARISH  
 CLERK OF COURSE  
 COURTHOUSE CORNER IN A.

APPROVED BY:  
 ST. TAMMANY PARISH POLICE CLERK  
 Signed: \_\_\_\_\_  
 JUDICIAL CLERK  
 JUDICIAL CLERK  
 DATE: MAY 11, 1954

Filed  
 May 11, 1954  
 Clerk of Court

NOTE: ACQUIRED BY W.L. & L.E. ABNEY PER DEED RECORDED IN COB 207 - Folio 135.



Administrative Comment

March 2, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2022-3187-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 Chinchas Creek, east of Gum Street, Slidell; S37, T9S, R15E; Ward 8, District 13  
**Council District:** 13

**Owner:** Miguel and Ana Martinez

**Posted:** January 18, 2023

**Applicant:** Miguel and Ana Martinez

**Commission Hearing:** February 7, 2023

**Size:** .27 acres

**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 A1  
Preliminary Flood Zone AE EL 13

**Critical Drainage:** Yes

**FINDINGS**

1. The applicant is requesting to rezone the .27-acre parcel from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The property is located on the south side of Chinchas Creek Road and east of Gum Street, Slidell.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	Unknown
09-2117	Unknown	A-4 Single-Family Residential District

*Site and Structure Provisions*

3. The .27-acre site is located within the Abney Country Air Subdivision and is currently occupied by a vacant mobile home.
4. A majority of the Abney County Air Subdivision is developed with stick-built homes, with some manufactured housing being present on some lots throughout the subdivision. These mobile homes are considered to be legal non-conforming uses which are defined "as any use lawfully existing at the time of enactment of the ordinance from which these regulations are derived may be continued as a legal nonconforming use even though such use does not conform to the provisions of these regulations for the zoning district in which it is located."

*Compatibility or Suitability with Adjacent Area*

5. Table 3: Surrounding Land Use and Zoning

Zoning Commission  
February 7, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

MSK  
2022-3187-ZC

Administrative Comment

March 2, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2022-3187-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

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

6. The site is presently zoned A-4 Single-Family Residential District which purpose is to provide single-family residential dwellings in a setting of moderate urban density.
7. If the request for the MHO Manufactured Housing Overlay is approved, the applicant can do one of the following:
  1. Obtain an electrical permit to turn on the power of the existing mobile home which is listed on the petitioner's application as their intended purpose.
  2. Replace the existing structure with a new mobile home.

*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.

Administrative Comment

March 2, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2022-3187-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

