

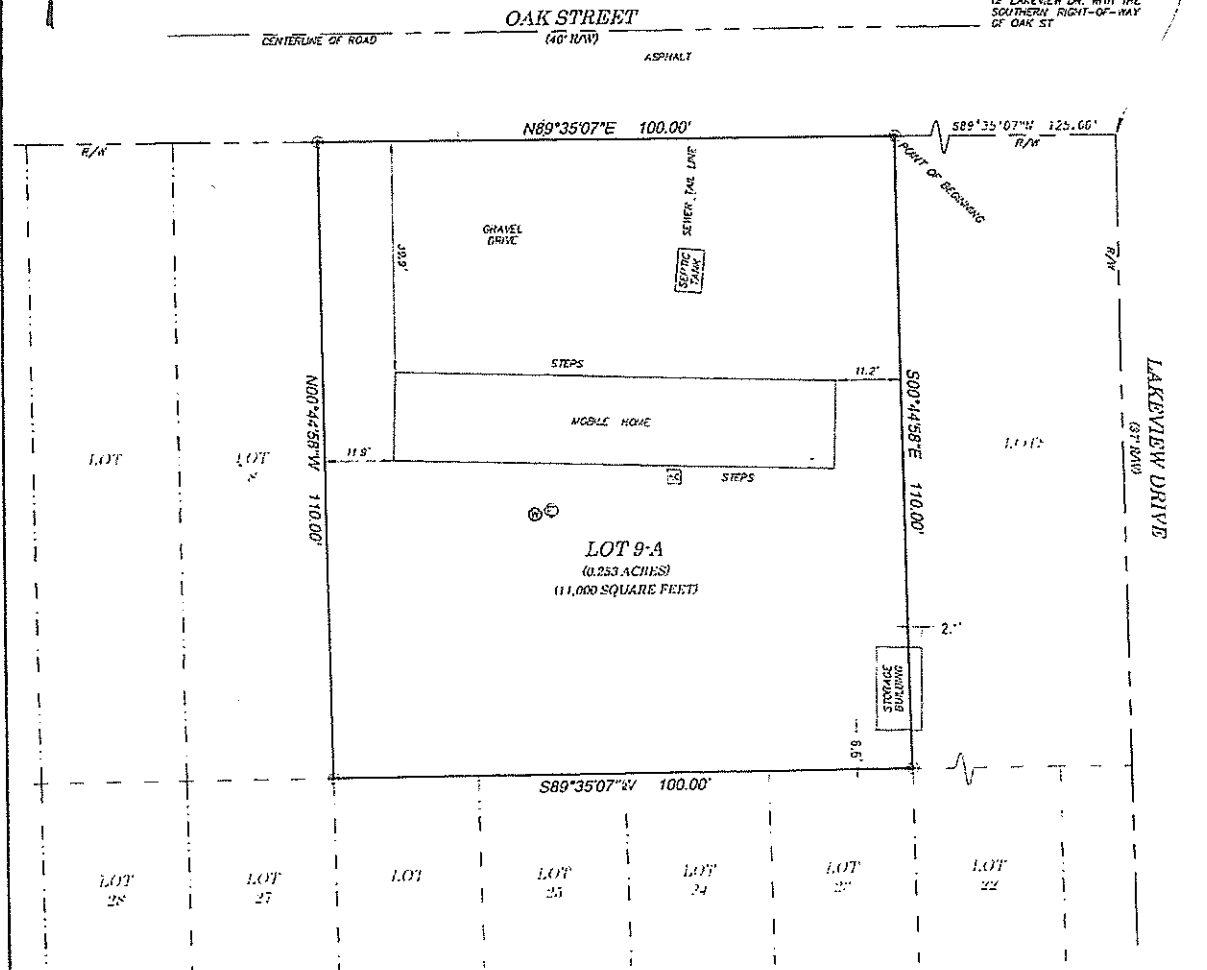
EXHIBIT "A"

2025-4321-ZC

Lot 9-A, Square 9, Howze Beach Subdivision located in Section 44, Township 9 South –
Range 14 East, Greensburg Land District, St. Tammany Parish, Louisiana

**MAP SHOWING SURVEY OF
 LOT 9-A, SQUARE 9, HOWZE BEACH SUBDIVISION 2025-4321-ZC**
 (38188 OAK ST., SLIDELL, LA 70458)
 LOCATED IN SECTION 44, TOWNSHIP 9 SOUTH - RANGE 14 EAST,
 GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA,
 FOR
VANDERBILT MORTGAGE & FINANCE, INC.

STARTING POINT:
 THE INTERSECTION OF THE
 WESTERN RIGHT-OF-WAY
 OF LAKEVIEW DR. WITH THE
 SOUTHERN RIGHT-OF-WAY
 OF OAK ST.



GENERAL NOTES:

1. THIS SURVEY WAS BASED ON INFORMATION PROVIDED BY THE CLIENT, AND/OR CURRENT TITLE INFORMATION FROM PUBLIC RECORDS SOURCES, AND IS SUBJECT TO THOSE FACTS AND PRE-EXISTING ENCUMBRANCES SUCH AS EASEMENTS, RIGHTS OF WAY, BUILDING SETBACKS, AND OTHER COVENANTS AND/OR RESTRICTIONS, WHICH COULD BE DISCLOSED BY A COMPLETE TITLE SEARCH. A COMPREHENSIVE TITLE ABSTRACT WAS NOT REQUESTED BY THE CLIENT NOR WAS WITHIN THE SCOPE OF THIS SURVEY.
2. WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.
3. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
4. ADJACENT PROPERTY OWNER INFORMATION WAS TAKEN FROM THE ST. TAMMANY PARISH TAX ASSESSOR'S WEB SITE.
5. THE LINES SHOWN ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES AND FLOOD ZONES WERE DIGITIZED FROM AERIAL IMAGERY, F.E.M.A. FLOOD INSURANCE RATE MAPS AND U.S.G.S. QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME THIS SURVEY WAS PERFORMED.
6. BUILDING SETBACKS, IF SHOWN HEREON ARE AS PER REFERENCES.
7. UTILITIES, IF SHOWN HEREON WERE LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE ONLY. ONLY THOSE UTILITIES THAT WERE DEEMED PERTINENT TO THE PURPOSE OF THE SURVEY ARE SHOWN. OTHER UTILITIES ARE CONSIDERED TO EXIST EVEN IF NOT SHOWN HEREON.

LEGEND

⊙	FOUND 1/2" IRON ROD
⊕	ELECTRIC RECEPTACLE
⊞	ELECTRIC SERVICE STUB UP (NO POLE OR METER)
⊞	AIR CONDITIONER CONDENSER
⊕	WATER WELL (NO PUMP OR TANK)
R/W	APPARENT RIGHT-OF-WAY



BASIS OF BEARINGS:
 THE BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 (2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

REFERENCES:
 1. RESUBDIVISION OF LOTS 9-12 INTO LOT 9-A, SQUARE 9 OF HOWZE BEACH SUBDIVISION, DATED 12/01/2004, BY SEAN M. BURGESS, P.L.S. RECORDED IN THE ST. TAMMANY PARISH CLERK OF COURTS AS FILE NO. 3777A.

FLOOD CERTIFICATION:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY FALLS IN FLOOD ZONE(S) "X5" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225205, MAP NO. 2252050533 D WHICH BEARS AN EFFECTIVE DATE OF 04/23/1971, LAST REVISED 04/02/1991.

THE CURRENT FLOOD ZONE DESIGNATION AND/OR BASE FLOOD ELEVATION AND BUILDING REGULATIONS SHALL BE CONFIRMED THROUGH THE PARISH OF ACADIA BEFORE PROCEEDING WITH ANY TYPE OF CONSTRUCTION OR MOVING OR REPLACING HOMES.

CERTIFICATION:

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:148, CHAPTER 25 FOR A CLASS C SURVEY.

Seth J. Mosby
 SETH J. MOSBY, P.L.S.
 PROFESSIONAL LAND SURVEYOR #073
 FILE: "VANDERBILT - 38188 OAK ST(SLIDELL)..."
 OCTOBER 1, 2024
 DATE



JOB NO:	24-114		B E I SURVEYING, LLC PHONE: 225-715-8307 EMAIL: beisurveying@gmail.com ADDRESS: 16709 ARMY LANE FRENCH SETTLEMENT, LA, 70733
FIELD BOOK:	SEE FOLDER		
PAGE(S):	SEE FOLDER		
PARTY CHIEF:	SJM		



2025-4321-ZC

SLIDELL





ZONING STAFF REPORT
2025-4321-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 Oak Street, west of Lakeview Drive, east of Beach Drive, being 38188 Oak Street, Slidell; S44, T9S, R14E; Ward 9, District 12 **Council District:** 12

Petitioner: Vanderbilt Mortgage and Finance, LLC – Evan Berry **Posted:** August 15, 2025

Owner: Vanderbilt Mortgage and Finance, LLC – Michael Shelton

Commission Hearing: September 2, 2025

Size: 0.253 acres

Determination: Denied



Current Zoning: L-2 Large Lot Residential District

Requested Zoning: L-2 Large Lot Residential District and MHO Manufactured Housing Overlay

Future Land Use: Residential Medium Intensity

Flood Zone

Effective Flood Zone: AE

Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:

BFE 9' + 1' Freeboard = 10' FFE

FINDINGS

1. The applicant is requesting to rezone 0.253-acres from L-2 Large Lot Residential District to L-2 Large Lot Residential District and MHO Manufactured Housing Overlay. The parcel is located on the south side of Oak Street, west of Lakeview Drive, east of Beach Drive, being 38188 Oak Street, Slidell.

Zoning History

Ordinance	Prior Classification	Amended Classification
09-2117	Unknown	L2-Large Lot Residential District

Site and Structure Provisions

2. The subject property is currently developed with an existing non-conforming manufactured home.

Compatibility or Suitability with Adjacent Area

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L2-Large Lot Residential
South	Undeveloped	L2-Large Lot Residential
East	Residential	L2-Large Lot Residential
West	Undeveloped	L2-Large Lot Residential

3. As seen in Table 2, the subject site borders property zoned L-2 Large Lot Residential District to the north, south, east and west.
4. The existing L-2 Large Lot Residential District intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-



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family development convenient to commercial and employment centers. The L-2 Large Lot Residential District requires a minimum lot area of 0.5 acres or 21,780 square feet and a minimum lot width of 100'.

5. The purpose of the MHO Manufactured Housing Overlay is to provide areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents. There are currently eight (8) legal non-conforming manufactured homes located along Oak Street.
6. If approved, the applicant may apply for an electrical connection to gain electricity to the non-conforming manufactured home or replace it with a newer manufactured home.

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 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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 conditions, 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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