

EXHIBIT "A"

2023-3569-ZC

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, being designated as LOT 5, of the Partition of the Estate of Sanford R. Kahl, situated in SECTION 38, TOWNSHIP 9 SOUTH, RANGE 15 EAST, being situated in St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

From the intersection of the westerly right-of-way line of Military Road and the south line of said Section 38, go North 07 degrees, 30 minutes West 895.00 feet to a point; thence go North 23 degrees, 15 minutes West 533.50 feet to Point A; thence go North 66 degrees, 45 minutes East 88.00 feet to the westerly right-of-way line of Military Road; thence go North 66 degrees, 45 minutes East 80.00 feet to the Easterly right-of-way line of Military Road, which is the POINT OF BEGINNING.

Thence go North 66 degrees, 48 minutes, 25 seconds East 439.36 feet to a point; thence go North 23 degrees, 15 minutes West 115.41 feet to a point; thence go South 66 degrees, 45 minutes West 431.0 feet to a point; thence go South 19 degrees, 00 minutes East 118.53 feet back to the POINT OF BEGINNING.

All as more fully shown in accordance with survey by Borgen Engineering Surveyors, dated August 29, 1978, Survey No. 17,421 and revised June 17, 1981, Survey No. 27,250 and further revised October 13, 1982, Survey No. 31,346.

Said property bear the municipal number; 158 S. Military Road, Slidell, LA 70461

A-6
A-4 2023-3569-ZC



HC-2

PF-1

RUE DE LA PARC

A-5

STEELE

CAMDEN

BRISTOL

TRENTON

MILITARY RD

HC-2

HERWIG BLUFF

DURHAM

A-6

A-4

NC-5

NORFOLK

A-6

BOXWOOD
LARCHWOOD

NC-4

LEEDS

CROSS GATES

ESSEX

190

A-4

GOLDENWOOD

A-6

A-6

AYSHIRE

WILLOW WOOD

HAMPSHIRE

Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3569-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

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Location: Parcel located on the east side of LA Highway 1090, north of Cross Gates Boulevard, Slidell S38, T9S, R15E; Ward 8, District 9 **Council District:** 9

Petitioner: D.C.R., LLC - Chris Clark

Posted: October 16, 2023

Owner: D.C.R., LLC – Donald Mattern

Commission Hearing: November 1, 2023

Size: 1.15 acres

Determination: Approved



Current Zoning

NC-5 Retail and Service District

Requested Zoning

NC-5 Retail and Service District

Entertainment Overlay

Future Land Use

Residential – Medium Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

Findings

1. The petitioner is requesting to change the zoning classification from NC-5 Retail and Service District to NC-5 Retail and Service District and Entertainment Overlay. The site is located east side of LA Highway 1090, north of Cross Gates Boulevard, being 158 S Military Road, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
99-066	Unknown	C-2 Commercial
09-2117	C-2 Commercial	NC-5 Retail and Service District

Site and Structure Provisions

2. The subject property is currently developed with an unoccupied restaurant.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential - Multifamily	A-6 Multiple Family Residential District
South	Residential - Multifamily	A-6 Multiple Family Residential District and A-4 Single Family Residential District
East	Residential	A-4 Single Family Residential District
West	Commercial	HC-2 Highway Commercial District

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4. The purpose of the existing NC-5 Retail and Service District is to provide for the location of small-scale retail and services near residential neighborhood to provide products and services to nearby residents. Permitted uses include all uses allowable in the NC-4 Neighborhood Institutional District; farmers markets; restaurants greater than 5,000 square feet; restaurants with lounges; food stores under 3,000 square feet (no gas service allowed), and dry cleaning, laundries, and self-service laundries. The maximum building size allowable within the NC-5 Retail and Service District is 12,500 square feet with a minimum lot size of 20,000 square feet.
5. Per Sec. 6-34(b), a sale of high alcohol content is not permitted on premises that are located adjacent to single-family residentially zoned property or within 500 feet or less of single-family residentially zoned property unless the property owner has applied for and received the Entertainment Overlay or maintains a 100-foot no cut buffer between the development and residentially zoned property.
6. The purpose of the Entertainment Overlay is to accommodate a limited number of entertainment based uses required to obtain a permit for the sale of beverages of high alcoholic content, other than beer and wine, in a limited geographic area, adjacent to residentially zoned neighborhood, to maintain a balance of uses that are compatible with the surrounding residential neighborhoods and properties and to protect the character of surrounding residential neighborhoods and properties.
7. If approved, the applicant would be permitted to apply for a liquor license with the St. Tammany Parish Sheriff's Office as well as with the Louisiana ATC Office to serve/sell higher alcohol content on-site with an approved building and sitework permit.
8. Per the petitioner's application, the existing building onsite is proposed to be renovated and reopened with a restaurant and lounge.

Consistency with New Directions 2040

Residential: 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. 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.

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