

EXHIBIT "A"

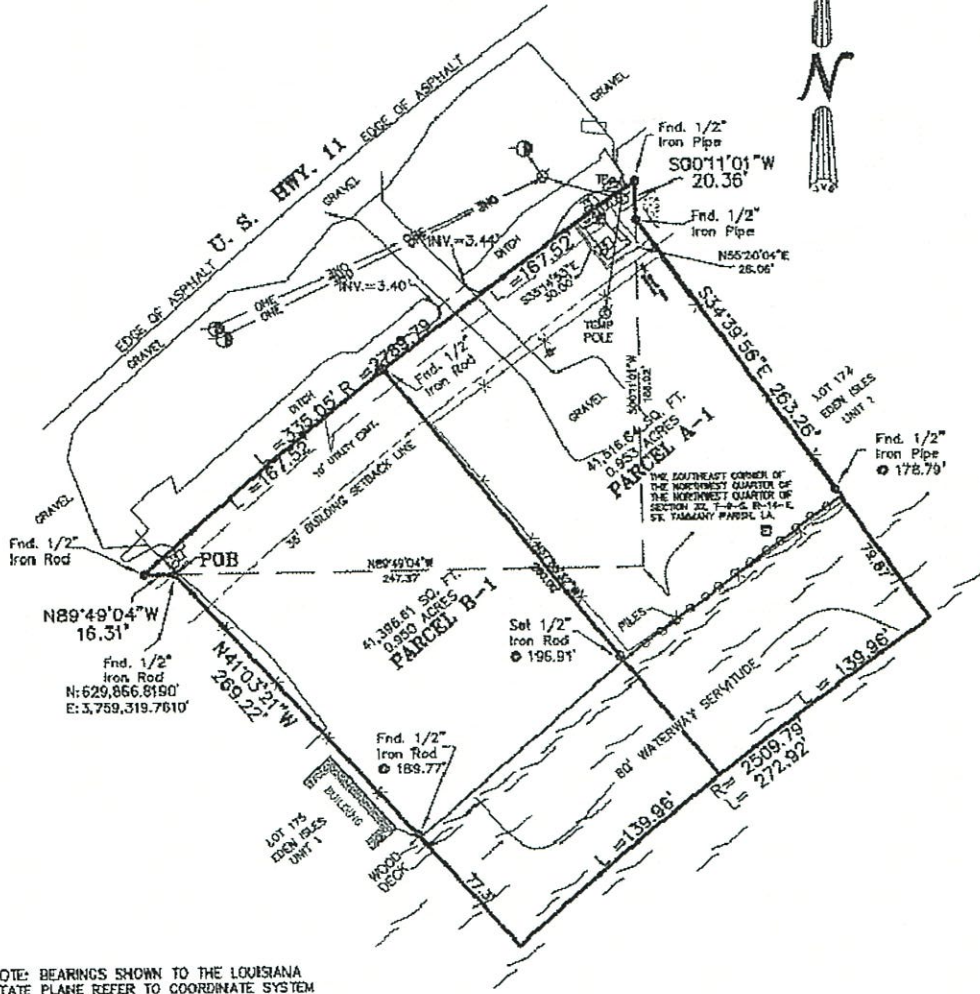
**2023-3514-ZC**

ONE CERTAIN PARCEL OF GROUND, together with all buildings and appurtenances thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in a anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, designated as PARCEL A-1, all in accordance with the Plan of Subdivision by J.V. Burkes & Associates, Inc., dated January 18, 2006, filed for record as Map File No. 4542B,

AND

ONE CERTAIN PARCEL OF GROUND, together with all buildings and appurtenances thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in a anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, designated as PARCEL B-1, all in accordance with the Plan of Subdivision by J.V. Burkes & Associates, Inc., dated January 18, 2006, filed for record as Map File No. 4542B. Being the same property acquired by Bonnetta Barberot Diecidue in the Act of Donation and Transfer recorded January 7, 2021 at Inst. No. 2246040, St. Tammany Parish, Louisiana.

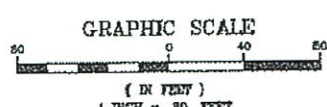
# 2023-3514-ZC



NOTE: BEARINGS SHOWN TO THE LOUISIANA STATE PLANE REFER TO COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 09/01/2022.

REFERENCE: A Survey by this firm Dated 08/16/2007 Survey # 20071998.

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



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

ADDRESS-U.S. HWY. 11

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. 225205 0530 C  
E.I.R.M. Date 05/02/1991  
Z.N. A10 S.F.E. 12  
\* Verify prior to construction with Local Governing Body.

DRAWING NO. 20220400  
DATE: 09/01/2022

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL  
CHECKED BY: SBF  
SCALE: 1" = 60'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSFUL OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY PLAT OF PARCELS A-1 & B-1 LOCATED IN SECTION 32, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: BONNIE DIECIDUE

SURVEYED BY: *S. Brett Fitzgerald*  
**S. BRETT FITZGERALD**  
LA REG. No. 5018



NORFOLK SOUTHERN RR

A-1

11

A-4A

CARR

32  
T9 - R14E

HC-2

A-4

A-6

MOONRAKER

PF-2





Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3514-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 southeast side of Pontchartrain Drive, north of Northshore Circle, Slidell; S32, T9S, R14E; Ward 9, District 13      **Council District:** 13

**Owner:** Stocks Finder, LLC - Maksim Volovikov      **Posted:** October 20, 2023

**Applicant:** Romain Stitelet & Maksim Volovikov      **Commission Hearing:** November 1, 2023

**Size:** 1.903 acres      **Prior Determination:** Postponed for 1 month until November 1, 2023 meeting

**Determination:** Approved

**Current Zoning**

HC-2 Highway Commercial District

**Requested Zoning**

HC-2 Highway Commercial District

Entertainment Overlay

**Future Land Use**

Commercial

Residential: Medium Intensity

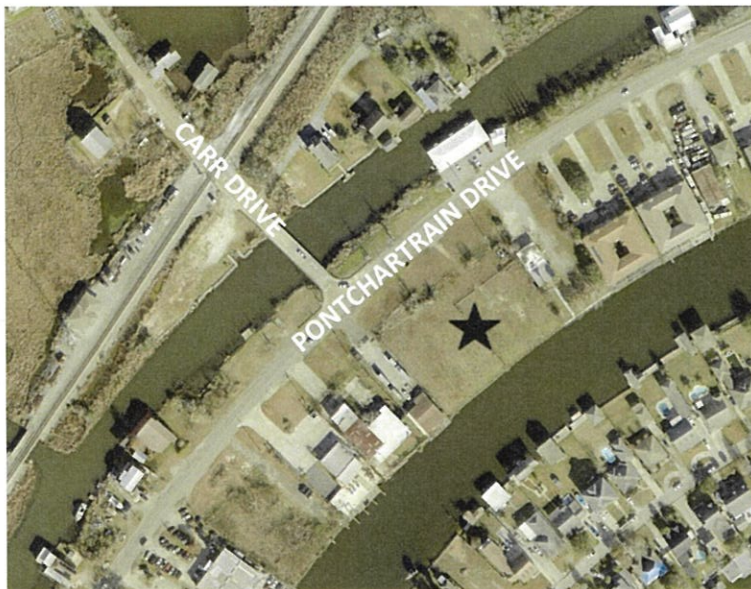
**Flood Zone**

Effective Flood Zone A10

Preliminary Flood Zone AE

**Critical Drainage:**

Yes



*Findings*

- 1. The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to HC-2 Highway Commercial District and Entertainment Overlay. The site is located on the southeast side of Pontchartrain Drive, north of Northshore Circle, Slidell.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
07-055	Unknown	C-2 Commercial
09-2117	C-2	HC-2 Highway Commercial District

*Site and Structure Provisions*

- 1. The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

- 2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (Across Hwy 11)	Residential	A-4A Single Family Residential
South	Residential	A-4 Single Family Residential
East	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District



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3. Per Sec. 6-34(b), a sale of high alcohol content is not permitted on premises that are located adjacent to single-family residentially zoned property or within 500 feet or less of single-family residentially zoned property unless the property owner has applied for and received the Entertainment Overlay or maintains a 100-foot no cut buffer between the development and residentially zoned property.
4. The purpose of the Entertainment Overlay is to accommodate a limited number of entertainment-based uses required to obtain a permit for the sale of beverages of high alcoholic content, other than beer and wine, in a limited geographic area, adjacent to residentially zoned neighborhood, to maintain a balance of uses that are compatible with the surrounding residential neighborhoods and properties and to protect the character of surrounding residential neighborhoods and properties.
5. If approved, the applicant would be permitted to apply for a liquor license with the St. Tammany Parish Sheriff's Office as well as with the Louisiana ATC Office to serve/sell higher alcohol content on-site with an approved building and sitework permit.

*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.

**Commercial:** areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

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

- i. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.



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