

EXHIBIT "A"

2023-3398-ZC

LOTS 22, 23, 24, 25, 26, 27 and 28, SQUARE 6, CENTRAL PARK SUBDIVISION, SECTION "A", St. Tammany Parish, Louisiana.

2023-3398-ZC



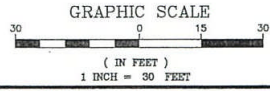
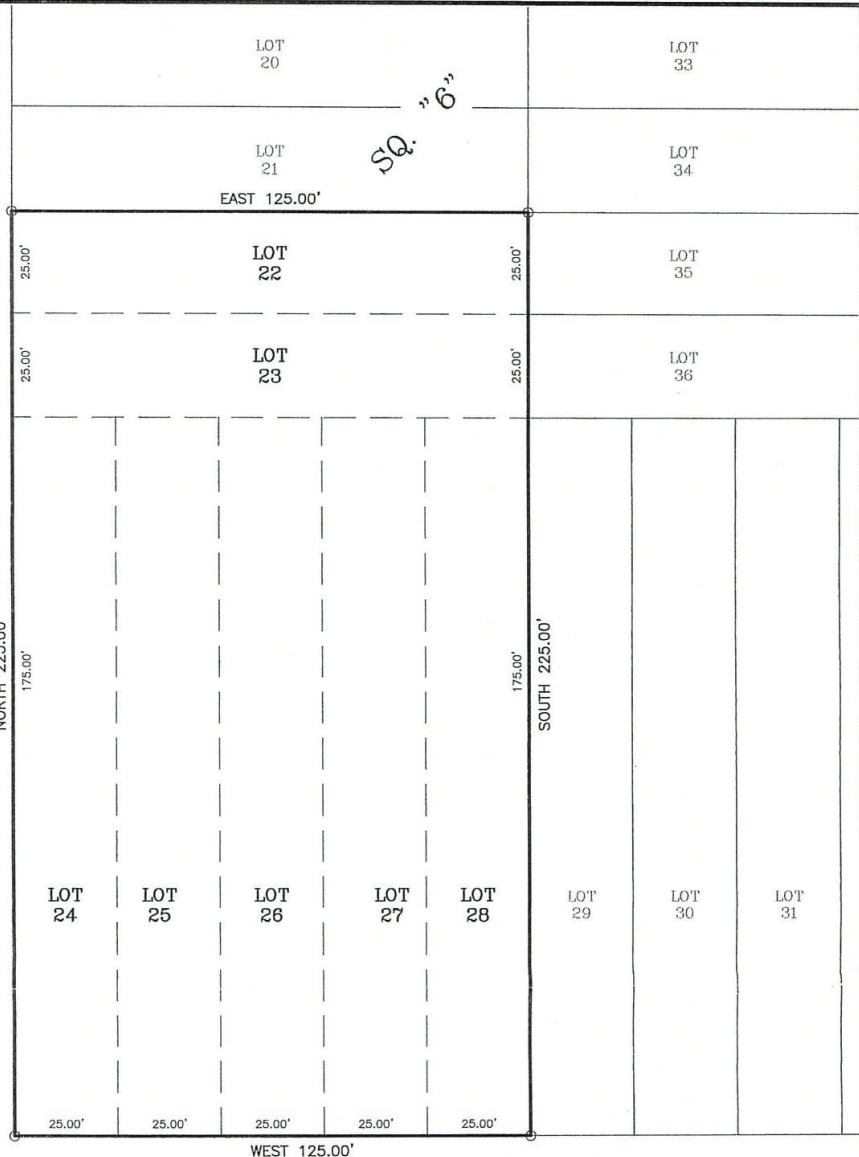
BOSWORTH AVENUE

NORTH 225.00'

SOUTH 225.00'

WEST 125.00'

COAST BOULEVARD



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

ADDRESS: COAST BOULEVARD
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.

F.I.R.M. No. 22505 0440 D
F.I.R.M. Date 02/21/1999
ZN: A5 B.F.E. 0'
*Verify prior to construction with Local Governing Body.

DRAWING NO. 20180677
DATE: 10/11/2018

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoe@jvburkes.com

DRAWN BY: KAR
CHECKED BY: JDL

SCALE: 1" = 30'

REVISED:



Phone: 985-649-0075 Fax: 985-649-0154
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A REZONING MAP OF
LOTS 22 THRU 28, SQUARE 6, CENTRAL PARK, SECTION A
FROM ZONE A-4A TO ZONE HC-2
LOCATED IN SECTION 23, T-9-S, R-14-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: WILFRED LEWIS

SURVEYED BY:

SEAN M. BURKES
LA REG. No. 4785



Slidell

14

COMMERCIAL

I-1

SPANISH

NC-1

SELBOURN

A-4A

BOSWORTH

CASS

FIEBELMAN

HUDSON

BEHRMAN

T9 - R14E

NC-2

A-4

23
COAST

HWY 433

CBF-1

GAYOSO

DESOTO

LEMO

HOWZE BEACH

HOWZE BEACH

OLD SPANISH

HWY 433

HC-3

GARRETT

RIO

44

A-3

SHORT

ALMONASTER

NUEVO

JOSEPH

HC-2

10W

Administrative Comment

January 11, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3398-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

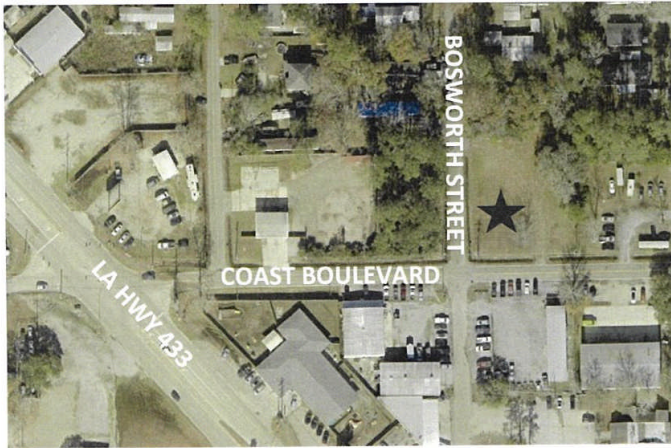
Location: Parcel located on the northeast corner of Coast Boulevard and Bosworth Street, being lots 22, 23, 24, 25, 26, 27, 28, Square 6, Central Park Subdivision Section A, Slidell; S23, T9S, R14E; Ward 8, District 12
Council District: 12

Owner: Wilfred Lewis **Posted:** November 22, 2023

Applicant: Air Comfort Products, Inc. - Wilfred Lewis **Commission Hearing:** December 5, 2023

Size: .64 acres **Determination:** Approved

Prior Determinations: Postponed for 1 month at the August 2, 2023 Meeting, Postponed for 2 months at the October 10, 2023 meeting.



Current Zoning
A-4A Single Family Residential
Requested Zoning
I-1 Industrial District
Future Land Use
Residential – Medium Intensity
Flood Zone
Effective Flood Zone A6
Preliminary Flood Zone AE
Critical Drainage:
Yes

FINDINGS

- 1. The applicant is requesting to rezone the .64-acre parcel from A-4A Single Family Residential to I-1 Industrial District. The property is located on the northeast corner of Coast Boulevard and Bosworth Street, being lots 22, 23, 24, 25, 26, 27, 28, Square 6, Central Park Subdivision Section A, Slidell.

Zoning History

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

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

Site and Structure Provisions

- 2. The subject property is currently undeveloped and consists of Lots 22-28, Square 6 of the Central Park Subdivision, each measuring 25' in width.

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Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4A Single-Family Residential District
South (across Coast Blvd)	Commercial (Office Warehouse)	HC-2 Highway Commercial District
East	Undeveloped	A-4A Single-Family Residential District
West	Undeveloped	A-4A Single-Family Residential District

4. The subject property abuts residentially-developed property zoned A-4A Single-Family Residential District zoning to the north and undeveloped A-4A Single-Family Residential District classifications to the east, and west, and an office warehouse for a restoration company across Coast Boulevard to the south.

5. The applicant's previous request was to rezone the property to the HC-2 Highway Commercial District designation. After meeting with staff, it was determined that the I-1 Industrial District may be more applicable to the applicant's proposed use of an office warehouse for the following reasons:

- The I-1 Industrial District, while more intense, has significantly fewer uses than the HC-2 Highway Commercial District and therefore will limit the development of the site, especially considering the smaller size of the property.
- Due to the abutting residential zoning districts, a 25 ft landscape buffer will have to be provided along property lines that are adjacent to residential zoning, as opposed to the 10 ft buffer that is required under the typical commercial regulations.

6. If the requested zoning change is approved, the applicant will have to apply for a minor resubdivision to combine the substandard lots of record into one contiguous parcel.

7. If the property is rezoned to the I-1 Industrial District, the applicant could construct any of the following uses on-site:

Radio & television studios and broadcasting stations; Auto body shops; Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office; Welding shops; Indoor recreational facilities including a restaurant without lounge; Office warehouse; Portable storage containers use for storage; Outdoor display pre-assembled building, pool and playground equipment; Specialty food processing; Crematorium.

8. Any future construction on the site will be subject to all commercial Parish requirements.

Consistency with New Directions 2040

Residential: 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. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.

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

1. 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.
 - a. The purpose of the previously requested HC-2 is to provide for moderately scaled, more intense retail, office, and service uses. Per the Future Land Use map, "Manufacturing and logistics" businesses include large-scale, high-intensity uses with access to infrastructure uses including heavy manufacturing, large distribution and warehousing, maritime uses, and utilities.
2. Strategy 1:5:2 Locate high intensity land uses adjacent to high-capacity transportation corridors
 - a. The road surface for Coast Blvd is 26 ft. and the road surface for Bosworth is 17 ft.

