

EXHIBIT "A"

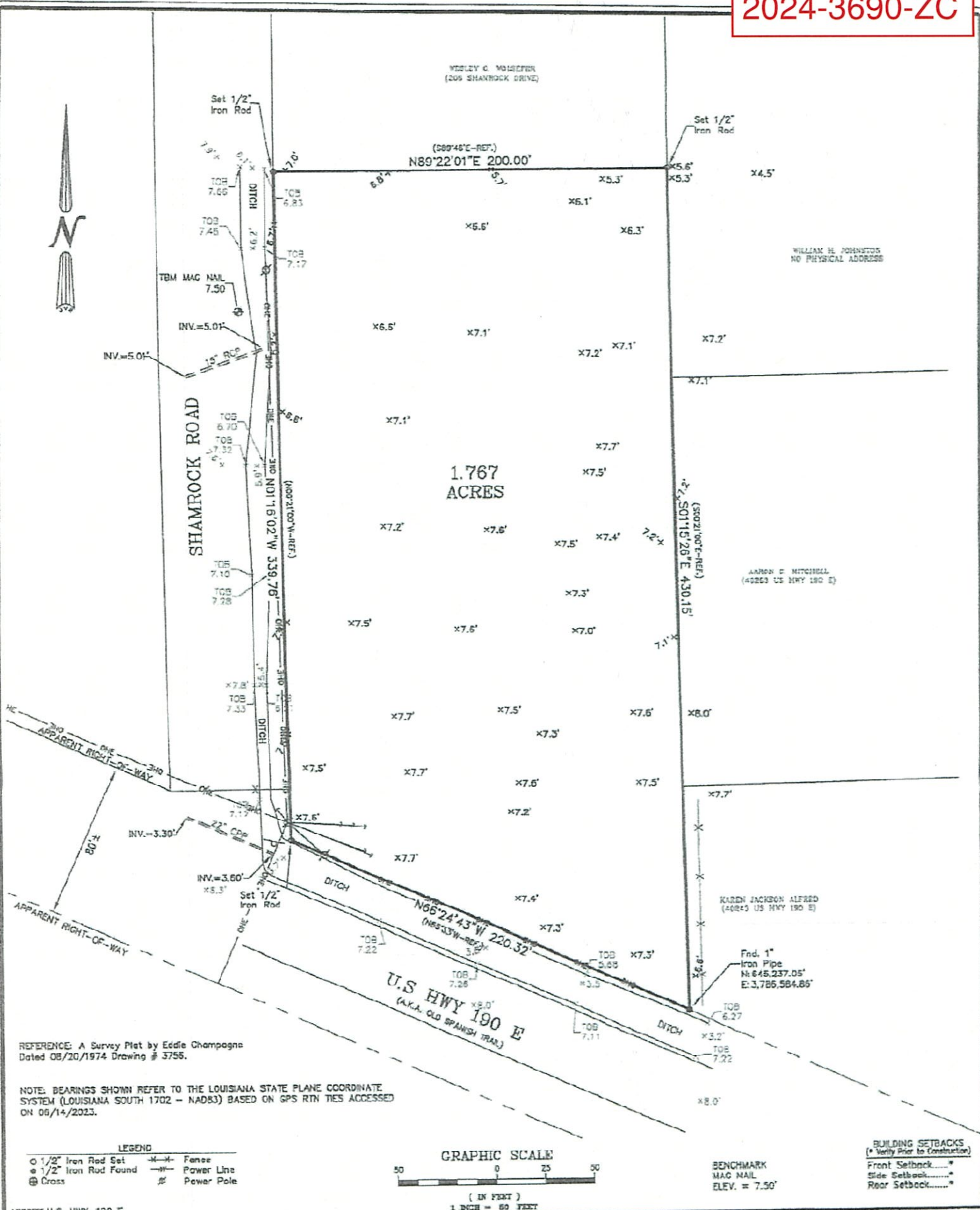
2024-3690-ZC

A certain parcel of land, lying and situated in Section 18, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the northwest corner of Section 18, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 89 Degrees 46 Minutes 00 Seconds East a distance of 1223.4 feet to a point; Thence run South 00 Degrees 08 Minutes 00 Seconds West a distance of 1400.00 feet to a point; Thence run South 89 Degrees 46 Minutes East a distance of 451.4 feet to a point on the easterly right of way line of Shamrock Drive; Thence run along said easterly right of way line of Shamrock Drive South 00 Degrees 21 Minutes 00 Seconds a distance of 252.00 feet to a ½ iron rod set and the Point of Beginning.

From the Point of Beginning and leaving said easterly right of way line of Shamrock Drive run North 89 Degrees 22 Minutes 01 Seconds East a distance of 200.00 feet to a 12" iron rod set; Thence run South 01 Degrees 15 Minutes 26 Seconds East a distance of 430.15 feet to a 1" iron pipe found on the northerly right of way line of U. S. Highway 190 East; Thence run along said northerly right of way line of U. S. Highway 190 East North 66 Degrees 24 Minutes 43 Seconds West a distance of 220.32 feet to a ½ iron rod set on the easterly right of way line of Shamrock Drive; Thence run along said easterly right of way line of Shamrock Drive North 01 Degrees 16 Minutes 02 Seconds West a distance of 339.76 feet and back to the Point of Beginning.

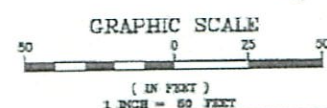
Said parcel contains 1.767 acres of land more or less, lying and situated in Section 18, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.



REFERENCE: A Survey Plat by Eddie Champagne
Dated 08/20/1974 Drawing # 3755.

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 - NAD83) BASED ON GPS RTN TIES ACQUIRED ON 06/14/2023.

LEGEND
 ○ 1/2" Iron Rod Set
 ● 1/2" Iron Rod Found
 ⊕ Cross
 - - - Fence
 --- Power Line
 # Power Pole



BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....*
 Side Setback.....*
 Rear Setback.....*

ADDRESS: U.S. HWY. 190 E
 I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.
 PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.
 ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
 FIRM No. 225205 0640 D
 FIRM Date 04/21/1999
 TN - 010 - E.F.E. - 3.0
 *Verify prior to construction with Local Governing Body.

DRAWING NO.
20230235
 DATE
06/14/2023
 REVISED:

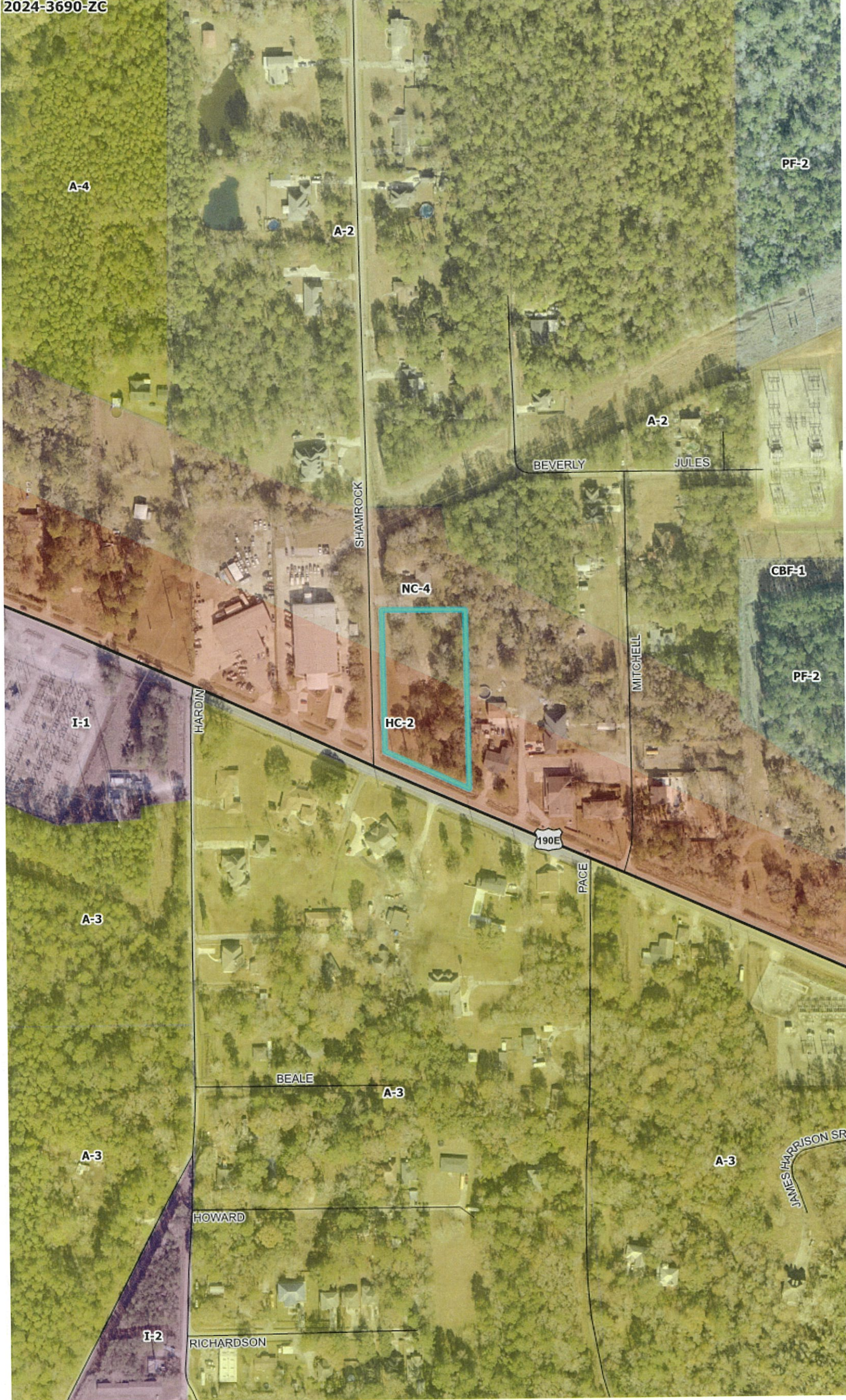
J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-648-0075 Fax: 985-648-0154

DRAWN BY: VLL
 CHECKED BY: SBF
 SCALE: 1" = 50'

**A TOPOGRAPHIC SURVEY PLAT
 1.767 ACRES PARCEL IN
 SECTION 18, T-9-S, R-15-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: STARC





A-4

A-2

PF-2

A-2

BEVERLY

JULES

SHAMROCK

NC-4

CBF-1

PF-2

MITCHELL

HC-2

I-1

HARDIN

190E

PACE

A-3

BEALE

A-3

A-3

HOWARD

A-3

I-2

RICHARDSON

JAMES HARRISON SR

Administrative Comment

April 4, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3690-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 northeast corner of U.S. Highway 190 East & Shamrock Road, Slidell;
S18, T9S, R15E; Ward 8, District 13 **Council District:** 13

Owner: STARC of Louisiana INC - Mark Baham. **Posted:** February 14, 2024

Petitioner: STARC of Louisiana INC - Mark Baham **Commission Hearing:** March 5, 2024

Size: 1.767 acres **Determination:** Approved



Current Zoning

HC-2 (Highway Commercial District) and
NC-4 (Neighborhood Institutional District)

Requested Zoning

A-3 Suburban District

Future Land Use

Mixed-Use

Flood Zone

Effective Flood Zone A10
Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

ABFE 13' + 1' Freeboard = 14' FFE

FINDINGS

1. The applicant is requesting to rezone the 1.767-acre parcel from HC-2 Highway Commercial District and NC-4 Neighborhood Institutional District to A-3 Suburban District. The property is located on the northeast corner of U.S. Highway 190 East & Shamrock Drive, Slidell.

Zoning History

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

Ordinance / Case #	Prior Classification	Amended Classification
84-011B	Unknown	C-2 Commercial
09-2117	C-2 Commercial	NC-4 Neighborhood Institutional District and HC-2 Highway Commercial District

Site and Structure Provisions

3. The subject property is currently undeveloped.

Administrative Comment

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	NC-4 Neighborhood Institutional District
South (Across US Highway 190 E)	Residential	A-3 Suburban District
East	Residential	HC-2 Highway Commercial District
West (Across Shamrock Drive)	Commercial	HC-2 Highway Commercial District

5. The subject property abuts commercial zonings to the north, east and west, zoned NC-4 Neighborhood Institutional District and HC-2 Highway Commercial District respectively. All are developed with residential uses, whereas the property to the west across Shamrock Drive is developed commercially under the HC-2 Highway Commercial District designation.
6. The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. In addition, the existing NC-4 Neighborhood Institutional District's purpose is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings.
7. The A-3 Suburban District calls for a minimum lot size of half an acre and allows one dwelling unit per every half acre. Given the size of the property, the applicant could technically construct two residential units on-site.
8. Per the petitioner's application, the request, if approved, is to construct a single-family residence to be utilized as a residential group home for STARC of Louisiana.

Consistency with New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

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

- i. Goal 4.4: Our residents - particularly vulnerable groups such as people with disabilities, elderly people living alone, and veterans - will have access to resources to ensure their health, safety, and basic needs.
- ii. Goal 4.5: Goal 5: People of all ages and backgrounds will feel safe and secure in their homes, neighborhoods, and throughout the public realm.

Administrative Comment

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