

EXHIBIT “A”

2022-2951-ZC

AN UNDIVIDED ONE-HALF INTEREST IN ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St, Tammany, State of Louisiana, being more fully described as follows, to-wit:

Being Lot 12, Unit One, Eden Isles Subdivision, St. Tammany Parish, Louisiana



ZONING STAFF REPORT
2022-2951-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
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 US Highway 11, south of Oak Harbor Boulevard; Slidell; S44, T9S, R14E; Ward 9, District 12
Posted: July 20, 2022
Owner: Jeffrey Pittman
Council District: 12
Applicant: Branchwood Developments, LLC
Commission Hearing: August 2, 2022
Size: .39 acres
Determination: Approved



Current Zoning
A-6 Multi-Family Residential
Requested Zoning
HC-2 Highway Commercial District
Future Land Use
Medium Intensity
Area of Special Flood Hazard
(100-Year Floodplain)
Planned Roadway Projects

FINDINGS

- 1. The subject property is a .39-acre parcel that is currently occupied by a 4-unit multi-family structure which is a permitted use within the property’s current A-6 Multi-Family Residential Zoning District.
- 2. The existing fourplex is currently operated as a long-term rental, which includes rentals for longer than 30 days. The reason for the request is to allow the property owner to apply for a permit to operate a short-term rental from the subject property.
- 3. A change in zoning will allow the applicant to operate any of the following permitted commercial uses:
All uses permitted in the HC-1 Highway Commercial District; 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; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	NA	A-6 Multi-Family Residential
09-2117	A-2 Suburban District	A-6 Multi-Family Residential



ZONING STAFF REPORT
2022-2951-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

stpgov.org/planning

Location: Parcel located on the west side of Beach Drive, north of Ozone Street, Slidell; S44, T9S, R14E; Ward 9 District 12

Posted: July 19, 2022

Owner: Alberto Matute

Council District: 12

Applicant: Tamprop Inc.; JP & KP WA, LLC

Commission Hearing: August 2, 2022

Dragonfly Enterprises Inc. - James Lindsay

Determination: Denied/Appealed

Size: .35 acres



Current Zoning

A-3 Suburban District

Requested Zoning

A-3 Suburban District

MHO Manufactured Housing Overlay

Future Land Use

Medium Intensity

Area of Special Flood Hazard

(100-Year Floodplain)

Growth Management Area

FINDINGS

1. A majority of the Howze Beach subdivision is zoned A-3 Suburban District which allows single-family residential dwellings as a permitted use. The subject site is currently developed with an existing manufactured home and the surrounding neighborhood is comprised of a mixture of existing stick built and manufactured homes.
2. Per Sec. 130-161, the existing mobile home on the property is considered a non-conforming use and the property owner must obtain a rezoning to MHO Manufactured Housing Overlay to allow for the reconnection of electricity.
3. Based on the most current and available data, the residential structure count for the neighborhood includes approximately 30 mobile homes and 5 stick-built homes (Google Earth, January, 2019). This information does not account for potential vacant structures.
4. A change in zoning will allow the applicant to apply for a building permit for the placement of a new mobile home.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
84-134B	NA	SA
09-2117	SA	A-3 Suburban District

Compatibility or Suitability with Adjacent Area

6. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-3 Suburban District
South	Mobile Home	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

Surrounding Zoning Requests

7. Table 4: Surrounding Zoning Requests

Case	Request	ZC Decision	Council Decision
2020-1768-ZC	From A-3 to A-3 & MHO	Denial – March 3, 2020	Concur with Denial – C-6283
2021-2368-ZC	From A-3 to A-3 & MHO	Denial – July 6, 2021	Removed from 9/5/2021 Agenda
2022-2725-ZC	From A-3 to A-3 & MHO	Denial – May 3, 2022	To be heard 9/4/2022 Council



Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

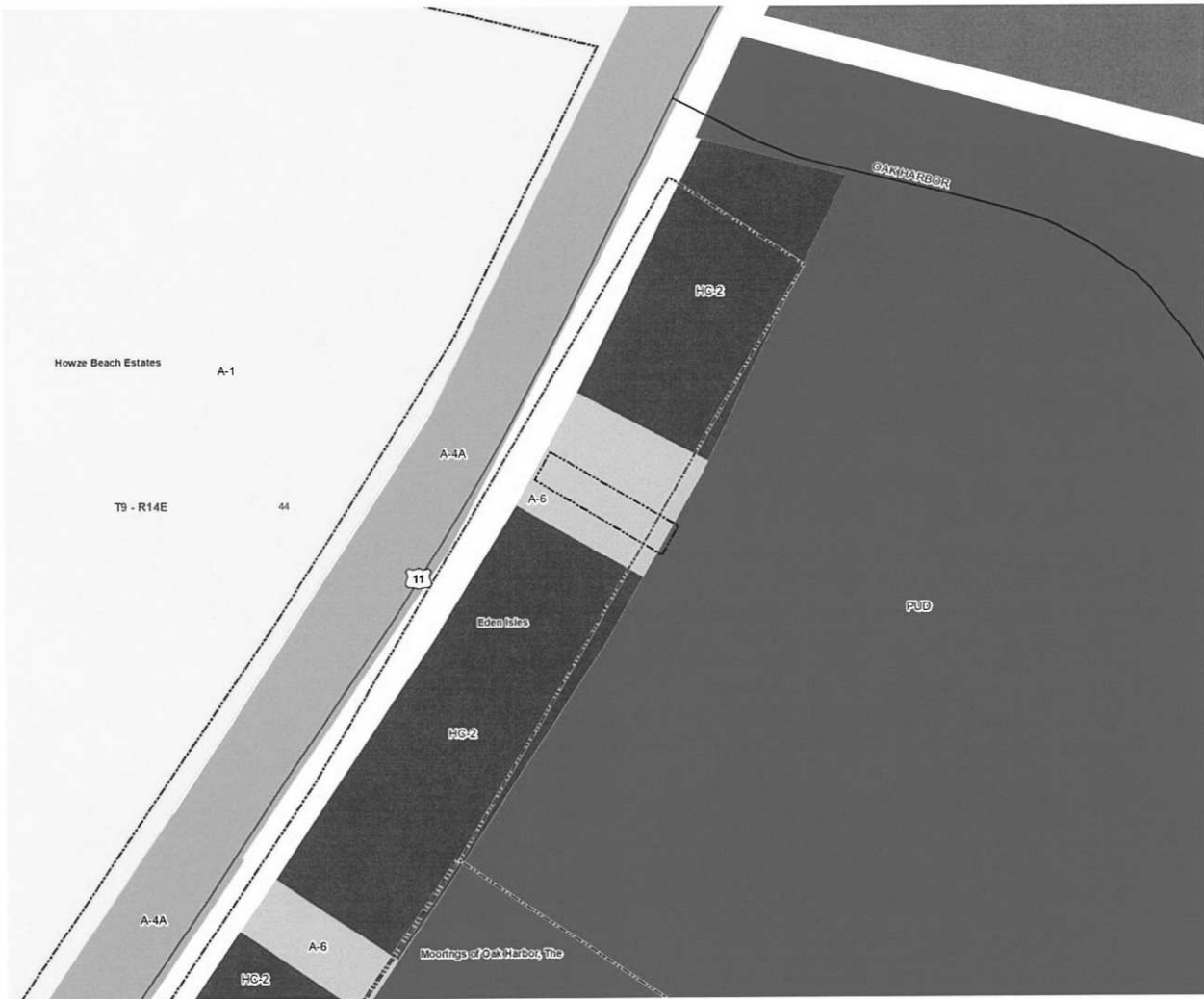
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential/Commercial	HC-2 Highway Commercial District
South	Residential/Commercial	HC-2 Highway Commercial District
East	Greenspace	Mariner's Cove PUD
West	Undeveloped	A-4A Single-Family Residential District

Consistency with New Directions 2040

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.

Area of Special Flood Hazard (100-Year Floodplain): Any developed permitted in the Parish's "area of special flood hazard" shall be "low-impact", employing systems and practices that use natural processes that promote infiltration, evapotranspiration or use of stormwater in order to reduce flood risk and protect water quality.

6. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. Goal 1.1: Our land use, land development, and land redevelopment decision making, policies, and process will be fair, transparent, and accessible to all Parish stakeholders.
 - ii. Goal 1.2: New Development and redevelopment will be orderly, carefully planned, and predictable.



2022-2951-ZC

L=62.89'
R=6084.52

CANAL

80' WATERWAY
SERVITUDE

LOT 12

CONCRETE
BULKHEAD"X" SET IN
CONCRETE
@ 199.09'

62.06'

"X" SET IN
CONCRETE
@ 199.40'

100' BACK SETBACK

SINGLE STORY
ON SLAB.

(TO BE REMOVED)

8.4'

S60°22'56"E
280.00'

LOT 13

GRAVEL

LOT 11

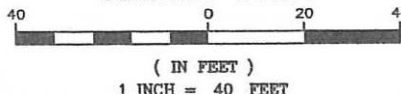
***NOTE
ST. TAMMANY PARISH REQUIRES
THE MINIMUM FINISHED FLOOR
ELEVATION IN THIS AREA TO
MATCH ABFE DETERMINED BY
FEMA.ZONE: AE 13'
ABFE: 13'
PANEL: LA-LL40
DATE: JANUARY 18, 20065' SIDE
SETBACK20' FRONT
SETBACKL= 60.00'
R= 5804.521/2" Iron Rod
(Set)1/2" Iron Rod
(Set)= BM
TAG # JVB1632
ELEV 7.86

US HIGHWAY 11

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE

BENCHMARK IS IN THE
EDGE OF ASPHALT IN THE
MIDDLE OF DRIVEWAY.
TAG # JVB1632
ELEV. = 7.86'BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....20'
Side Setback.....5'
Rear Setback.....100'

ADDRESS: 4424 PONT CHARTRAIN DRIVE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN
ACTUAL GROUND SURVEY AND THAT TO THE
BEST OF MY KNOWLEDGE NO ENCROACHMENTS
EXIST EITHER WAY ACROSS ANY OF THE
PROPERTY LINES, EXCEPT AS SHOWN.PROPERTY IS SURVEYED IN ACCORDANCE WITH THE
LOUISIANA "MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS" FOR A CLASS C SURVEY.
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS
NOTED OTHERWISE.ENCUMBRANCES SHOWN HEREON ARE NOT
NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.F.I.R.M. No. 225 205 0535 D
F.I.R.M. Date 4/2/1992
ZN: A10 B.F.E. 12'
* Verify prior to construction with
Local Governing Body.

DRAWING NO.

20080907

DATE:

07/07/2008

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut HWY.
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

DRAWN BY:

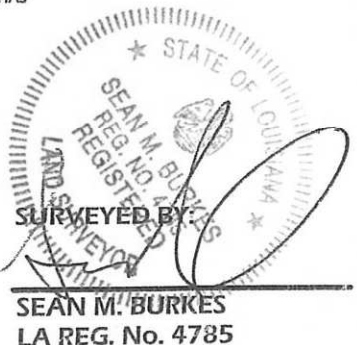
ACE

CHECKED BY:

SMB

SCALE:

1" = 40'

SURVEY OF LOT 12, UNIT 1,
EDEN ISLES SUBDIVISION,
NEAR THE CITY OF SLIDELL,
SECTION 44, T-9-S, R-14-E,
ST. TAMMANY PARISH, LOUISIANACERTIFIED
TO: ERNIE ANDERSONSEAN M. BURKES
LA REG. No. 4785

A-1

A-4A

HC-2

A-6

T9 - R14E
44

11

HC-2

PUD