

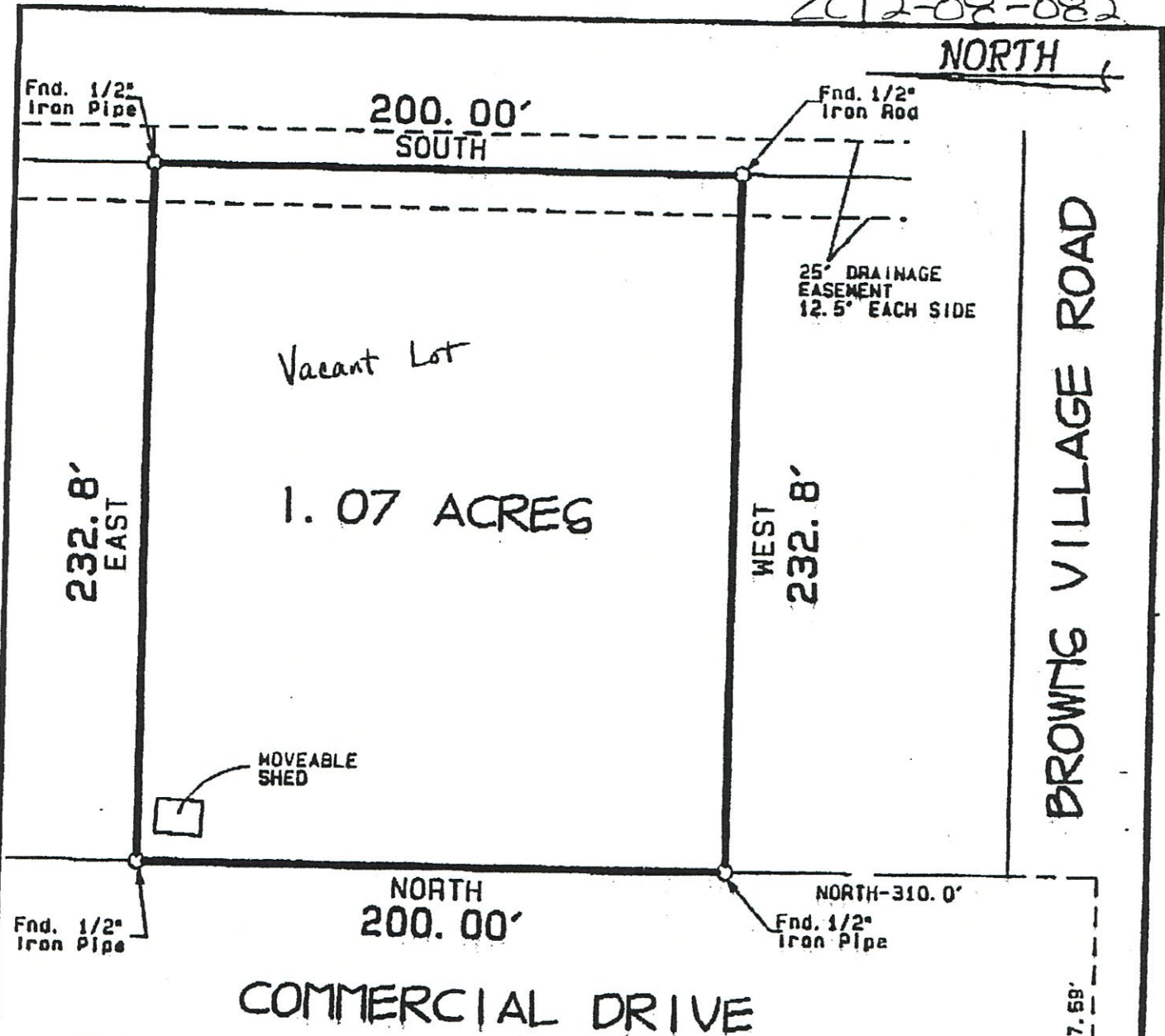
EXHIBIT A

2022-3131-ZC

A certain piece or portion of ground situated in Section 27, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Section corner common to Sections 27, 28, 33 and 34, Township 8 South, Range 14 East, St. Tammany Parish, go East 3887.59 feet; thence North 510.0 feet to the Point of Beginning. From the Point of Beginning, go North 200.0 feet; thence East 232.8 feet; thence South 200.0 feet, thence West 232.8 feet back to the Point of Beginning.

Said parcel of land contains 1.07 Acres more or less.



Note: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found the property described is located in Flood Zone(s) **(A-1)** with a Base Flood Elevation of **18.5'** in accordance with Community **Revised: APRIL 21, 1999**

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA. BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "B" SURVEY.

SURVEY MAP OF

A 1.07 ACRE PARCEL OF LAND SITUATED
IN SECTION 27, T-8-S, R-14-E,

in
St. Tammany Parish, Louisiana
for

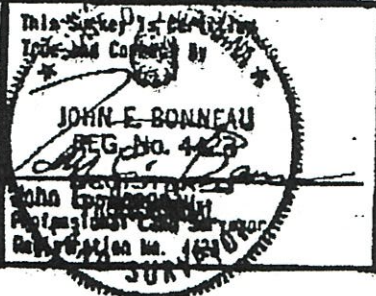
JANICE S. SMITH

Survey No. 2001 324
Date: MAY 25, 2001

Drawn by: RMK/JEB
Revised:

Scale: 1" = 50'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
1011 N. CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808
SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N.O. (504) 456-2042
HAMMOND (504) 345-7641 • FAX NO. (504) 626-0057



2022-3131-ZC

I-2

JF SMITH

27

I-1

T8 - R14E

COMMERCIAL

I-2

NC-6

PRODUCTION

I-1

HC-1

INDUSTRIAL

LAKWOOD

I-1

34

A-4A
HILLCREST

PALM

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3131-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 east side of Commercial Drive, north of Browns Village Road, Slidell; S27, T8S, R14E; Ward 9, District 14
Council District: 14

Owner: Johnny F. Smith Testamentary Trust - Chris Jean **Posted:** December 8, 2022

Applicant: Jeffrey Schoen **Commission Hearing:** January 3, 2023

Size: 1.07 acres **Determination:** Approved



Current Zoning

NC-6 Public, Cultural and Recreational District

Requested Zoning

I-2 Industrial District

Future Land Use

Manufacturing & Logistics

Flood Zone

Effective Flood Zone A1

Preliminary Flood Zone AE

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from NC-6 Public, Cultural and Recreational District to I-2 Industrial District. The site is located on the east side of Commercial Drive, north of Browns Village Road, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
85-141A	Unknown	M-1 Manufacturing District
09-2020	M-1 Manufacturing District	I-2 Industrial District
12-2833	I-2 Industrial District	NC-6 Public, Cultural, and Recreational District

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Indoor Batting Cage	NC-6 Public, Cultural, and Recreational District
South	Undeveloped	I-1 Industrial District
East	Office Warehouse	I-1 Industrial District
West	Office Warehouse	I-1 Industrial District

3. The site is currently developed with a baseball field and is adjacent to a sister parcel that is developed as an indoor batting cage to the north, and is otherwise flanked by industrial uses to the north, east, and west.
4. The property is south of JF Smith Business Park, which encompasses 80 acres that was zoned to I-2 Industrial District as per Ordinance No. 14-3105. In addition, the property is surrounded by

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3131-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

industrial zoning that was achieved either via comprehensive rezoning in 2009, or through individual parcels rezoning in 2013 (Ord. 13-2926) and 2021 (Ord. 21-4513).

5. The purpose of the I-2 Industrial District is to provide for the location of industrial uses of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.
6. If approved, the property would match the surrounding zoning classifications of the area and the business park to the north.

Consistency with New Directions 2040

Manufacturing & Logistics: areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors.

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

- i. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
- 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.

