

Exhibit "A"

2024-3926-ZC

All that certain lot of ground, together with all the buildings and improvements thereon, lying and being situated in the NE 1/4 of NW 1/4 and NW 1/4 of NE 1/4 of Section 12, Township 9 South, Range 14 East, 8th Ward, St. Tammany Parish, Louisiana, and being more fully described as follows, to wit:

Lots 5 & 6, Square 4, Robert Park Subdivision, St. Tammany Parish, Louisiana.

THE FOLLOWING IS FOR INFORMATION PURPOSES ONLY:

Assessment No. 37447

Improvements thereon bear Municipal No.: 39299 Manzella Dr.; Slidell, LA. 70461

(a.k.a. U.S. HWY. 190)


$$1'' = 30'$$

06/04/2024

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20240182

1 OF

I certify that this plan does represent an actual ground survey and that to the best of my knowledge no encroachments exist other way across any of the property lines, except as shown. Encroachments shown herein are not necessarily exclusives. Encroachments of record are shown in this opinion or title policy will be added hereon upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0440 D
DATE: 04/21/1999
ZONE: N/A
B.F.E. = N/A

Verify prior to construction with local governing body.

A SURVEY PLAT OF
LOTS 5 & 6, SQ. 4, ROBERT PARK S/D
IN SECTION 12, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

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. 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.

KB KAUFMANN, JR.

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENT

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Slidell, Louisiana 70458
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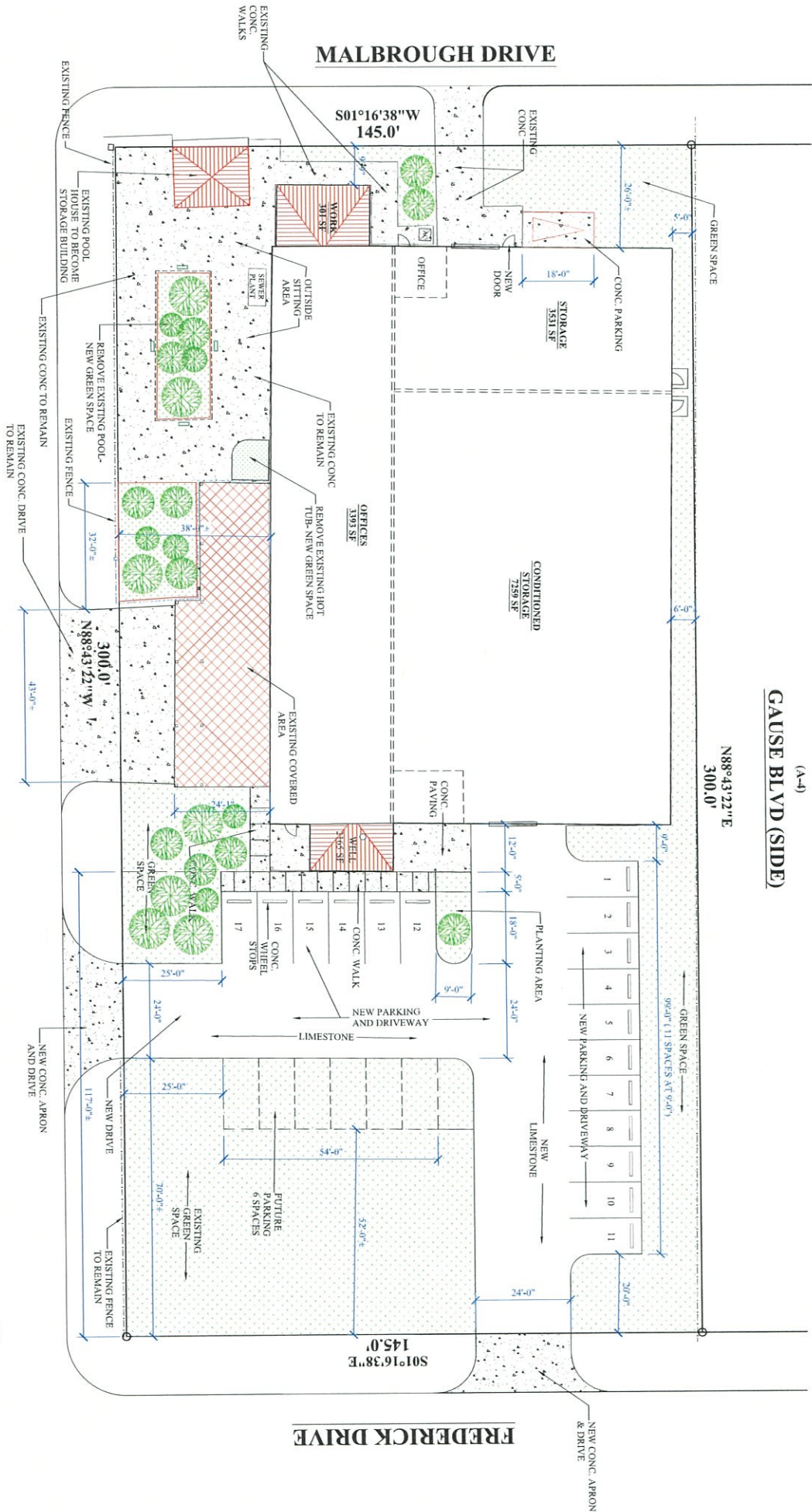
SEAN M. BURKES
LA REG. NO. 4785

LA REG. No. 4785

2024-3926-ZC

(A-4)
CAUSE BLVD (SIDE)

N88°43'22"E
300.0'



SITE PLAN- PROPOSED DRAFT

SCALE: NTS

SP-1

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NEW OFFICE/ STORAGE
38299 MANZELLA DRIVE
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DRAWN	J. SCHNEIDER
CHECKED	J. SCHNEIDER
DATE	06/25/2024
SCALE	AS NOTED
JOB NO.	
SHEET	SP-1
OF	3 SHEETS

REVISIONS	BY

2024-3926-ZC

MEDICAL CENTER

SLIDELL

190

YAUPON DR

FREDERICK DR

NC-2

NC-2

MALEBROUGH DR

CBF-1

ROSALIND DR

MANZELL DR

NC-2

KISATCHIE DR

S-1

NATCHEZ NATCHEZ DR

PARK DR

HC-3

YAUPON

Administrative Comment

November 7, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3926-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 north side of Manzella Drive, on the east side of Malbrough Drive, and the west side of Frederick Drive, being 39299 Manzella Drive, Slidell; S12, T9S, R14E; Ward 8, District 13
Council District: 13

Petitioner: Otis Favre, Jr. **Posted:** September 17, 2024
Owner: Wheels Property, LLC **Commission Hearing:** October 1, 2024
Prior Determination: Postponed for 1 month at the September 3, 2024 meeting
Size: 1 acre **Determination:** Approved as amended to HC-1 Highway Commercial District



Current Zoning
CBF-1 Community-Based Facilities District
Requested Zoning
HC-1 Highway Commercial District (as amended)
Future Land Use
Residential: Medium-Intensity
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone X
Critical Drainage:
No
Elevation Requirements:
FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the 1-acre parcel from CBF-1 Community-Based Facilities District to HC-1 Highway Commercial District. The property is located on the north side of Manzella Drive, on the east side of Malbrough Drive, and the west side of Frederick Drive, being 39299 Manzella Drive, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	A-4
09-2117	A-4	A-4 Single-Family Residential District
18-3842	A-4 Single-Family Residential District	CBF-1 Community-Based Facilities District

Site and Structure Provisions

2. Per the petitioner's application, the site is currently developed with an existing residential storage facility.

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Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	S-1 Suburban Residential District
South (across Manzella Drive)	Undeveloped	S-1 Suburban Residential District
East (across Frederick Drive)	Residential	S-1 Suburban Residential District
West (across Malbrough Drive)	Commercial	City of Slidell

3. The subject site abuts property zoned S-1 Suburban District to the north, south and east. To the west is a commercial property that is located within the City Limits of Slidell.
4. The subject property was rezoned to obtain the CBF-1 Community-Based Facilities designation in 2018 in order to allow for the existing building to be utilized as an indoor recreational facility.
5. The purpose of the existing CBF-1 Community-Based Facilities District is to provide for the location of public and quasi-public uses that are appropriate within proximity to residential uses. Under this designation, the following permitted uses are allowed:
- Club or lodge; Place of worship; Golf course and recreational facility; Habitat and wetland mitigation banks; Electrical energy substation; Small wireless facility; Stormwater retention or detention facility.
6. The initial zoning application requested the HC-2 Highway Commercial District for this property. At the September 3, 2024 Zoning Commission hearing, it was motioned and approved that a postponement would be most appropriate for this case while the applicant worked with staff to determine the best available zoning classification as the HC-2 Highway Commercial District could be too intense of a use for this specific property.
7. After review, the applicant has reduced the intensity of their request to HC-1 Highway Commercial District, which would prohibit many of the intense uses as listed in the HC-2 Highway Commercial District. Allowable uses and site and structure provisions within the HC-1 Highway Commercial District include can be found in the below chart.

Zoning District	Purpose	Permitted Uses	Maximum Building Size
HC-1 Highway Commercial District (requested as amended)	To provide for the location of commercial uses oriented toward a highway or interstate, designed to provide services to residents of the parish and the region.	Animal services; Art studio; Athletic field; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility ; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Food processing; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Hotel; Laboratory; Liquor store; Marina, commercial; Medical facility, clinic	20,000 Sqft with maximum lot coverage of 50%

8. Per the petitioner's application, the reason for the request is to convert the existing building into an office-warehouse facility.

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9. If approved, the applicant must apply for a change-of-use permit and bring the site into compliance with all applicable commercial requirements including parking, buffering, landscaping, and fencing.

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.

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.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

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