

EXHIBIT "A"

2023-3311-ZC

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in Section 6, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, and more fully described as follows:

LOT NO. FIVE (5), SQUARE NO. FOURTEEN (14) in PEARL ACRES SUBDIVISION measuring one hundred four (104') feet front on Pearl Street by a depth of four hundred and eighteen (418') feet between parallel lines. Square Fourteen is bounded north by Stone Street, East by Pearl Street, South by Gause Road and West by the West line of the Subdivision, all in accordance with map of survey made by H. G. Fritchie, Surveyor, dated April 12, 1928.

Property further delineated by Survey No. 2001 790 by John E. Bonneau & Associates, Inc., dated October 15, 2001, a copy of which is attached to an act at CIN 1361702.

AND

THAT CERTAIN PIECE OF PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in PEARL ACRES SUBDIVISION, St. Tammany Parish, Louisiana, to wit:

LOT 6, SQUARE 14 of said subdivision, all in accordance with a sketch of survey by J. V. Burkes, C.E., dated March 24, 1969.

Improvements thereon bear the Municipal No. 59201 N. Pearl Drive, Slidell, Louisiana 70461.

Being the same property acquired by Robert C. Alexander and Dora Ballard Alexander by act dated March 29, 1969, recorded on April 2, 1969, under Instrument Number 261286 in the official records of the Clerk of Court for the Parish of St. Tammany, Louisiana.

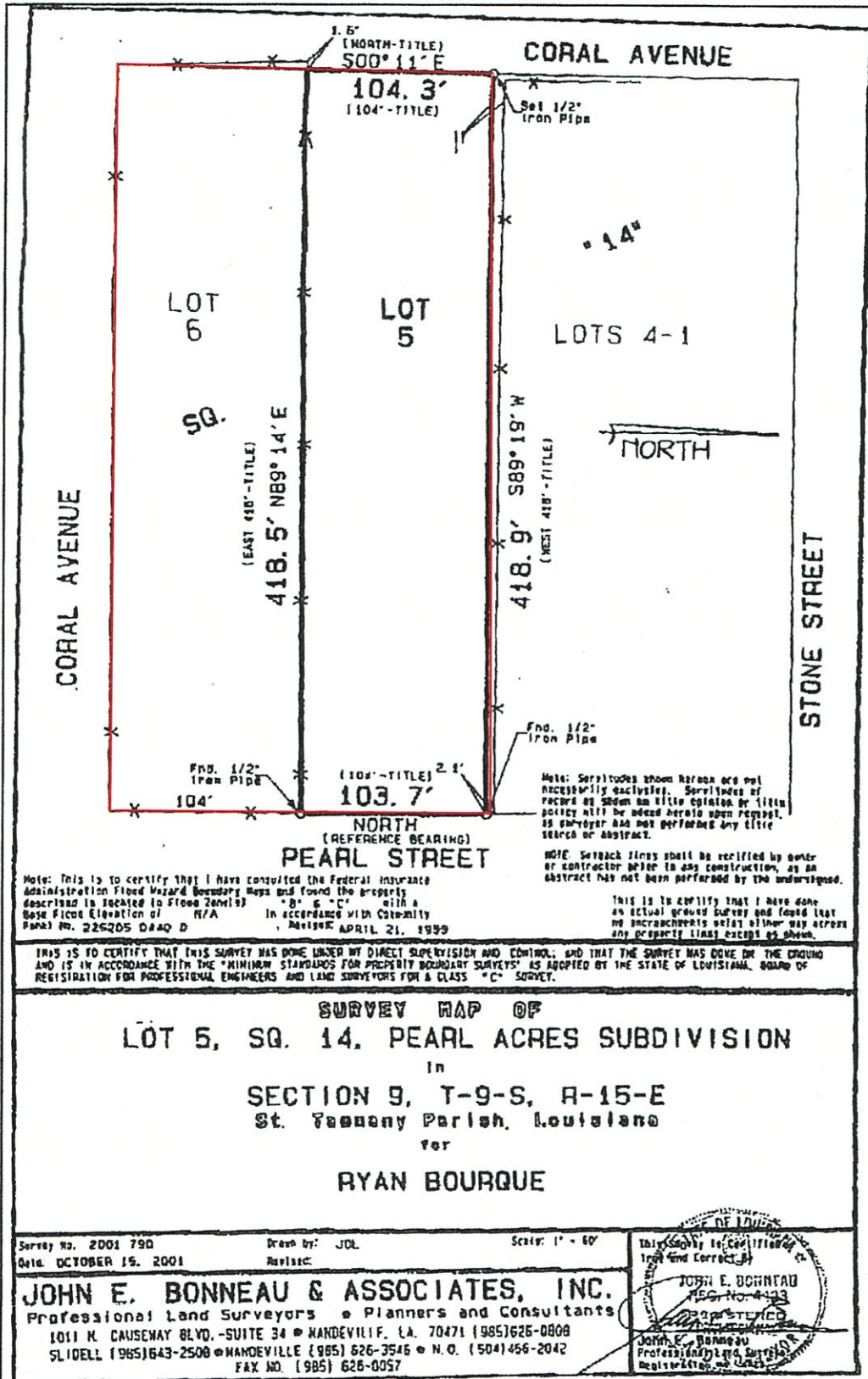
Lot 6 of Square 14 of said subdivision, all in accordance with a sketch of survey by J. V. Burkes, C.E., dated March 24, 1969.

Being the same property acquired by Robert C. Alexander and Dora Ballard Alexander by act dated March 29, 1969, recorded on April 2, 1969, under Instrument Number 261286 in the official records of the Clerk of Court for the Parish of St. Tammany, Louisiana.

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Survey

Client	Adam Thomas/Act Management Co., Inc		
Property Address	Lot 5 N Pearl Drive		
City	Slidell	County	Saint Tammany
Borrower	Adam Thomas	State	LA
		Zip Code	70461



SURVEY MAP OF
LOT 5, SQ. 14, PEARL ACRES SUBDIVISION
 in
SECTION 9, T-9-S, R-15-E
St. Tammany Parish, Louisiana
 for
RYAN BOURQUE

Survey No. 2001 790 Drawn by: JDL Scale: 1" = 60'
 Date: OCTOBER 15, 2001 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD., SUITE 34 • HANDEVILLE, LA. 70471 (985) 626-0808
 SLIDELL (985) 643-2508 • HANDEVILLE (985) 626-3546 • N.O. (504) 456-2042
 FAX NO. (985) 626-0357



A-4

RUBY

A-3

PEARL

A-4

STONE

REBEL

AZALEA

CORAL

NC-1

NC-1

A-3

CANE

NC-1

ED-1

NC-4

HC-2

NC-4

HC-2

HC-2

190

PEARL ACRES

HC-2

HC-2

HC-2

Administrative Comment

July 6, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3311-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 west side of Pearl Street, east side of Rebel Drive, north of Coral Avenue, being lots 5 & 6, Pearl Acres Subdivision, Slidell. S6, T9S, R15E; Ward 8, District 8 **Council District:** 8

Owner: ACT Management Co, Inc - Adam Thomas **Posted:** May 11, 2023

Applicant: Jeff Schoen **Commission Hearing:** June 6, 2023

Size: 1.99 acres **Determination:** Approved



Current Zoning
NC-1 Professional Office District
Requested Zoning
ED-1 Primary Education District
Future Land Use
Residential – High Intensity
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone AE
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the 1.99-acre parcel from NC-1 Professional Office District to ED-1 Primary Education District. The property is located on the west side of Pearl Street, east side of Rebel Drive, north of Coral Avenue, being lots 5 & 6, Pearl Acres Subdivision, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	A-3 Suburban District
12-2779	A-3 Suburban District	NC-1 Professional Office District

Site and Structure Provisions

3. The subject property is comprised of Lots 5 & 6 of the Pearl Acres Subdivision in Slidell. Lot 6 is currently developed with a single-family dwelling along with two accessory structures. Lot 5, however, is currently undeveloped and wooded.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Multi-Family Residential	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Educational	Slidell City Limits

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- 5. The subject property abuts A-3 Suburban District zoning on the north, south, and east sides which allows for one single-family dwelling per every half-acre. The western portion of the property abuts Slidell City Limits and is developed with the Little Oak Middle School. The property was annexed into the City of Slidell (originally zoned ED-1 Primary Education District) in 2016 per Annexation Resolution SL2016-02.
- 6. The purpose of the NC-1 Professional Office District is to allow for small professional offices in close proximity to residential developments to provide small-scale services to the residents of the neighborhood with minimal impact. The purpose of the ED-1 Primary Education District is to provide for the location of public or private schools that are generally served by buses or serve smaller student populations.
- 7. If approved, the applicant may apply to legally combine the two lots to allow for an educational facility on the site and will have to comply with all applicable Parish development requirements.

Consistency with New Directions 2040

Residential High Intensity neighborhoods are predominantly attached homes, such as townhouses, and multifamily developments, but may also include detached homes on very small lots and mobile home parks. These areas are appropriate to locate adjacent to or near Commercial and Institutional areas, and should not be located far from existing or planned urban infrastructure, including higher capacity roadways, central water and sewer, and job and activity centers.

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

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. 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.

