

EXHIBIT A

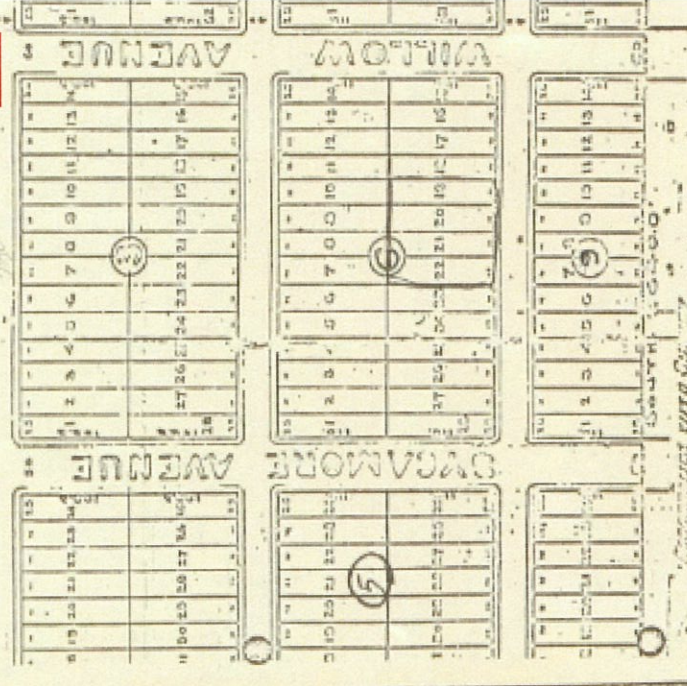
2023-3586-ZC

Lots# 21, 22, 23, 24, Sq. 1, Beverly Hills Annex #1 assessment # 1260579912 St. Tammany Parish, Louisiana

2023-3586-ZC

Y HILLS ANNE
W 1/2 - SECT. 13 - T. 9. S. - R. 14. E. - 8TH WA

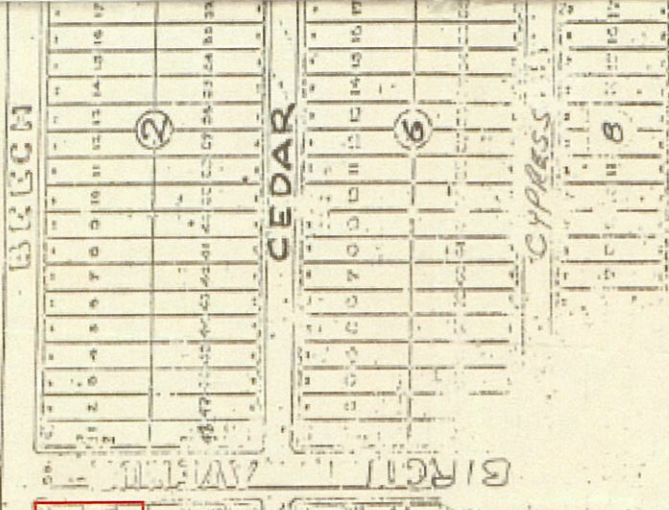
NORTH 2640.0'



Subdivi

BEVERLY
DESCRIBED AS W 1/2 OF W 1/4 OF

600



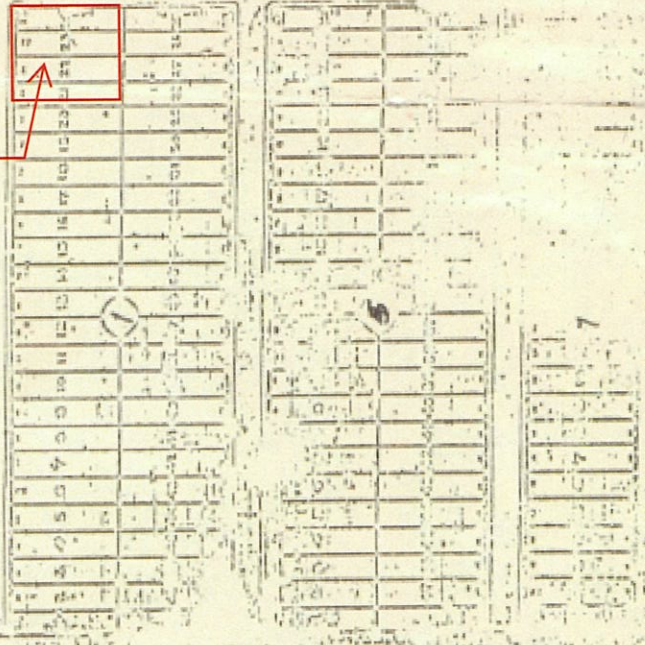
Subdivi

Subject Property



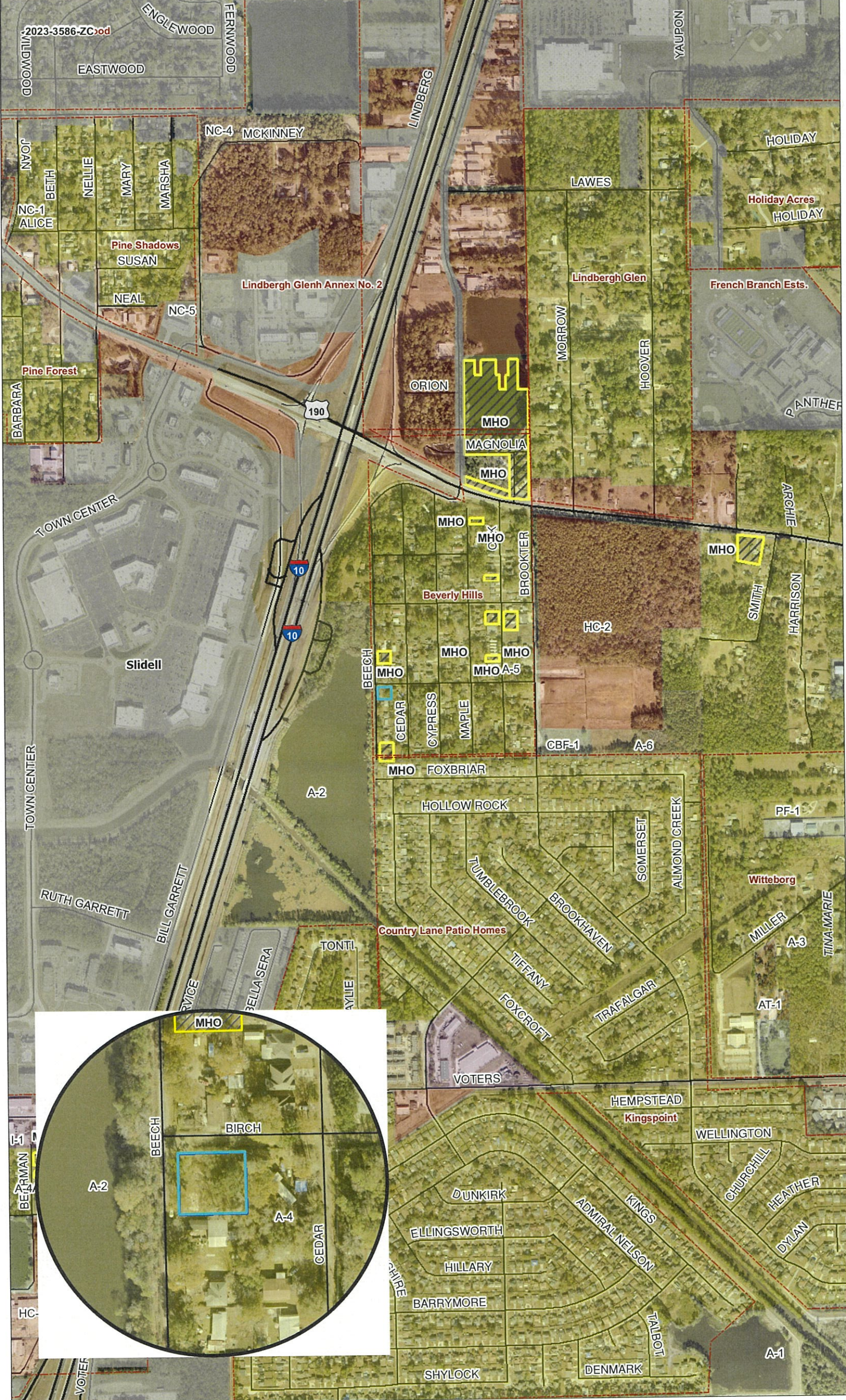
J.W. L. CHETTA
1003 NEW ORLEANS DAM: D. O.
PHONG MAH COGG
NEW ORLEANS, LA.

600



R-Rural Non Flood 7-22-81

112



Administrative Comment

March 7, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3586-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 Beech Avenue, south of Birch Avenue, being Lots 21, 22, 23, & 24, Sq. 1, Beverly Hills Annex #1, Slidell; S13, T9S, R14E; Ward 8, District 14 **Council District:** 14

Petitioner: Boss Up Rentals and Renovations LLC - Elisha Johnson **Posted:** January 23, 2024

Owner: Dragonfly Enterprises, Inc. - Jamie Lindsay **Commission Hearing:** January 3, 2024

Size: 0.253 acres **Prior Determination:** Postponed at December 5, 2023 & January 3, 2024 Meetings

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:

Yes

BFE

ABFE 13' + 1' Freeboard = 14' FFE



FINDINGS

- 1. The petitioner is requesting to change the zoning classification from A-4 Suburban District to A-4 Suburban District and MHO Manufactured Housing Overlay. The subject property consists of Lots 21, 22, 23, and 24 Square 1 within Beverly Hills Annex Subdivision. The property has a municipal address of 39010 Beech Avenue, Slidell, LA 70461.

Zoning History

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

Ordinance	Prior Classification	Zoning Classification
09-2117 – Comprehensive Rezoning	Unknown	A-4 Single-Family Residential District

Site and Structure Provisions

- 3. According to the application submitted, the land is vacant with a work shed on the property. It appears that there was previously a residence on the site.
- 4. The subject property consists of 4 individual substandard lots of record, which do not meet the minimum size requirement of 50' in width. The applicant could apply for a minor resubdivision to create two 50ft x 110ft lots, or one 100ft x 110ft lot.

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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 (Manufactured Home)	A-4 Single-Family Residential District
South	Residential (Manufactured Home)	A-4 Single-Family Residential District
East	Residential (Manufactured Home)	A-4 Single-Family Residential District
West	Possible Detention Pond for I-10	A-2 Suburban District

6. There are various parcels within Beverly Hills and Beverly Hills Annex Subdivision 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: Nearby Rezoning Cases

Lot & Subdivision	Request	Ordinance
Lots 3A, 4, 5, & 6 SQ 1	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 11-2590
Lots 31 & 32 SQ 6	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 11-2550
Lot 7A SQ 2	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 13-3015
Lots 44A & 46A SQ 6	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 14-3162
Lots 19A & 21A SQ 9	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 14-3228
Lots 10 & 11 SQ 4	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 18-3938
Lots 21 & 22 SQ 5	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4597

7. If the request for the MHO Manufactured Housing Overlay is approved, the applicant could apply for a building permit to place a manufactured home on the property after going through the minor subdivision process.

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 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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