

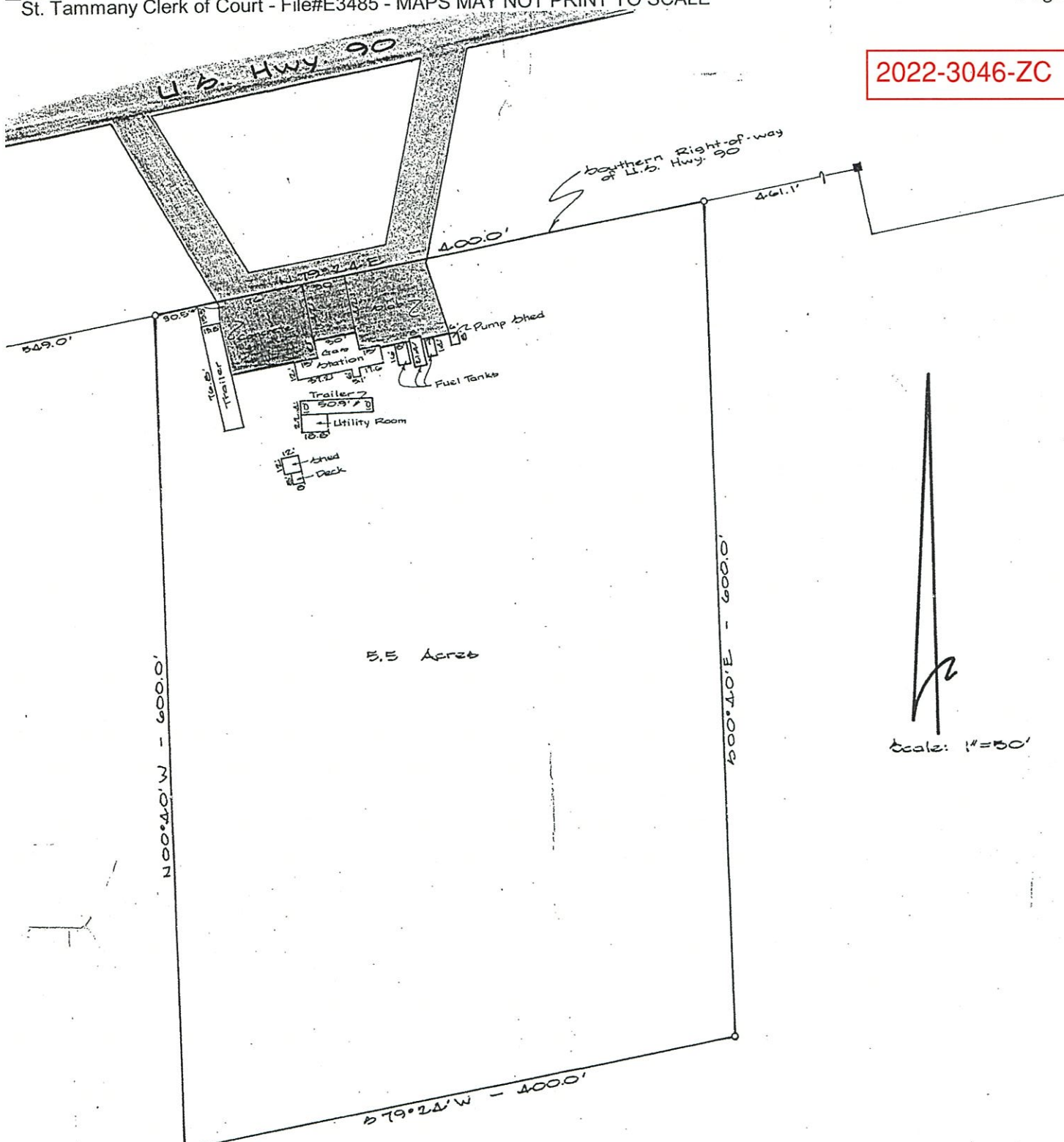
EXHIBIT "A"

2022-3046-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, Together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in Section 29, Township 9 South, Range 16 East, Greensburg District, St. Tammany Parish, Louisiana, and according to a survey made by NRW & Associates Inc., Ned R. Wilson, Surveyor, dated November 25, 1987, revised December 3, 1987, a copy of which is annexed to a previous act, said parcel of ground is more fully described as follows:

Commencing at the Section corner common to Sections 29, 30, 31 and 32, Township 9 South, Range 16 East, go North 00 degrees, 40 minutes West, 2,606.9 feet to an iron pipe, the POINT OF BEGINNING. Thence go North 00 degrees 40 minutes West distance of 600.0 feet to an iron pipe located on the southern right-of-way line of U.S. Hwy 90; thence go North 79 degrees, 24 minutes East a distance of 400.0 feet along the southern right-of-way line of U.S. Hwy. 90 to an iron pipe; thence go South 00 degrees, 40 minutes East a distance of 600.0 feet to an iron pipe; thence go South 79 degrees, 24 minutes West a distance of 400.0 feet to the POINT OF BEGINNING. Said parcel of land contains 5.5 acres.

2022-3046-ZC



5.5 Acres

Scale: 1"=50'

Certified Correct To:
LAWYER'S TITLE INSURANCE CORPORATION,
PARISH NATIONAL BANK AND
WILLIAM G. KIEFER

Property located in Section 29, Township 9 South,
 Range 16 East, St. Tammany Parish, Louisiana

30	29
31	32

EXTRA MAP FILE # 3485
 INSTRUMENT # 690766
 ORIGINALLY FILED DATE 03/11/1988
 EXTRA MAP FILED DATE 01/21/1993
 St. Tammany Parish Clerk of Court
 Deputy Clerk *Michael J. Rosen*

Ned R. Wilson



Prepared By:
NRW & ASSOCIATES, INC.
 1905 Highway 59
 Mandeville, Louisiana
 70440

Date: November 25, 1987 of

Revised: December 3, 1987 of



ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3046-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

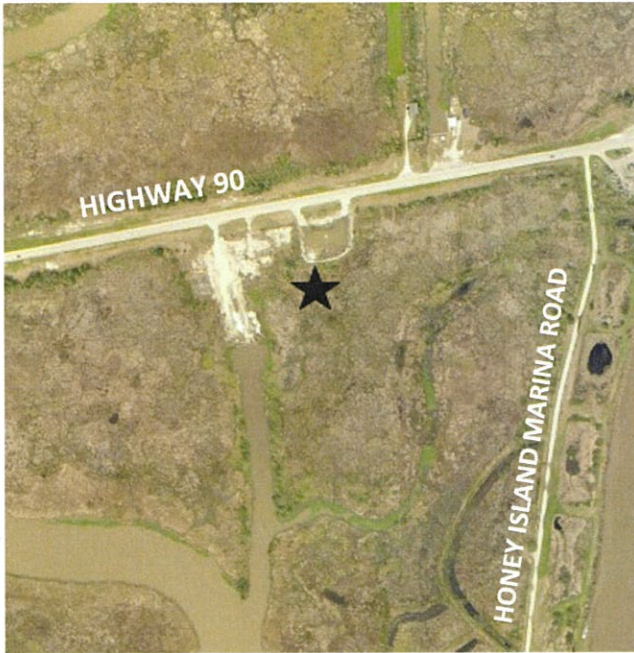
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of US Highway 90, west of Honey Island Marina Road, Slidell; S29, T9S, R16E; Ward 8, District 13 **Council District:** 13

Owner: 46564 Highway 90, LLC – Joe Strain **Posted:** October 13, 2022

Applicant: Joe Strain **Commission Hearing:** November 2, 2022

Size: 5.5 acres **Determination:** Approved



Current Zoning

A-1 Suburban District

Requested Zoning

HC-3 Highway Commercial District

Future Land Use

Coastal Conservation Area

Flood Zone

Effective Flood Zone A10

Preliminary Flood Zone VE-18

Critical Drainage:

Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to HC-3 Highway Commercial District. The site is located on the south side of US Highway 90, west of Honey Island Marina Road, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	Rural	SA Suburban Agriculture
09-2117	SA Suburban Agriculture	A-1 Suburban District – Comprehensive Rezoning

2. The subject property is a 5.5-acre parcel that was previously occupied by commercial uses prior to St. Tammany's Comprehensive Rezoning. The property now sits cleared and vacant of any structures. Per the applicant's zoning request application, the most previous structure was a convenience store that is no longer in service.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification	Ordinance
North	Residential Undeveloped	A-1 Suburban District	09-2117
		HC-2 Highway Commercial District	16-3607
		PF-2 Public Facilities District	09-2117
South	Undeveloped	A-1 Suburban District	09-2117
East	Undeveloped	A-1 Suburban District	09-2117
West	Undeveloped	HC-2 Highway Commercial District	17-3720
		PF-2 Public Facilities District	09-2117

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4. The subject property abuts undeveloped land to the east, a single residence to the north across the street from US Highway 90, and undeveloped property to the south and west. The site is flanked by property zoned A-1 Suburban District to the east and south, but is also adjacent to property zoned HC-2 Highway Commercial District and PF-2 Public Facilities District to the west as well as across the Highway to the north. Based on the typical rezoning pattern for the undeveloped property along this portion of US Highway 90 and the Parish line, there seems to be a number of parcels that have been rezoned for Highway Commercial or Industrial uses and/or Public Facilities.
5. If approved, the applicant would be able to have the following uses on the site: Any uses permitted in the NC districts, the HC-1 District, and the HC-2 District and: Automotive service, stations, centers, and sales; Indoor recreation establishments, such as bowling alleys, skating rinks and movie theaters; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (minimum standards apply); Commercial recreation, excluding riverboat gaming and associated facilities, outdoor (no lights); Lodging, greater than 100 rooms (including apartments, hotels, motels); Nightclubs, bars and lounges; Entertainment which typically consists of live or programmed performances; Bus, truck or other transportation terminals; Outdoor retail sales and storage yards; Portable storage containers used for storage; Outdoor display area of pre-assembled building, pool and playground equipment; Crematorium; Cemeteries.

Consistency with New Directions 2040

Coastal Conservation: areas that are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

1. 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

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