

EXHIBIT "A"

2024-3828-ZC

ALL THAT CERTAIN TRACT OR PORTION OF LAND, 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 that certain Minor Subdivision sometimes known as RICHARD INDUSTRIAL PARK located near the City of Slidell in Section 34, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, as more fully shown on the plat of J.V. Burkes & Associates, Inc., Dwg. No. 20080076, dated January 30, 2008, recorded as Clerk of Court Map File No. 5451B of the official records of St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows, to-wit:

LOT A2, consisting of 1.998 acres, more or less, said property being more fully described as follows, to-wit:

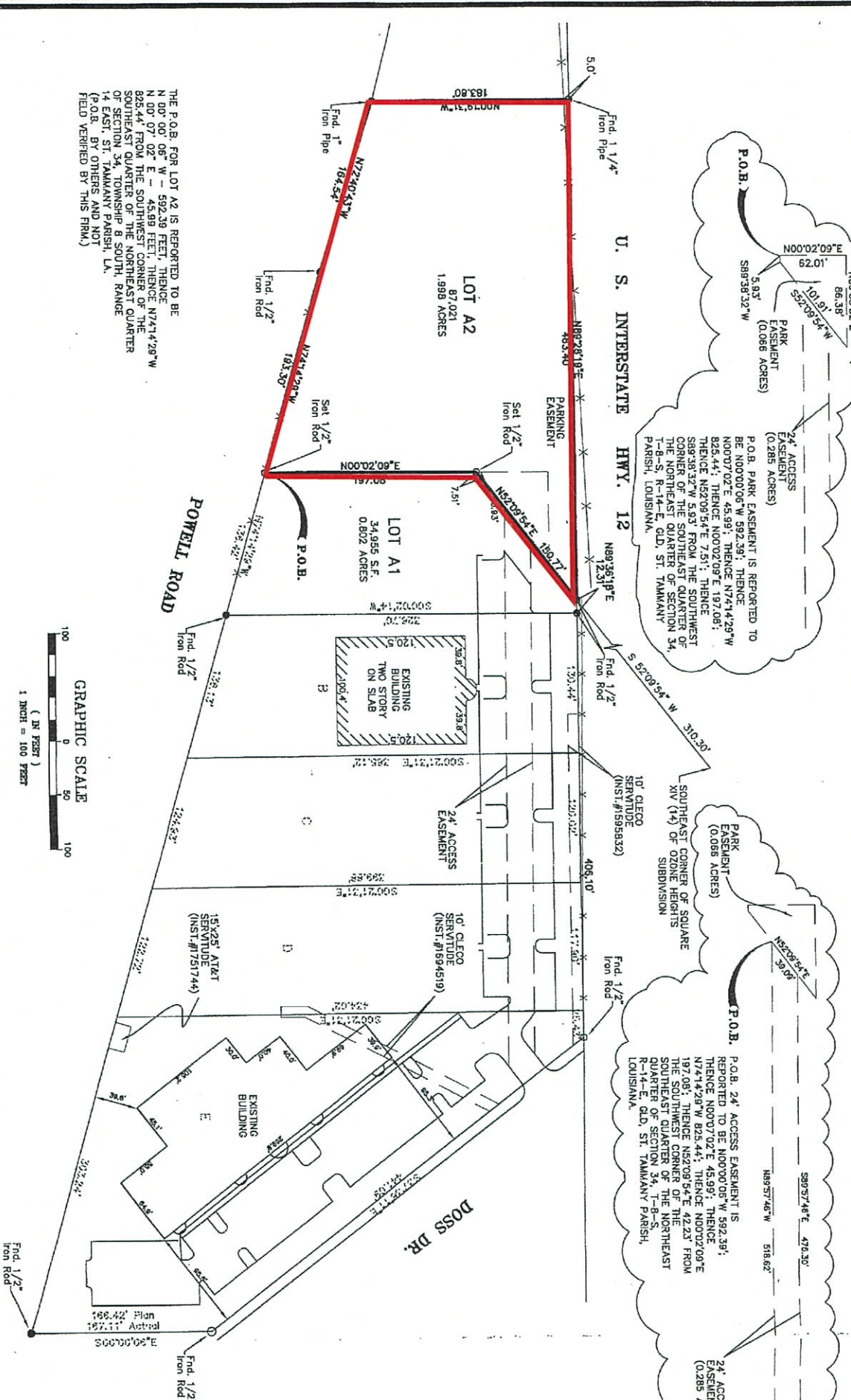
A certain parcel of land, lying and situated in Section 34, Township 8 South, Range 14 East, Greensburg Land District, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 34, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 00 Degrees 00 Minutes 06 Seconds West a distance of 592.39 feet to a point; Thence run North 00 Degrees 07 Minutes 02 Seconds East a distance of 45.99 feet to a 1/2" iron rod found on the northerly right of way line of Powell Drive; Thence run along said northerly right of way line of Powell Drive North 74 Degrees 14 Minutes 29 Seconds West a distance of 825.44 feet to a 1/2" iron rod set and the Point of Beginning.

From the Point of Beginning continue along said northerly right of way line of Powell Drive North 74 Degrees 14 Minutes 29 Seconds West a distance of 193.30 feet to a 3/4" iron rod found; Thence run North 72 Degrees 40 Minutes 43 Seconds West a distance of 164.54 feet to a 1" iron pipe found; Thence leaving said northerly right of way line of Powell Drive run North 00 Degrees 19 Minutes 31 Seconds West a distance of 183.80 feet to a 1 A" iron pipe found on the southerly right of way line of Interstate Highway 12; Thence run along said southerly right of way line of Interstate Highway 12 North 89 Degrees 28 Minutes 19 Seconds East a distance of 463.40 feet to a 3/4" iron rod found; thence leaving said southerly right of way line of Interstate Highway 12 run South 52 Degrees 09 Minutes 54 Seconds West a distance of 150.77 feet to a 3/4" iron rod set; Thence run South 00 Degrees 02 Minutes 09 Seconds West a distance of 197.08 feet and back to the Point of Beginning.

Said parcel contains 1.998 acres of land more or less, lying and situated in Section 34, Township 8 South, Range 14 East, Greensburg Land District, St. Tammany Parish, Louisiana. All as more fully shown on the survey of J.V. Burkes & Associates, Inc., Dwg. No. 20140659, dated September 30, 2015, a copy of which is annexed to Act registered under CIN 2008692, official records of St. Tammany Parish, La., together with all buildings and improvements located thereon (the "Property").

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THE P.O.B. FOR LOT A2 IS REPORTED TO BE N 00° 00' 00" E - 52.39 FEET, THENCE N 00° 00' 00" E - 44.89 FEET, THENCE N 74° 14' 28" W 825.44' FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LA. (P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.)

GRAPHIC SCALE
(IN FEET)
1 INCH = 100 FEET

REFERENCE:
1.) SURVEY NO. 95302 BY ALBERT A. LOVELL DATED JUNE 15, 1982.
2.) SURVEY BY THIS FIRM DATED 1/30/08, FILED FOR RECORD 3/25/08, MAP FILE 4646A.

SCALE: 1" = 100'

DATE: 9/30/15

DRAWN BY: BC
CHECKED BY: RMK

DWG. NO: 20140659

SHEET 1 OF 1

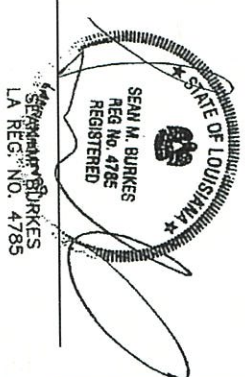
A SURVEY MAP OF LOT A2, RICHARD INDUSTRIAL PARK IN SECTION 34, T-8-S, R-14-E GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

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I-1

BROWNS VILLAGE RD

I-1

W HILLCREST DR

E HILLCREST DR

LAKEWOOD ST

A-4A

E PINEHILL DR

W PINEHILL DR

FERDALE ST

PARKLINE BLVD

E TIMBERLINE DR

TIMBERLINE DR

POWELL

POWELL RD

I-2

HC-2

DOSS DR

A-2

GRACE DR

BRYAN RD

A-4

HALE LN

JONES RD

I-2

Administrative Comment

August 1, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3828-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 Powell Road, west of Doss Drive, Slidell; S34, T8S, R14E; Ward 9, District 14
Council District: 14

Petitioner: Jones-Fussell - Jeffrey D. Schoen
Posted: June 4, 2024

Owner: StoragePro Louisiana, LLC
Commission Hearing: July 2, 2024

Size: 1.998 acres
Determination: Approved



Current Zoning

HC-2 Highway Commercial District and I-2 Industrial District

Requested Zoning

I-2 Industrial District

Future Land Use

Commercial

Flood Zone

Effective Flood Zone A1

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 17' + 1' Freeboard = 18' FFE

FINDINGS

1. The applicant is requesting to rezone the 1.998-acre parcel from HC-2 Highway Commercial District and I-2 Industrial District to I-2 Industrial District. The property is located on the north side of Powell Road, west of Doss Drive, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A / 89-004	Unknown	SA Suburban Agriculture/M-1 Industrial
09-2020	SA Suburban Agriculture/M-1 Industrial	I-2 Industrial District
15-3295	HC-2 Highway Commercial District	I-2 Industrial District
15-3389	I-2 Industrial District	HC-2 Highway Commercial District

Site and Structure Provisions

1. The site is developed with a boat sales and storage facility that is currently vacant.

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Compatibility or Suitability with Adjacent Area

2. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Interstate 12	Interstate 12
South	Residential	A-4 Single-Family Residential District
East	Industrial	I-2 Industrial District
West	Undeveloped	HC-2 Highway Commercial District

3. The subject property abuts Interstate 12 to the north, residential uses zoned A-4 Single-Family Residential District to the south, industrial uses to the east zoned I-2 Industrial District, and an undeveloped tract of land zoned HC-2 Highway Commercial District to the west.
4. The subject property has been rezoned a number of times in order to accommodate specific uses. The most recent rezoning the property has been subjected to was a change from I-2 Industrial District to HC-2 Highway Commercial District in order to accommodate the existing boat sales facility.
5. The purpose of the requested I-2 Industrial District is to provide for the location 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. The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. The table below indicates the differences in building size and allowable uses for the requested and existing zonings:

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7. Table 3: I-2 Industrial District and HC-2 Highway Commercial District Building Sizes and Uses:

Zoning District	Max. Density/Building Size	Allowable Uses
I-2 Industrial District (proposed)	The maximum building size in the I-2 Industrial District shall be 200,000 sqft. The maximum lot coverage shall not exceed 50% of the total area of the lot.	Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery manufacturing; Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture manufacturing; Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork and wood product manufacturing; Sheet metal products; Television and radio broadcasting transmitters; Tool manufacturing; Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.
HC-2 Highway Commercial District (existing)	Maximum building size shall be 40,000 sq. ft. The maximum lot coverage shall not exceed 50% of the total area of the lot.	All uses permitted in the HC-1 Highway Commercial District and: Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post-delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Portable containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

8. Per the petitioner’s application, the reason for the request is to bring the former boat sales site into compliance with an outdoor storage facility which is only permitted in the Industrial zoning classifications.

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Consistency with New Directions 2040

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 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Goal 1.9: Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties

