

**Exhibit "A"**

**2023-3223-ZC**

ONE certain LOT OR parcel OF GROUND, 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 Pearl Acres, a subdivision of fractional part of section 6, Township 9 south, Range 15 East, St. Tammany Parish, Louisiana, more fully described as being:

LOT NO. 4 Of SQUARE NO. 7 Of said PEARL ACRES subdivision, measuring 104 feet front on Pearl street by a depth of 418 feet extending easterly between equal and parallel lines. Square No. 7 is bounded on the north by Tortoise Street, east by Amber street, south by Onyx street and on the west by Pearl street, according to plan and survey No. 664 made by H.G. Fritchie, surveyor, dated April 12, 1928, a copy of which is on file in the office of the Clerk of Court

DATE: 12.14.22	JOB NO.: 22098
SCALE: 1" = 40'	CHECKED BY: JEP
SCALE: 1" = 20'	DRAWN BY: NBZ
SCALE: 1/8" = 10'	DESIGNED BY: JEP

SITE PLAN LAYOUT 1

LITTLE ACADEMY OF SIDELL  
SCHOOL BUILDING ADDITION  
PEARL RIVER, LA 70452  
59424 NORTH PEARL DRIVE

NO.	DATE	REVISIONS	APP'D

**PRELIMINARY DOCUMENTS**

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, RECORDING, RECORDATION, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

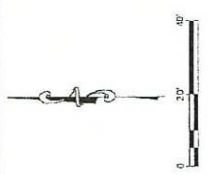
DATE: 12/14/22

**Kyle Associates, LLC**

Professional Engineers, Architects, Surveyors, Planners, and Environmental Scientists

608 West Lake St., Metairie, LA 70001 • TEL: 504.885.8277

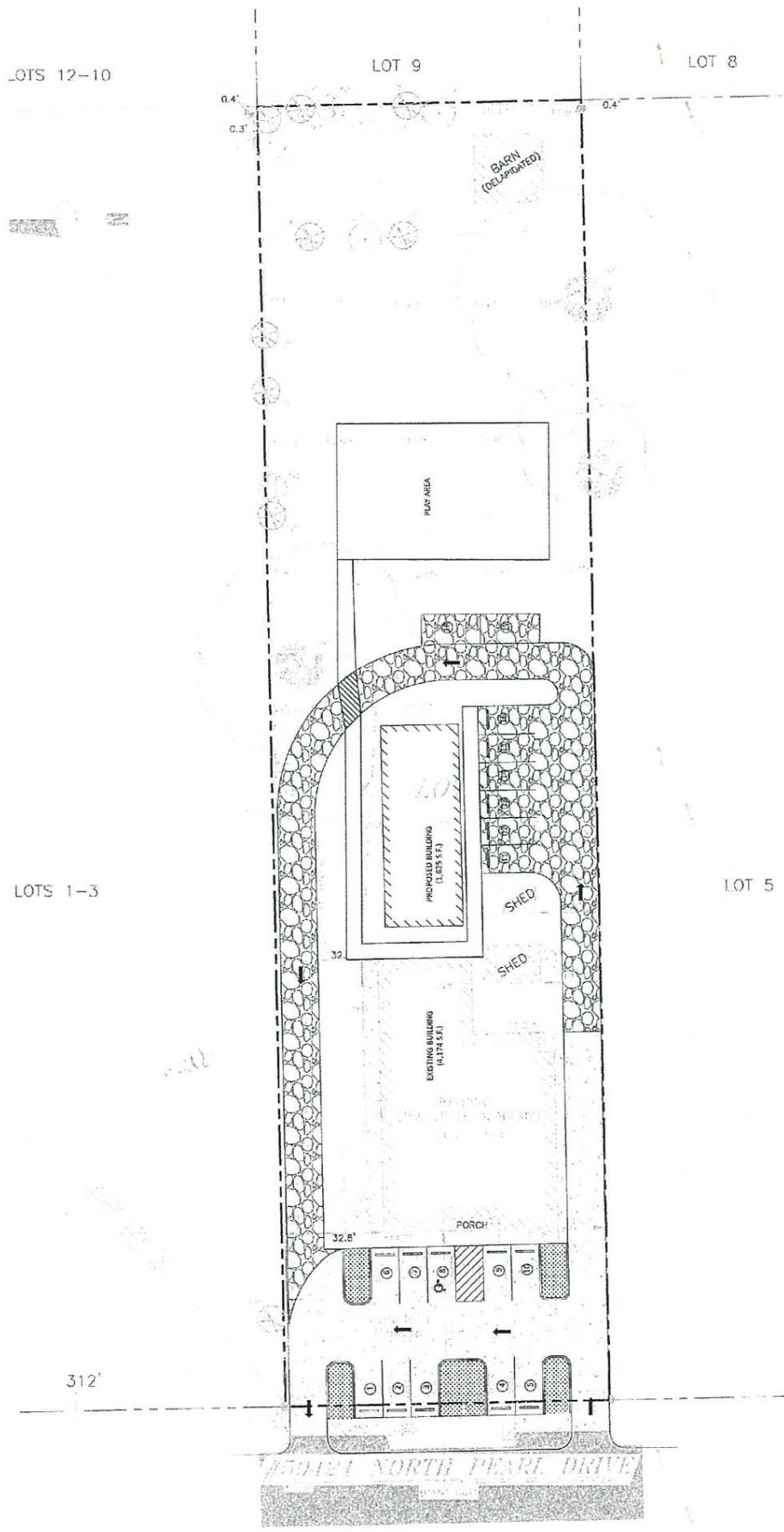
SHEET NO. **C1.0**



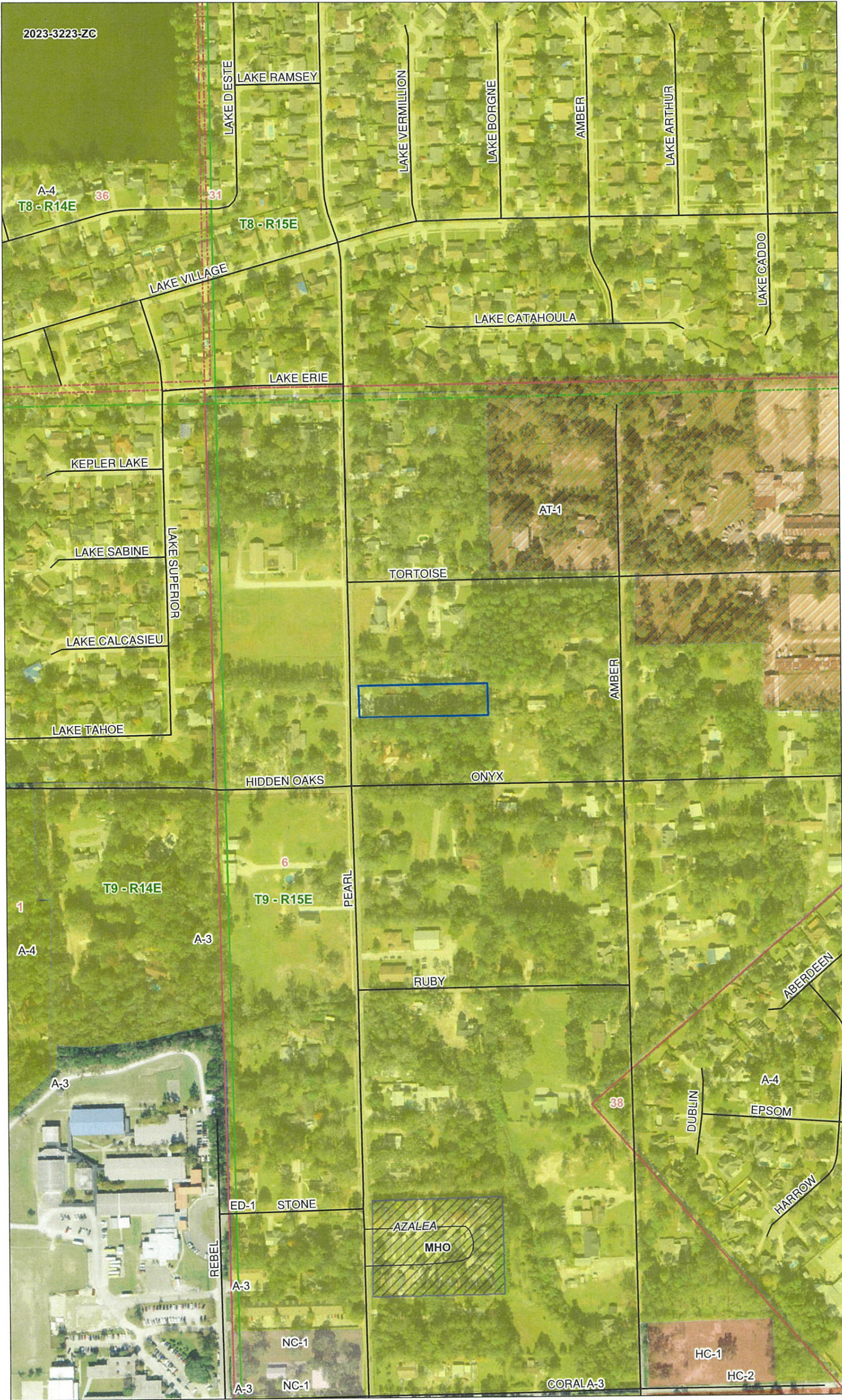
**PARKING CALCULATIONS**

EDUCATIONAL AND RELATED USE:

DAY CARE CENTER	1
MINIMUM OFF SPACES	17
PLUS 2 FOR EVERY 3 EMPLOYEES (STAFF 36)	12
HANDICAP PARKING SPACES (REG. 2, 17.5% SPACES)	1
PARKING SPACES REQUIRED	30
TOTAL PARKING SPACES PROVIDED	18 SPACES



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LAKE RAMSEY

LAKE VERMILLION

LAKE BORGNE

AMBER

LAKE ARTHUR

LAKE D'ESTE

A-4  
T8-R14E 36

31

T8-R15E

LAKE VILLAGE

LAKE CATAHOULA

LAKE CADDO

LAKE ERIE

KEPLER LAKE

AT-1

LAKE SABINE

LAKE SUPERIOR

TORTOISE

LAKE CALCASIEU

AMBER

LAKE TAHOE



HIDDEN OAKS

ONYX

T9-R14E

T9-R15E

PEARL

6

1

A-4

A-3

RUBY

ABERDEEN

A-3

38

A-4

EPSOM

ED-1 STONE

AZALEA

MHO

DUBLIN

HARROW

A-3

NC-1

A-3

NC-1

CORALA-3

HC-1

HC-2

**Administrative Comment**

**April 6, 2023**

**Department of Planning & Development**



**ZONING STAFF REPORT**  
2023-3223-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 east side of North Pearl Drive, north of Onyx Avenue, south of Tortoise Street, and west of Amber Street; Pearl River; S6, T9S, R15E; Ward 8, District 8      **Council District:** 8

**Owner:** Nancy Morrison and Earl Morrison      **Posted:** February 17, 2023  
**Applicant:** Nancy Morrison      **Commission Hearing:** March 7, 2023  
**Size:** 1-acre      **Determination:** Approved

**Current Zoning**

A-3 Suburban District

**Requested Zoning**

ED-1 Primary Education District

**Future Land Use**

Residential – Medium Intensity

**Flood Zone**

Effective Flood Zone B

Preliminary Flood Zone A

**Critical Drainage:** Yes



**Findings**

1. The petitioner is requesting to change the zoning classification from A-3 Suburban District to ED-1 Primary Education District. The site is located east side of North Pearl Drive, north of Onyx Avenue, south of Tortoise Street, and west of Amber Street, Pearl River.

**Zoning History**

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2117	Unknown	A-3 Suburban District – Comprehensive Rezoning

2. The subject property is known as Lot 4, Square 7, Pearl Acres Subdivision and has been zoned A-3 Suburban District, which allows single-family residential uses since the Parish's 2009-2010 Comprehensive Rezoning.

**Compatibility or Suitability with Adjacent Area**

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

4. The site is currently developed with an existing daycare center which has been in existence since 1984 and subsequently increased in size as per a conditional use permit approved in 1993 (CP93-11-086). Daycare centers are not a permitted use under the site's existing A-3 Suburban District zoning classification. Because of this, the subject daycare is considered legal-nonconforming<sup>1</sup> and

<sup>1</sup> Nonconforming use means a use which lawfully occupied a building or land at the time of adoption of the ordinance from which these regulations are derived and which does not conform with the use regulations of the district in which it is located.

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is subject to specific use regulations including but not limited to intensification, expansions, and alterations.

5. The objective of the request is to allow the existing daycare to come into compliance with the correct zoning classification which will also allow them to expand their operations outside of the perimeters of the nonconforming regulations. A change in zoning will provide for the location of public or private schools that are generally served by smaller student populations on a property that has traditionally been used as a daycare center.
6. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density/Building Size	Allowable Uses	Purpose
A-3 Suburban District (Existing)	1 unit per every half acre	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The A-3(D) district is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers.
ED-1 Primary Education District (Proposed)	10,000 sq. ft. max building size Not to exceed 50 % of the total area of the lot while adhering to the required parking and landscape requirements.	Elementary or middle schools, public or private; Institution of fine arts; Adult secondary education classes; Daycare, nursery school, preschool, kindergarten, and karate/dance/gymnastics schools limited with a total building size to 10,000 sq. ft. in area	The purpose of the ED-1 Primary Education District is to provide for the location of public or private schools that are generally served by buses or serve smaller student populations.

*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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
  - i. Strategy 1:9:3: Encourage redevelopment and adaptive reuse of existing or vacant buildings.

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April 6, 2023

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- ii. Strategy 1:5:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.
- iii. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.

