

Exhibit A

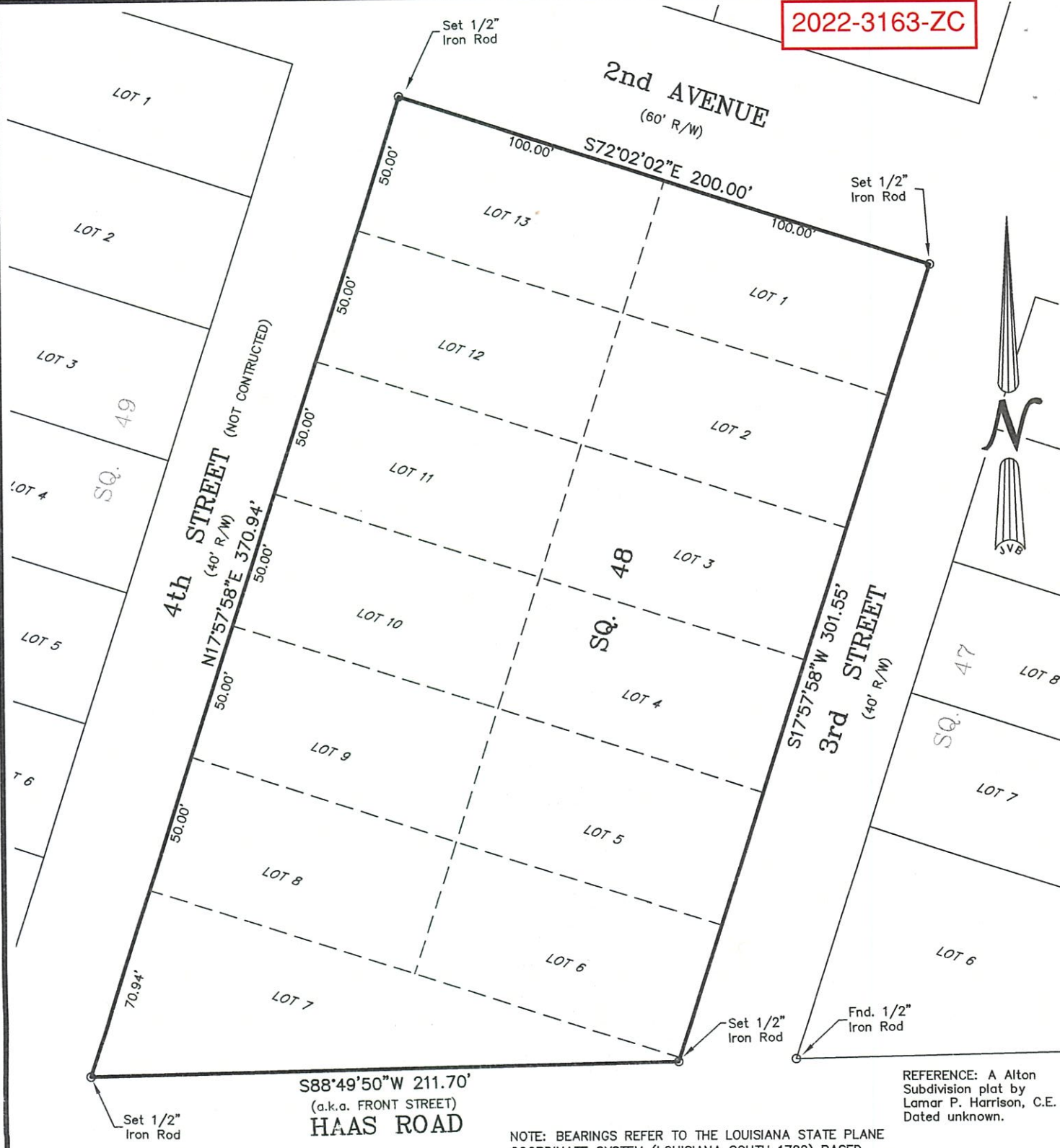
2022-3163-ZC

A certain parcel of land, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from a 1/2" iron rod set at the intersection of the westerly right of way line of 3rd Street and the northerly right of way line of Haas Road (a.k.a. Front Street) run along the northerly right of way line of Haas Road (a.k.a. Front Street) South 88 Degrees 49 Minutes 50 Seconds West a distance of 211.70 feet to a 1A" iron rod set on the easterly right of way line of 4th Street; Thence run along said easterly right of way line of 4th Street North 17 Degrees 57 Minutes 58 Seconds East a distance of 370.94 feet to a 1A" iron rod set on the southerly right of way line of 2nd Avenue; Thence run along said southerly right of way line of 2nd Avenue South 72 Degrees 02 Minutes 02 Seconds East a distance of 200.00 feet to a 1/2" iron rod set on the westerly right of way line of 3rd Street; Thence run along said westerly right of way line of 3rd Street South 17 Degrees 57 Minutes 58 Seconds West a distance of 301.55 feet and back to the Point of Commencement.

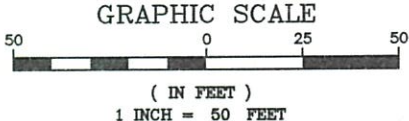
Said parcel contains 1.544 acres of land more or less, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

2022-3163-ZC



REFERENCE: A Alton Subdivision plat by Lamar P. Harrison, C.E. Dated unknown.

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



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....*
Side Setback.....*
Rear Setback.....*

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 STANDARDS OF PRACTICE 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. 225205 0410 D
F.I.R.M. Date 04/21/1999
ZN: A B.F.E. 24'
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20220177
DATE: 04/29/2022

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL
CHECKED BY: DJP
SCALE: 1" = 50'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY PLAT OF
LOTS 1 THRU 13, SQ. 48,
TOWN OF ALTON IN
SECTION 23, T-8-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: CHRIS POMES

STATE OF LOUISIANA
DANIEL J. POCHE
License No. 5066
PROFESSIONAL LAND SURVEYOR
LA REG. No. 5066



Administrative Comment

June 6, 2024

Department of Planning & Development



ZONING STAFF REPORT
2022-3163-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: Parcels located on the north side of Haas Road, the west side of 3rd Street, the south side of 2nd Avenue, and the east side of the unopened row of 4th Street; Slidell; S23, T8S, R14E; Ward 8, District 14
Council District: 14

Owner: Chris Pomes **Posted:** April 26, 2024

Applicant: Pomes Seafood, LLC – Chris Pomes **Commission Hearing:** May 7, 2024

Size: 1.544 acres **Determination:** Approved



Current Zoning

A-4 Single-Family Residential District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Residential: Medium Intensity

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage: Yes

FINDINGS

1. The 1.544-acre property consists of 13 vacant lots within the Alton Subdivision presently zoned A-4 Single-Family Residential District.

Zoning History

2. The subject property is currently known as Square 48, Alton Subdivision, as listed on the attached recorded plat. The lots on this property have never been developed since the subdivision was established.
3. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SA Suburban Agriculture
09-2117	SA Suburban Agriculture	A-4 Single-Family Residential District

Site and Structure Provisions

4. Table 2: Dimensional Standards

Zoning	Density	Lot Width
A-4 Single-Family Residential District	4 dwelling units per acre	90 ft.
HC-2 Highway Commercial District	Max. building size of 40,000 sqft	Minimum lot size of 20,000 sqft

5. The HC-2 Highway Commercial District requires a minimum buildable area of 20,000 square feet in order to accommodate all requirements of the district including landscaping, parking, and drainage.

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Director

6. The property presently consists of 1.544 acres split between multiple lots of record. As such, the applicant will also have to apply for the minor resubdivision of lots 1-13 in order to create a single development site.

Compatibility or Suitability with Adjacent Area

7. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Industrial	I-1 Industrial District
East	Residential	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential District

8. The subject property abuts residential property on to the north, east and west (Developed portion of Alton Subdivision across Highway 11), as well as an industrial complex/shipping facility to the south.
9. Per the petitioner's application, the request of the zoning change is to be able to obtain permits to construct a commercial trucking company on the site. If approved for the rezoning, the applicant will have to comply with all landscaping, drainage, signage, parking requirements and all other applicable Parish regulations for commercially-zoned property.

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 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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