

**EXHIBIT "A"**

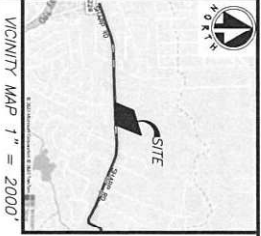
**2022-2914-ZC**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being located in Section 39, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, being more particularly described as follows, to-wit:**

**Commence at the Northwest corner of Section 40, Township 7 South, Range 11 East, and go South 23 degrees West 235.62 feet along the line dividing Section 40 and Section 39 to the Northerly edge of Sharp Road; thence go South 89 degrees 30 minutes West 307.57 feet along the Northerly edge of Sharp Road to the POINT OF BEGINNING.**

**From the POINT OF BEGINNING continue along the Northerly edge of Sharp Road, South 89 degrees 04 minutes 34 seconds West 731.10 feet; thence go North 23 degrees 03 minutes 02 seconds East 657.44 feet; thence go North 73 degrees 54 minutes 42 seconds East 861.10 feet; thence go South 23 degrees 02 minutes 28 seconds West 903.90 feet back to the POINT OF BEGINNING.**

**Being the same property acquired by The Diocese of the Episcopal Church of Louisiana by deed dated December 18, 1987 of record in COB 1329, folio 250 of the records of St. Tammany Parish, Louisiana.**

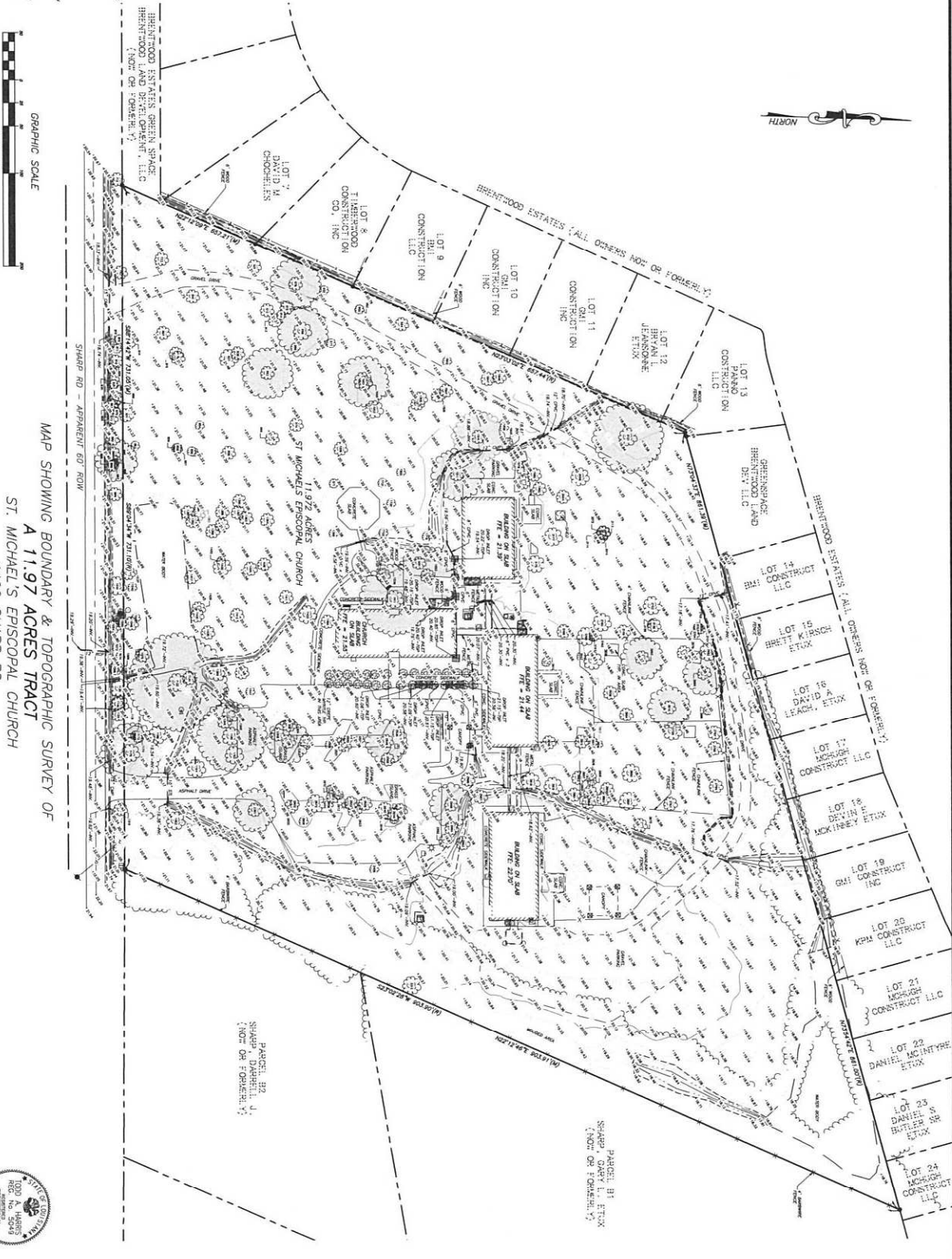


LEGEND (N.T.S.) table with symbols for various features like utility lines, easements, and property boundaries.

GENERAL NOTES: A detailed list of surveying and boundary conditions for this survey.

REFERENCE MAPS: Cites other survey maps used as a basis for this work.

VERTICAL DATUM: Specifies the datum used for elevation measurements.



MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF A 11.97 ACRES TRACT, ST. MICHAEL'S EPISCOPAL CHURCH, 4499 SHARP RD. LOCATED IN SECTION 39, T-7-S, R-11-E, GREENSBURG LAND DISTRICT, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LA FOR GREENLEAF LAWSON ARCHITECTS

CERTIFICATION: A block for the surveyor's signature and date.



Metadata table containing project details, dates, and scale information.

Revisions table with columns for revision number and description.

26  
A-1

A-1

WESTWOOD DR

27

A-4

PUD

A-2

ANTIOCH DR

34

A-1

39

T7-R11E

BRENTWOOD DR

A-2

A-2

VICTORIAN LN

A-2

SHARP RD

A-3

SPANISH MOSS CT

A-3

WOODMERE DR

40

ROSEDOWN WAY

DEBELLVUE PL

WINDWARD CT  
STILLWATER DR

A-4

RIDGE WAY DR

ROSEDOWN WAY

MADEWOOD DR

A-4

ROSEDOWN WAY

A-4



**ADMINISTRATIVE COMMENTS**



**ZONING STAFF REPORT**  
2022-2914-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 north side of Sharp Road, west of Parc Place, and east of Westwood Drive; Mandeville; S39, T7S, R11E, Ward 4, District 5      **Council District:** 5

**Owner:** St. Michael's Church of Mandeville      **Posted:** August 16, 2022

**Applicant:** Robert Beazley      **Commission Hearing:** September 6, 2022

**Size:** 11.96 acres      **Determination:** Approved



**Current Zoning**

- A-1 Suburban District
- A-2 Suburban District

**Requested Zoning**

NC-4 Neighborhood Institutional District

**Future Land Use**

Residential – Low Intensity

**Flood Zone**

Preliminary: Flood Zone X

**Critical Drainage:** No

**FINDINGS**

1. The subject property is currently developed with the St. Michael's Episcopal Church that is split zoned both A-1 Suburban District and A-2 Suburban District and is considered a legal non-conforming use<sup>1</sup>.
2. *Compatibility or Suitability with Adjacent Area*

Table 1: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District and PUD (Brentwood Estates)

The site is flanked by residential development zoned A-2 Suburban District and PUD Planned Unit Development Overlay to the north and west, residential development zoned A-2 Suburban District to the east, and residential development zoned A-3 Suburban District to the south. The purpose of the existing A-1 and A-2 Suburban Districts is to provide for single-family residential environments on large five acre to one acre lot sizes. The purpose of the requested NC-4 Neighborhood Institutional District is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time.

3. Permitted uses within the NC-4 Neighborhood Institutional District include the following: All uses permitted in the NC-1, NC-2, and NC-3 Districts; Dance studios, Music studios, Aerobic/weight loss studios, Educational learning centers, Churches, temples, synagogues, and mosques, Religious educational facilities, Clubs and lodges, Fraternal and religious institutions, Child day care centers, and Nursery schools.

<sup>1</sup> Legal Nonconforming means a building or a structure or portion thereof lawfully existing at the time of adoption of the ordinance from which these regulations are derived, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the district in which it is located.

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4. A change in zoning will allow the applicant to obtain building permits to expand their facility that would be deemed appropriate under the NC-4 Zoning classification. If approved, any new structures under the NC-4 zoning classification will be required to comply with all commercial landscaping, parking, and drainage regulations.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
73-004	R-Rural	A-1 Suburban District
09-2116	A-1 Suburban District	A-2 Suburban District

*Consistency with New Directions 2040*

**Medium 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.

6. 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.
  - ii. Goal 5:1 – The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

