

EXHIBIT A

2024-3710-ZC

All that certain lot or parcel of land, together with all buildings and improvements thereon, and all rights thereunto belonging, situated in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, more particularly described as follows:

From the Section corner common to Sections 2 and 3, Township 9 South, Range 14 East, and Sections 34 and 35, Township 8 South, Range 14 East, go North 00 deg. 08 min. 1332.2 feet to a point; thence go North 89 deg. 52 min. 10 sec. West 743 feet to a point; thence go South 18 deg. 54 min. West 42.3 feet to a point; thence go South 89 deg. 52 min. 10 sec. West 649.67 feet to the Point of Beginning

From the Point of Beginning South 00 deg. 07 min 10 sec. East 358.34 feet to a point thence go South 89 deg. 55 min. 36 sec. West 262.15 feet to a point; thence go North 00 deg, 35 min. 27 sec. East 353.76 feet to a point; thence go North 89 deg. 03 min. 10 sec. East 257.79 feet back to the Point of Beginning, all in accordance with a survey by Ivan M Borgen, C.E., dated March 26, 1980, a copy of which is annexed to an Act recorded at COB 968, Page 874 in the official records of St Tammany Parish, Louisiana, said property being subject to such servitudes, setback lines, fence misalignments or overlaps and other matters of record, and as are shown on said survey.

AND

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, and its component parts, together with all the buildings and improvements thereon; also, all rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and more fully described as follows, to wit:

From the corner common to Sections 2,3,34 and 35, in Township 8 South, Range 14 East, go North 00 degrees 08 minutes East a distance of 1,332.2 feet to a point; thence go West a distance of 743.0 feet to a point; thence go South 19 degrees West a distance of 42.3 feet to a point; thence go West a distance of 500.0 feet to the POINT OF BEGINNING along the southerly right of way line of Ben Thomas Road.

Thence from the POINT OF BEGINNING go South a distance of 176.0 feet to a point; thence go West a distance of 150.0 feet to a point; thence go North a distance of 176.0 feet to a point on the southerly right of way line of Ben Thomas Road; thence go along said southerly right of way line East a distance of 150.0 feet back to the POINT OF BEGINNING.

Containing in all 0.6060 acres of land, more or less. All in accordance with a survey of J. V. Burkes, III, C.E., dated March 10, 1989, being Survey No. 890115, a copy of which is annexed to an act recorded as COB 1404, folio 408.

AND

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, and its component parts, together with all the buildings and improvements thereon; also, all rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and more fully described as follows, to wit:

From the corner common to Sections 2 and 3, Township 9 South, Range 14 East, and Sections 34 and 35, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, run North 00 degrees 08 minutes East 1332.2 feet to a point; thence run South 89 degrees 52 minutes 10 seconds West 1183.00 feet to an iron pipe located on the northerly right of way of Ben Thomas Road to the POINT OF BEGINNING

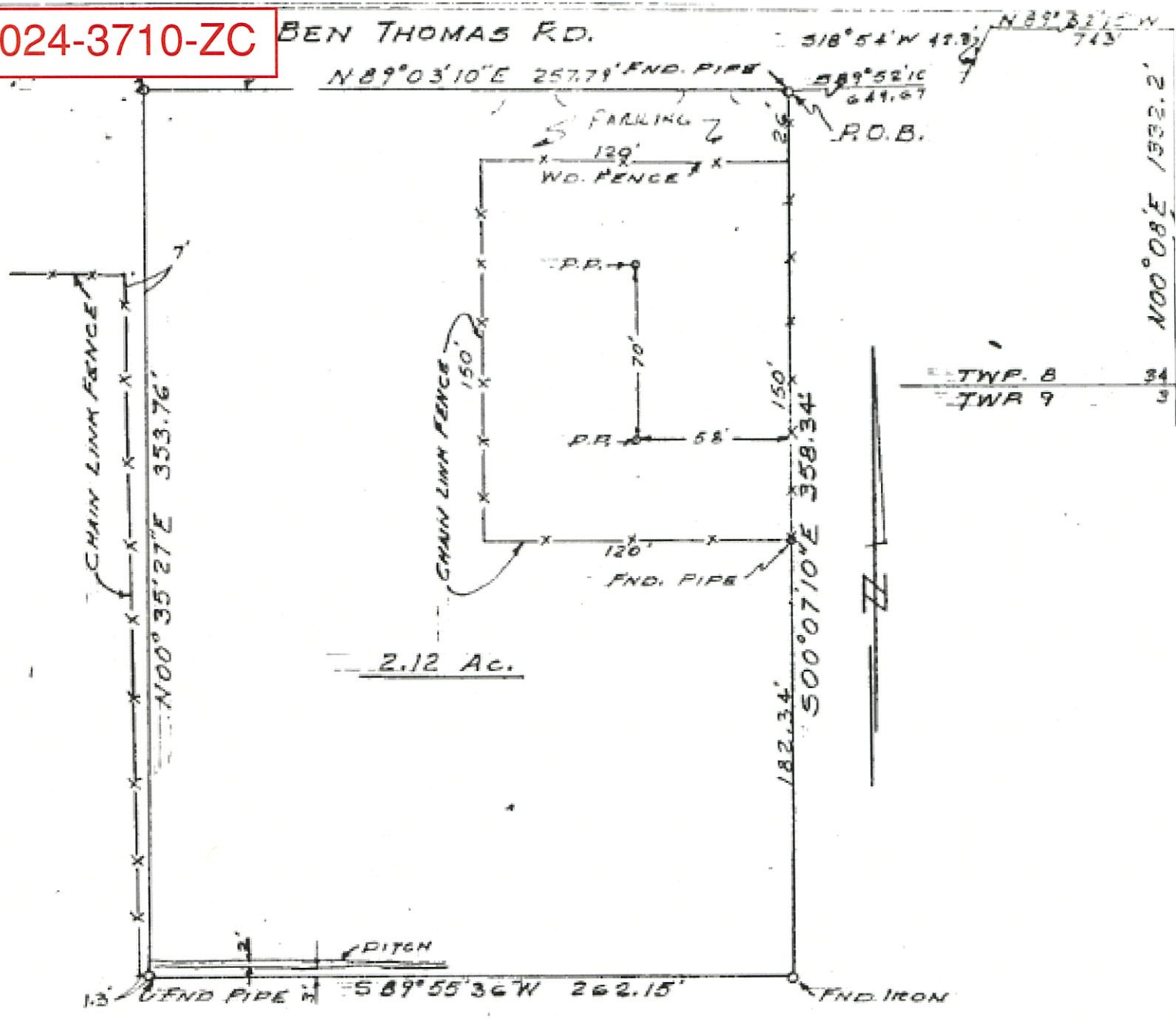
From the POINT OF BEGINNING continue along the northerly right of way of Ben Thomas Road South 89 degrees 52 minutes 10 seconds West 100.0 feet to a point; thence run North 19 degrees 11 minutes 08 seconds East 265.81 feet (Title - 265.49 feet) to a one-half inch rebar; thence run South 89 degrees 42 minutes 37 seconds East 100 feet to an iron pipe; thence run South 18 degrees 10 minutes 45 seconds West 10.05 feet to a one-half inch rebar; thence run South 18 degrees 59 minutes 40 seconds (minutes in 1998 title) West 46.57 feet to a 6 inch tree; thence run South 19 degrees 20 minutes 30 seconds West 208.50 feet (Title - 208.18 feet) back to the POINT OF BEGINNING.

This parcel contains 0.5770 acres of land. All as more fully shown on survey prepared by J. V. Burkes, III, Registered Land Surveyor, dated March 27, 1998, a copy of which is attached hereto and made part hereof.

2024-3710-ZC

BEN THOMAS RD.

ST. TAMMANY PARISH, LOUISIANA



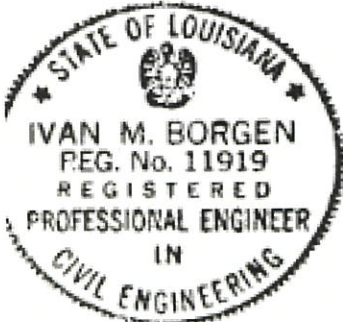
TWP. 8
TWR 9

SURVEY MAP

OF
A PARCEL OF LAND SITUATED IN SEC. 34 T 85-R14E

IN
ST. TAMMANY PARISH, LOUISIANA

FOR
FISCHERS MOBIL SERVICE



SURVEY No.: 23694
DATE: MAR. 26, 1980
REV.:

THIS SURVEY IS CERTIFIED
TRUE AND CORRECT BY
[Signature]
IVAN M. BORGEN
NO. 686

DRAWN BY: J.M.C.
CHK'D. BY: *[Signature]*

BORGEN ENGINEERING

769 ROBERT RD, SLIDELL, LA.

GRACE DR

BRYAN RD

SHORT LN

POWELL DR

HALE LN

A-4

PETERS

JONES RD

HC-2

BOYKIN

I-2

I-2

BEN-THOMAS RD

HC-3

NORTH



JAVERY

A-4

PF-1

JAVERY RD

A-4

DARWIN

9TH

TASMANIA

A-4



Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3710-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 Ben Thomas Road, west of US Highway 11, Slidell; S34, T8S, R14E; Ward 9, District 14

Petitioner: Vincent Ebeier

Posted: March 8, 2024

Owner: VJ Calico Enterprises, LLC - Vincent Ebeier

Commission Hearing: April 2, 2024

Size: 2.726 acres

Determination: Approved

Current Zoning

A-4 Single-Family Residential District

Requested Zoning

I-2 Industrial District

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone A1

Preliminary Flood Zone AE

Critical Drainage:

Yes

BFE:

BFE 15.5' + 1 Freeboard = 16.5 FFE



FINDINGS

1. The applicant is requesting to rezone 2.726 acres from A-4 Single-Family Residential District to I-2 Industrial District. The property is located on the south side of Ben Thomas Road, west of US Highway 11, Slidell.

Zoning History

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

| Ordinance / Zoning Case | Prior Classification | Amended Classification |
|-------------------------|----------------------|--|
| 92-012 | Unknown | M-1 Industrial |
| 09-2020 | M-1 Industrial | A-4 Single-Family Residential District |

Site and Structure Provisions

3. The subject property consists of a total of 2.726 acres and is currently undeveloped.
4. The site was originally part of the moratorium that prohibits resubdivision and/or issuance of permits for the construction or placement of building structures south of Interstate 12, north of Highway 190, west of Highway 11, and east of the Precinct S19 boundary line within unincorporated boundaries of Ward 9 in District 14. The moratorium was vacated in December of 2023 as of Resolution No. C-6850.

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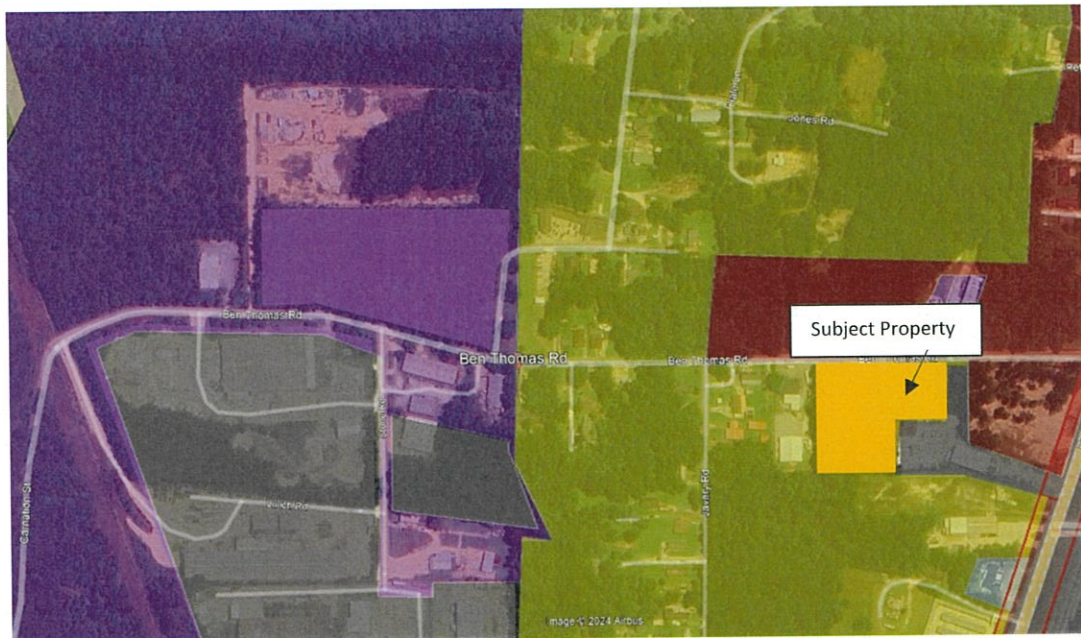
Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

| Direction | Surrounding Use | Surrounding Zoning Classification |
|--------------------------------|-------------------------------|--|
| North (across Ben Thomas Road) | Undeveloped / Metal Buildings | HC-2 Highway Commercial District / I-2 Industrial District |
| South | Undeveloped / Fleet Storage | A-4 Single-Family Residential District and City of Slidell |
| East | Undeveloped | City of Slidell |
| West | Residential | A-4 Single-Family Residential District |

6. The subject property abuts undeveloped property to the south, and a fleet storage area for Spectrum which is located within the city limits of Slidell to the east. The property across Ben Thomas Road to the north is undeveloped and is zoned HC-2 Highway Commercial District and I-2 Industrial District. These zoning classifications were approved by the St. Tammany Parish Council in 2013 and 2014 as of Ordinance(s) 13-3049 and 14-3259. Residential uses abut the property to the west.

7. The property is nearby a large parcel of I-2 Industrial zoning District which is developed with multiple facilities such as an aggregate plant and the St. Tammany School Board fleet storage.



8. The purpose of the existing A-4 Single-Family Residential District to provide single-family residential dwellings in a setting of moderate urban density on lot sizes that are at least ¼ of an acre.

9. The purpose of the I-2 Industrial District is to provide for the location of industrial uses of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

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10. If approved, the applicant could apply for building permits to construct any of the following uses under the I-2 Industrial District:

Any permitted use under an I-1 district; Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery & Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture & Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork, wood & sheet metal product manufacturing; Television and radio broadcasting transmitters; Tool & Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.

Consistency with New Directions 2040

Residential: Light-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 1.3.1: Locate manufacturing and logistics areas and other high intensity land uses at appropriate distances from Residential Neighborhoods, Conservation Areas, and sensitive ecological areas to create a gradual transition zone to minimize negative impacts.

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

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

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