

EXHIBIT "A"

2022-2905-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 42, Township 5 South, Range 13 East, Greensburg Land District, St. Tammany Parish, Louisiana, described according to survey by Edward J. Murphy, dated August 28th, 1978, a copy of which is attached hereto and made part hereof, as follows to-wit:

From the Southwest corner of Section 42, Township 5 South, Range 13 East, go North 914.0 feet to a point; thence go South 48 degrees 45 minutes East 736.9 feet to an iron set at the Southwest corner of the subject property and on the North side of State Route no. 40, and the point of beginning.

From the Point of Beginning go North 25 degrees 30 minutes East 435.6 feet to an iron; thence go South 48 degrees 45 minutes East 100.0 feet to an iron situated on the West side of a drainage canal; thence go South 25 degrees 30 minutes West 435.6 feet along the Westerly side of the drainage canal to an iron located on the North side of State Route No. 40; thence go North 48 degrees 45 minutes West 100 feet to an iron set and the point of beginning.

And

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, located in SECTION 42, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA being 1.000 acres more or less, as shown on a plat by Wilson-Nobles, P.L.C. dated July 2, 2009 said parcel is more fully described as follows, to-wit:

Commencing at the Southwest Corner of Section 42, Township 5 South, Range 13 East, St. Tammany Parish, Louisiana, run North 89 degrees 45 minutes 57 seconds East, 698.07 feet; thence North 04 degrees 48 minutes 46 seconds West, 25.69 feet; thence North 78 degrees 56 minutes 08 seconds West, 96.93 feet; thence North 49 degrees 05 minutes 56 seconds West, 722.42 feet to a 1/2 inch Iron Rod Set on the northerly line of Louisiana Highway 40, the POINT OF BEGINNING.

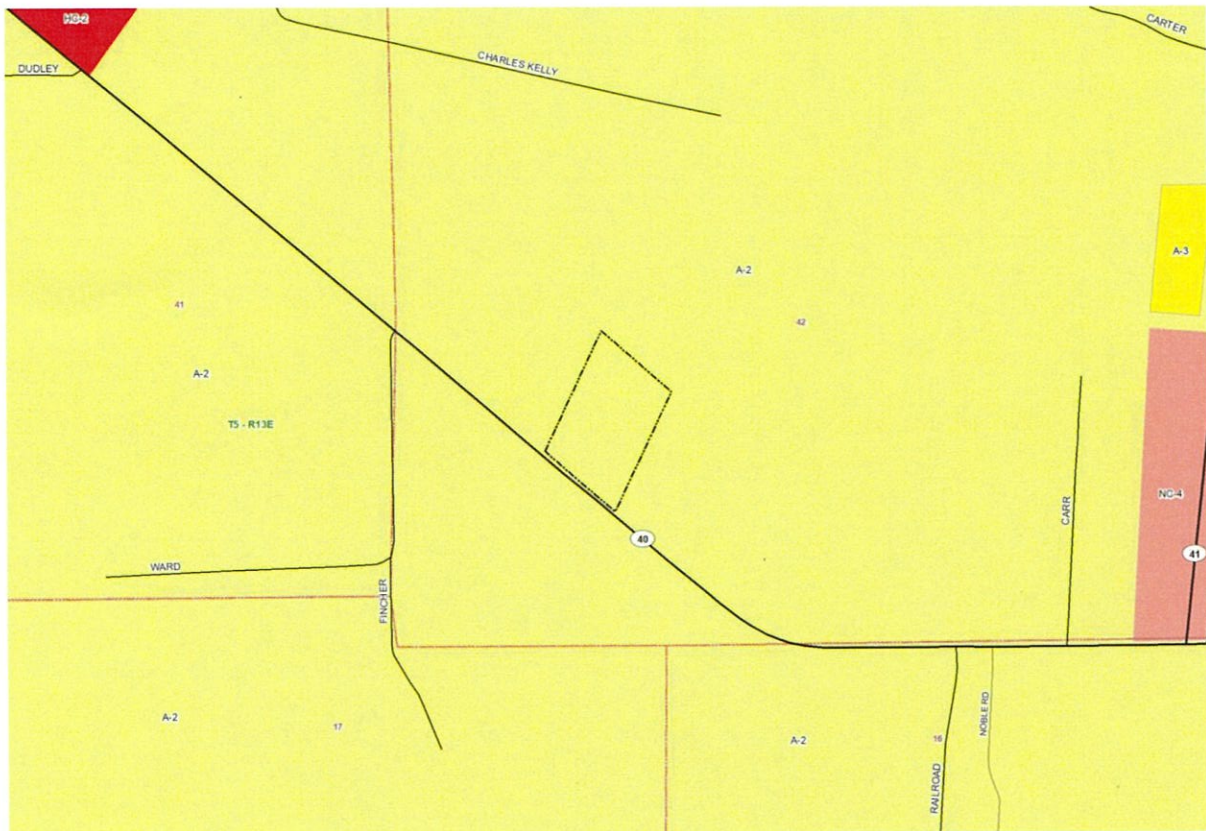
From the POINT OF BEGINNING go along the said northerly line of LA. Hwy. 40 North 48 degrees 45, minutes 00 seconds West, a distance of 100 feet to a Cross cut in the concrete driveway at the southeast corner of property of the St. Tammany Parish Fire District No. 9; along the easterly line of said Fire District Property North 25 degrees 30 minutes 00 seconds East, a distance of 435.60 feet to an Vi inch Iron Rod Set at the northeast corner of said Fire District property; thence South 48 degrees 45 minutes 00 seconds East, a distance of 100.00 feet to a 1/2 inch Iron Rod Set; thence South 25 degrees 30 minutes 00 seconds West, a distance of 435.60 feet to the POINT OF BEGINNING.

AND

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, located in SECTION 42, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA, being 1.000 acres more or less, as shown on a plat by John G. Cummings and Associates dated February 21, 20110, said parcel is more fully described as follows, to-wit: Commencing at the Southwest Corner of Section 42, in said Township and Range, thence North 89 degrees 45 minutes 57 seconds East, 698.07 feet to a point; thence North 04 degrees 48 minutes 46 seconds West, 25.69 feet to a point; thence North 78 degrees 56 minutes 08 seconds West, 96.93 feet to a point; thence North 60 degrees 45 minutes 33 seconds West, 148.91 feet to a point; thence North 49 degrees 05 minutes 56 seconds West, 518.40 feet to a ½ inch Iron Rod Set on the North side of Louisiana Highway 40, being the POINT OF BEGINNING.

From the POINT OF BEGINNING go North 48 degrees 43, minutes 09 seconds West, 11036.82 feet along the north side of Louisiana Highway 40 to a 1/2 inch iron rod found; thence North 25 degrees 30 minutes East, 435.74 feet to an Vi inch iron rod found; thence South 48 degrees 50 minutes 25 seconds East, 103.83 feet to a 1/2 inch iron rod set; thence South 25 degrees 30 minutes 32 seconds West, 435.95 feet to the POINT OF BEGINNING.

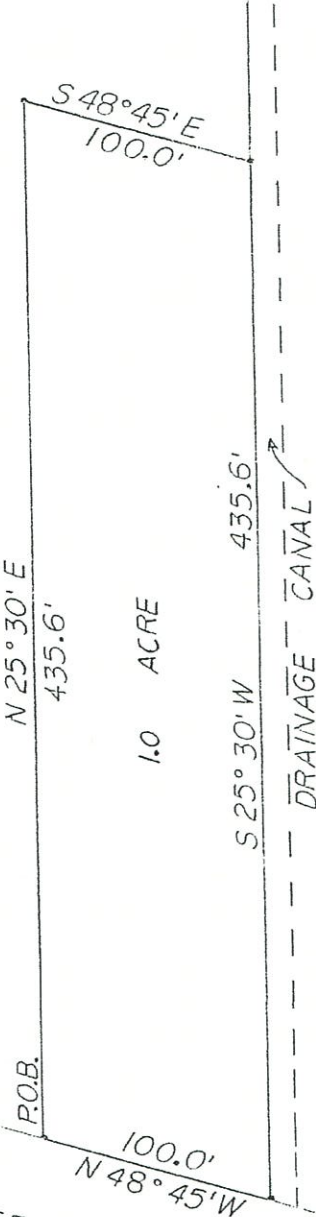
SIZE: 3 acres



Lot 1



P.O.B. is located North 914.0' and South 48 deg. 45 min. East 736.9' from the Southwest corner of Section 42 T. 5 S. R. 13 E., St. Tammany Parish, Louisiana.



PARAPHRASED "NE VARIETUS" FOR IDENTIFICATION
WITH AN ACT OF Carb. Sal.
THIS 28th DAY OF September 1978
[Signature]
NOTARY PUBLIC

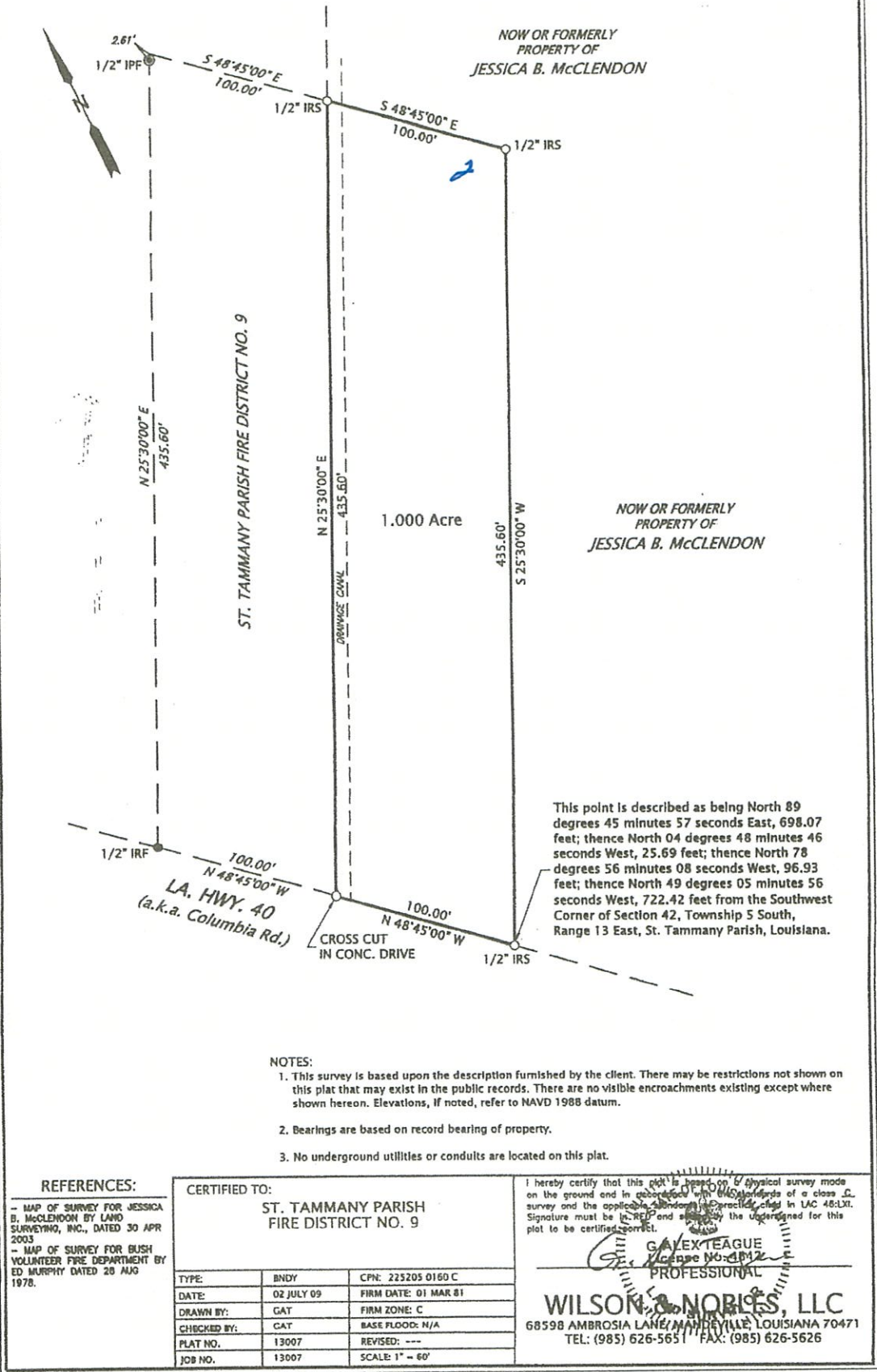
ED. MURPHY, SURVEYOR

| | |
|----------------------|-------------------------------------|
| SURVEY PREPARED FOR: | Bush Volunteer Fire Department |
| PROPERTY SURVEYED: | 1.0 acre located in |
| | Section 42 - T - 5 - S - R - 13 - E |
| | St. Tammany Parish, Louisiana |
| DATE: | August 28, 1978 |
| SCALE: | 1" = 60' |
| NO: | |

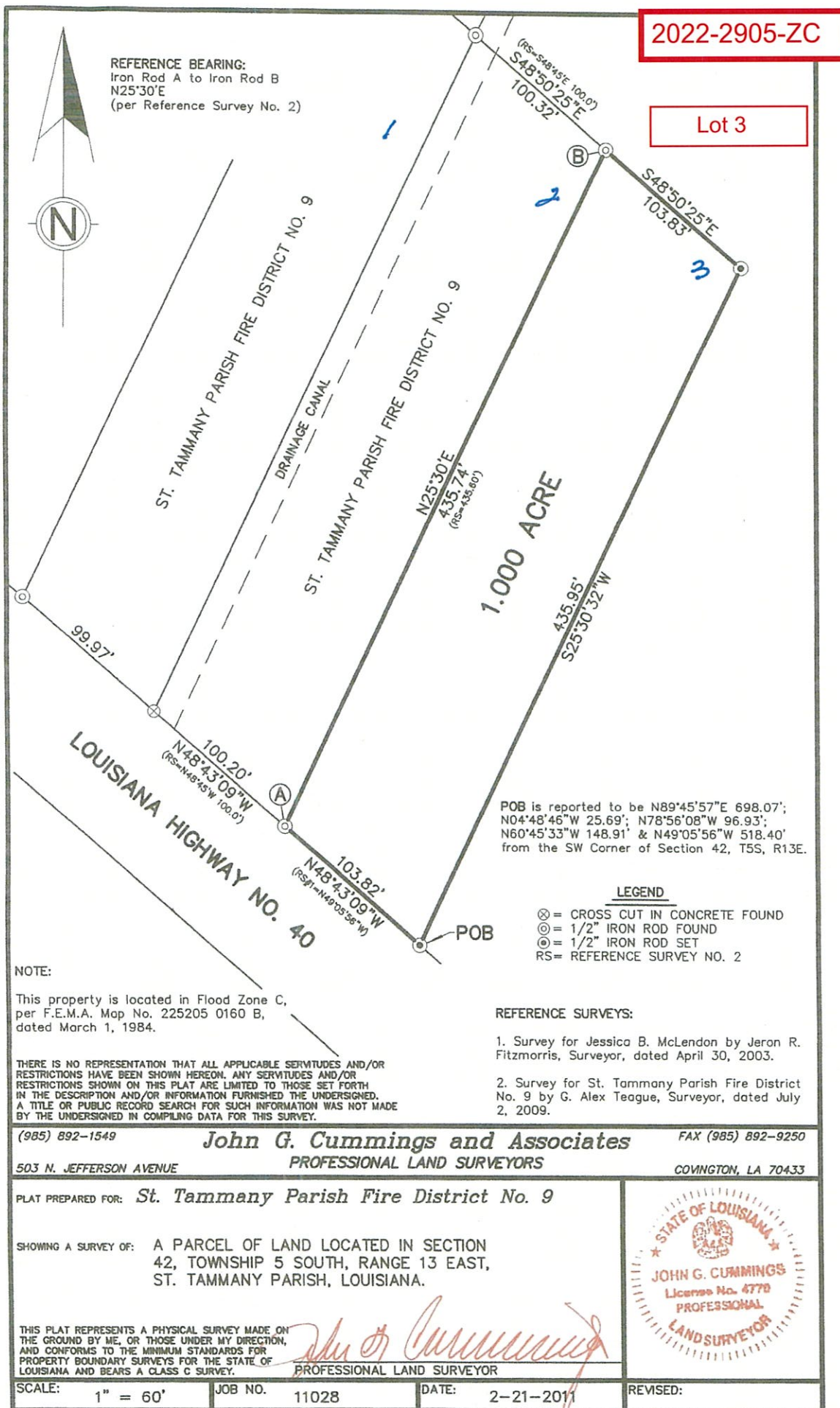


Lot 2

LEGAL DESCRIPTION:
A 1.000 ACRE PARCEL OF LAND situated In Section 42, Township 5 South, Range 13 East, St. Tammany Parish, Louisiana.



LOT 2



2022-2905-ZC

CHARLES KELLY RD

A-2

41

42

A-2

T5-R13E

WARD RD

BUSH FOLSOM RD

FINCHER RD

A-2

17

A-2

16



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: June 28, 2022
Case No.: 2022-2905-ZC
Posted: June 10, 2022

Meeting Date: July 5, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Chief Scott Brewer
OWNER: STFD- 9 – Chief Scott Brewer
REQUESTED CHANGE: A-2 Suburban District to PF-1 Public Facilities District
LOCATION: Parcel located on the north side of Louisiana Highway 40, west of Carr Lane; Bush; S42, T5S, R13E, Ward 5, District 6
SIZE: 3 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: LA Hwy 40 **Road Surface:** 2-Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Surrounding Use</u> | <u>Surrounding Zone</u> |
|------------------|------------------------|--|
| North | Residential | A-2 Suburban District |
| South | Residential | A-2 Suburban District and MHO Manufactured Housing Overlay |
| East | Residential | A-2 Suburban District and MHO Manufactured Housing Overlay |
| West | Residential | A-2 Suburban District |

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Mixed Use – Other – Conservation – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to PF-1 Public Facilities District. The site is located on the north side of Louisiana Highway 40, west of Carr Lane; Bush. The 2025 Future Land Use Plan designates the site to be developed with Planned District & mixed uses that vary in site design and density.

The subject property is currently developed with an existing legal nonconforming³ fire station and undeveloped property. The site is flanked on all sides by residential uses and undeveloped property zoned A-2 Suburban District. The purpose of the existing A-2 Suburban District is to allow for single-family residential environments on large, multi-acre lots. The purpose of the requested PF-1 Public Facilities District is to provide for the location of governmental and public intuitional uses to the public.

A change in zoning will allow the applicant to operate any of the following governmental or public facilities: Post Office, Funerary parlor and cemeteries, Passenger transportation terminals, Churches, temples and synagogues, Government offices, Government maintenance facilities, and Private non-profit animal services.

The reason for the request is to develop a new fire station where the existing fire station is currently located.

³ Legal Nonconforming means a building or a structure or portion thereof lawfully existing at the time of adoption of the ordinance from which these regulations are derived, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the district in which it is located.