EXHIBIT "A"

2022-2840-ZC

A CERTAIN PARCEL OF LAND BEING 2.00 ACRES AND BEING A PART OF A 7.38 ACRE PARCEL OF LAND SITUATED IN SECTION 6, T-8-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 5 AND 6, T-8-S, R-12-E, RUN ALONG THE TOWNSHIP LINE BETWEEN TOWNSHIP 7 SOUTH AND TOWNSHIP 8 SOUTH, NORTH 89 DEGREES 59 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 1,082.4 FEET TO A POINT; THENCE LEAVING SAID TOWNSHIP LINE, RUN SOUTH 00 DEGREES 16 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 837.46 FEET TO THE POINT OF BEGINNING.

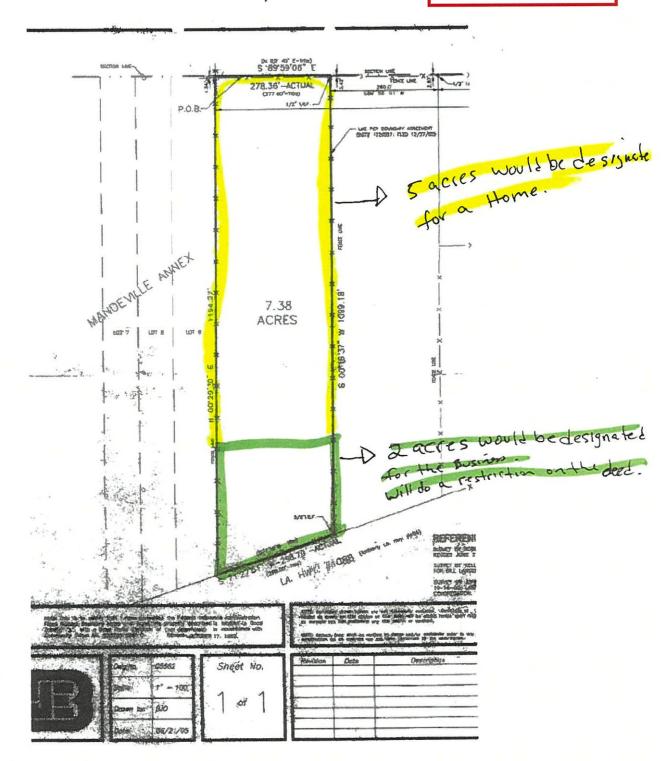
FROM THE POINT OF BEGINNING, CONTINUE SOUTH 00 DEGREES 16 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 261.72 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LOUISIANA HIGHWAY 1088; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY, RUN SOUTH 71 DEGREES 27 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 298.79 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT- OF-WAY, RUN NORTH 00 DEGREES 29 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 356.72 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 281.50 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.00 ACRES MORE OR LESS.



Survey

2022-2840-ZC



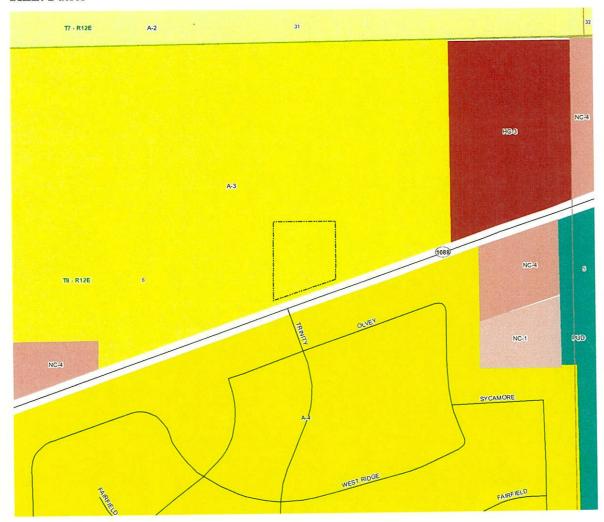
isal Services, LLC praisal and Consulting CASE NUMBER: 2022-2840-ZC
PETITIONER: Sean Jeanfreau
OWNER: Carlos A Millan

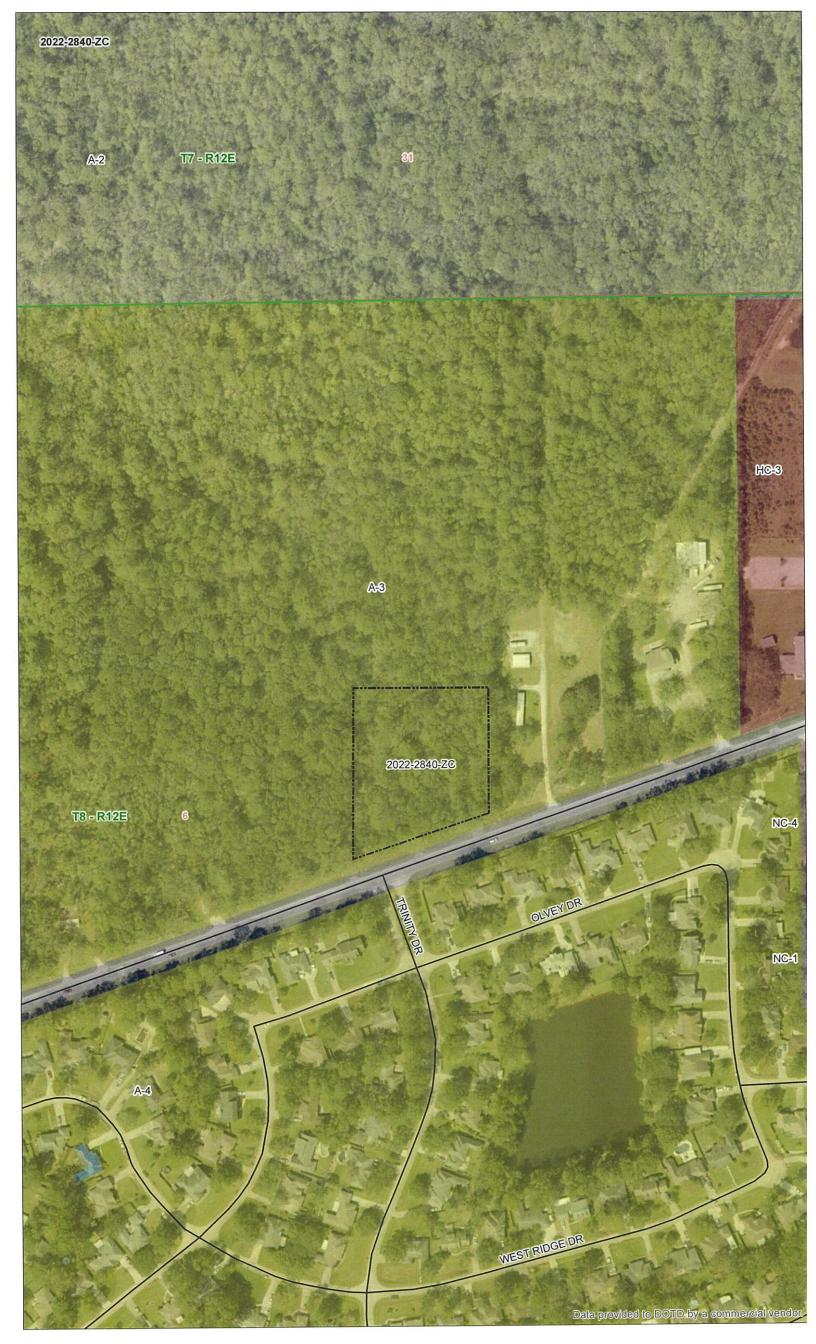
REQUESTED CHANGE: A-3 (Suburban District) to HC-2 (Highway Commercial District)

LOCATION: Parcel located on the north side of LA Highway 1088, east of Viola Street, west of Elm Street,

Mandeville; S6, T8S, R12E; Ward 4, District 5

SIZE: 2 acres





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Meeting Date: June 7, 2022 Date: April 25, 2022

Case No.: 2022-2840-ZC Determination: Approved, As Amended to 2 acres

Posted: May 12, 2022

GENERAL INFORMATION

PETITIONER: Sean Jeanfreau OWNER: Carlos A Millan

REQUESTED CHANGE: A-3 (Suburban District) to HC-2 (Highway Commercial District)

LOCATION: Parcel located on the north side of LA Highway 1088, east of Viola Street, west of Elm Street,

Mandeville; S6, T8S, R12E; Ward 4, District 5

SIZE: 7.380 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Condition: Good Road Surface: 2 Lane Asphalt Type: State

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Surrounding Use Surrounding Zone Direction A-2 Suburban District North Undeveloped A-4 Single-Family Residential District South Residential

HC-3 Highway Commercial East Commercial West Undeveloped A-3 Suburban District

EXISTING LAND USE:

Multi occupancy development: No Existing development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to HC-2 Highway Commercial District. The site is located on the north side of LA Highway 1088, east of Viola Street, west of Elm Street, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject property is adjoined by undeveloped property zoned A-3 Suburban District to the west, undeveloped property zoned A-2 Suburban District to the north, an existing mobile home zoned A-3 Suburban District to the east, and a single-family residential neighborhood to the south. The purpose of the existing A-3 Suburban District zoning classification is to allow single-family residential uses on half-acre lot sizes. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses generally located along major collectors and arterials. A change in zoning will allow commercial uses along a state highway that is flanked by residential uses and undeveloped property.

The reason for the request is to allow for a used car lot.