

**EXHIBIT "A"**

2022-2977-ZC

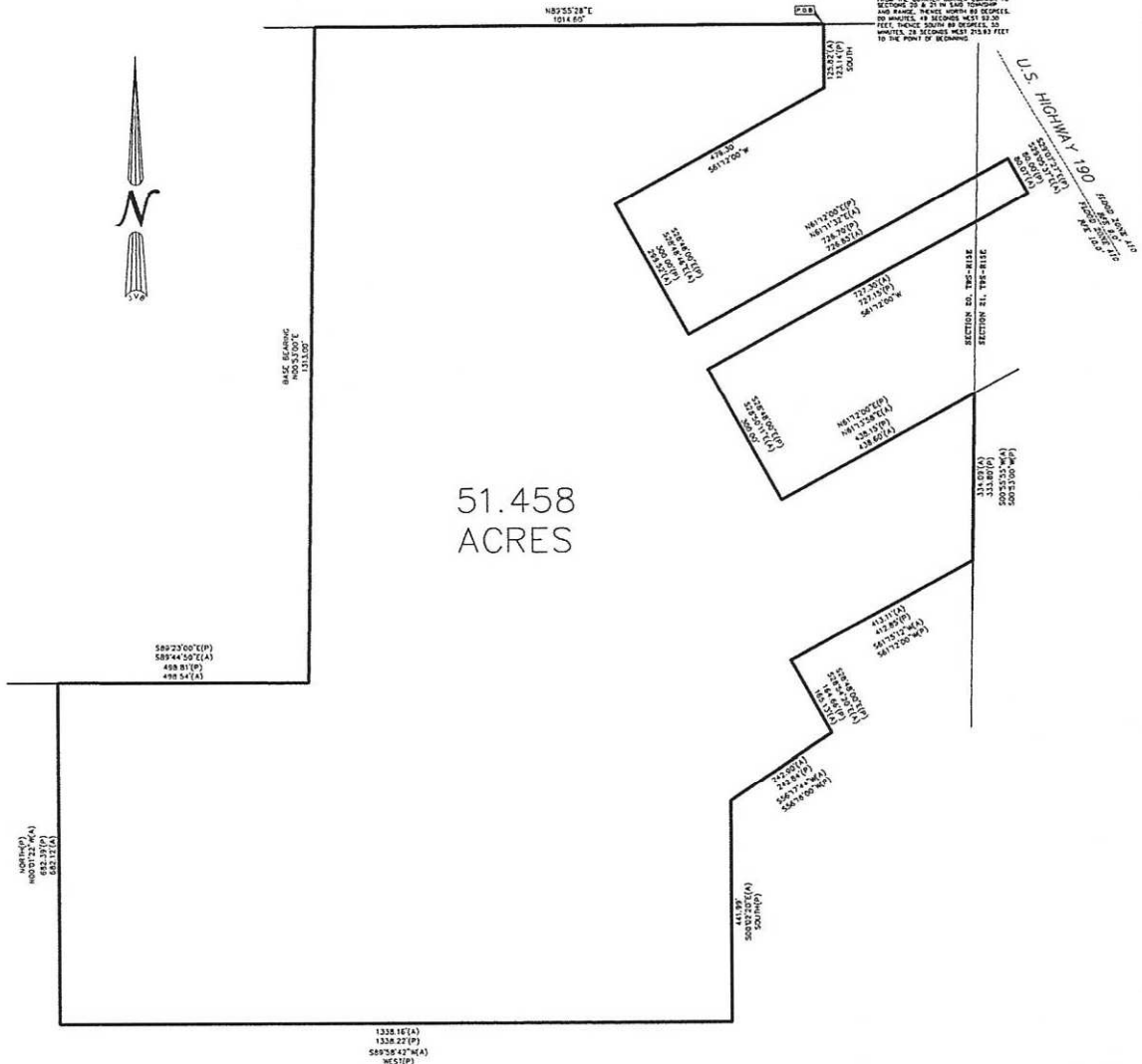
A certain parcel of land, lying and situated in Sections 20 & 21, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana and being more fully described as follows.

51.458 Acres. A certain parcel of land, lying and situated in Sections 20 & 21, Township 9 South, Range 15 East, Saint Tammany Parish, Louisiana and more fully described as follows:

From the Quarter corner common to Sections 20 & 21 in said Township 9 South, Range 15 East, thence North 89 Degrees, 00 Minutes, 49 Seconds West 92.30 Feet, thence South 89 Degrees, 55 Minutes, 28 Seconds West 215.93 Feet to the Point of Beginning: thence go South - 125.82 feet (Actual) 123.14' (Plat) to a 1/2" Iron Rod; Thence South 61 Degrees 12 minutes 00 seconds West - 476.30 feet to a 1/2" Iron Rod; Thence South 28 Degrees 48 minutes 46 seconds East (Actual) South 28 Degrees 48 minutes 00 seconds East (Plat) - 299.52 feet (Actual) 300.00 feet (Plat) to a 1/2" Iron Rod; Thence North 61 Degrees 11 minutes 32 seconds East (Actual) North 61 Degrees 12 minutes 00 seconds East (Plat) - 726.85 feet (Actual) 726.70 feet (Plat) to a 1/2" Iron Rod on the western right-of-way line of U.S. Highway 190; Thence along the said right-of-way line South 29 Degrees 05 minutes 37 seconds East (Actual) South 29 Degrees 07 minutes 27 seconds East (Plat) - 80.07 feet (Actual) 80.00 feet (Plat) to a 1/2" Iron Rod; Thence South 61 Degrees 12 minutes 00 seconds West - 727.30 feet (Actual) 727.15 feet (Plat) to a 1/2" Iron Rod; Thence South 28 Degrees 50 minutes 11 seconds East (Actual) South 28 Degrees 48 minutes 00 seconds East (Plat) - 300.00 feet to a 1/2" Iron Rod; Thence North 61 Degrees 13 minutes 58 seconds East (Actual) North 61 Degrees 12 minutes 00 seconds East (Plat) - 438.60 feet (Actual) 438.15 feet (Plat) to a 1/2" Iron Rod; Thence South 00 Degrees 55 minutes 55 seconds West (Actual) South 00 Degrees 53 minutes 00 seconds West (Plat) - 334.09 feet (Actual) 333.80 feet (Plat) to a 1/2" Iron Rod; Thence South 61 Degrees 15 minutes 12 seconds West (Actual) South 61 Degrees 12 minutes 00 seconds West (Plat) - 413.11 feet (Actual) 412.85 feet (Plat) to a 1/2" Iron Rod; Thence South 28 Degrees 54 minutes 20 seconds East (Actual) South 28 Degrees 48 minutes 00 seconds East (Plat) -165.13 feet (Actual) 164.66 feet (Plat) to a 1/2" Iron Rod; Thence South 56 Degrees 17 minutes 44 seconds West (Actual) South 56 Degrees 16 minutes 00 seconds West (Plat) - 242.90 feet (Actual) 242.84 feet (Plat) to a 1/2" Iron Rod; Thence South 00 Degrees 02 minutes 20 seconds East (Actual) South (Plat) - 441.99 feet to a 1/2" Iron Rod; Thence South 89 Degrees 58 minutes 42 seconds West (Actual) West (Plat) -1338.16 feet (Actual) 1338.22 feet (Plat) to a 5/8" Iron Rod; Thence North 00 Degrees 01-minute 22 seconds West (Actual) North (Plat) - 682.12 feet (Actual) 682.39 feet (Plat) to a 5/8" Iron Rod; Thence South 89 Degrees 44 minutes 50 seconds East (Actual) South 89 Degrees 23 minutes 00 seconds East (Plat) - 498.54 feet (Actual) 498.81 feet (Plat) to a 1/2" Iron Rod; Thence North 00 Degrees 53 minutes 00 seconds East -1313.00 feet to a 1/2" Iron Rod; Thence North 89 Degrees 55 minutes 28 seconds East -1014.60 feet to a 1/2" Iron Rod being the Point of Beginning.

Said parcel of land contains 51.458 acres of land more or less, lying and situated in Sections 20 & 21, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana.

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51.458  
ACRES

NOTE: THIS SKETCH WAS MADE WITHOUT THE BENEFIT OF ACTUAL FIELD MEASUREMENTS AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY. FOR GRAPHICAL PURPOSES ONLY.

DRAWING NO.  
20220236-LG  
DATE:  
07.07.2022

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbossoc@jvburkes.com  
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DRAWN BY: RMK  
CHECKED BY: SMB  
SCALE: 1" = 240'

REVISSED:

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.

**SKETCH MAP OF  
A 51.458 ACRE TRACT OF LAND  
SITUATED IN SECTIONS 20 & 21, T-9-S, R-15-E,  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: ROBERT NEILL



2022-2977-ZC

NC-4

A-3 INDIAN VILLAGE RD

A-1

HC-2

39

A-4A

MHO

WLAGOON DR

ALFORD DR

SONAT ST

MICKAL ST

GALLERY ST

BOSWORTH ST

CANAL ST

RED MILL DR

ELAGOON DR

BLUE RIDGE DR

A-2

NC-4

A-3

PUD

CARRIAGE LN

20

NC-4

21

BELLE BLVD

A-3

WOODHILL LOOP

WOODHAVEN DR

T9 - R15E

A-3

WOODVIEW CIR

WOODBIDGE LOOP

WOODRIDGE CIR

A-3

A-1

A-1

20

A-1A

28

**ADMINISTRATIVE COMMENTS**



**ZONING STAFF REPORT**  
2022-2977-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 west side of U.S. Highway 190, south of Indian Village Road; Slidell; S20 & S21, T9S, R15E, Ward 8, District 13      **Council District:** 13

**Owner:** Northshore Mobile Home Park, LLC      **Posted:** August 11, 2022

**Applicant:** Jeffrey Schoen      **Commission Hearing:** September 6, 2022

**Size:** 51.458 acres      **Determination:** Approved



**Current Zoning**

A-3 Suburban District

NC-4 Neighborhood Institutional District

**Requested Zoning**

NC-6 Public, Cultural, and Recreational District

**Future Land Use**

Residential – Low Intensity

**Flood Zone**

Preliminary: Flood Zone AE

**Critical Drainage:** Yes

**FINDINGS**

1. The 51.38-acre subject property is an existing undeveloped subdivision known as the *Northshore Mobile Home Community* which was approved to become a 250-site mobile home park in 1985 on the west side of U.S. Highway 190, south of Indian Village Road, Slidell. The mobile homes have since been removed from the site and a majority of the subdivision's infrastructure still remains.
2. 49.95 acres of the site is currently zoned A-3 Suburban District which allows single-family residential dwellings at a density of 2 units per acre. The remaining 1.52 acres of the site is zoned NC-4 Neighborhood Institutional District which is to provide for the location of uses which allow service at the neighborhood level.

*Zoning History*

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

<b>Ordinance</b>	<b>Prior Classification</b>	<b>Amended Classification</b>
N/A	SA Suburban Agriculture	MH Mobile Home District
07-077	MH Mobile Home District	PUD Planned Unit Development
09-2117	PUD Planned Unit Development	A-3 Suburban District

The subject property was initially rezoned to MH Mobile Home Park and was approved to be developed with a 250-lot mobile home park. A considerable portion of the mobile home park was damaged during Hurricane Katrina and the mobile homes were removed from the site. The site was later the subject of a rezoning request to PUD Planned Unit Development to create a 175-lot residential subdivision. The Acadian Walk Planned Unit Development was approved under case No. ZC07-12-077 and obtained Preliminary approval at the August 12, 2008 Planning Commission hearing. No further action was ever taken for the creation of the PUD and the property was rezoned to A-3 Suburban District in 2009.

4. The reason for the rezoning request to NC-6 Public, Cultural, and Recreational District is to allow for a Recreational Vehicle Park and Camping Ground. A change in zoning will allow the applicant to operate any of the following permitted commercial uses: All uses permitted in the NC-5 District; Golf course and practice ranges; Community centers; Parks and playgrounds; Sports or

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gymnasiums; Athletic fields; Convention and conference centers; Marinas; Recreational Vehicle Parks.

Compatibility or Suitability with Adjacent Area

5. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	Enchanted Acres PUD
South	Undeveloped	A-1 Suburban District
East	Industrial	A-3 Suburban District
West	Undeveloped	A-3 Suburban District A-1 Suburban District

The subject site is flanked on all sides by undeveloped property and a legal non-conforming outdoor storage use to the east. While the boundary of the site abuts U.S. Highway 190, the developable portion of the site is about 700 feet from the Highway.

- 6. If approved, the applicant must apply for a Major Resubdivision to reorient the existing platted mobile home park sites and improve the property to meet all minimum standards of a Recreational Vehicle Park and Camping Ground Subdivision subject to Sec. 125-222.

Consistency with New Directions 2040

**Residential – Low Intensity:** Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

- 1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
  - i. Goal 1:5: Adequate infrastructure and utilities will be available in areas permitted for new development.
  - ii. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors
  - iii. Goal 1:9: Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties
  - iv. Strategy 1:9:2: Encourage infill development on vacant lots in existing neighborhoods

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