

EXHIBIT "A"

2022-2912-ZC

All THAT CERTAIN PARCEL OF LAND, 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 Section 34, Township 8 South, Range 14 East, in the Parish of St. Tammany, State of Louisiana and being designated as Parcel 1 on that one certain map made by Sean M. Burkes, R.L.S., dated January 10, 2003, entitled "A Parcel of Land located in Section 34, Township 8 South, Range 14 East, Tammany Parish certified to Jonathan Patterson". Said map recorded in the official records of St. Tammany Parish as Original Instrument Number 1412945, said tract containing 0.306 acres and being subject to such servitudes and having such measurements and dimensions as shown on said map Improvements thereon bear municipal no. 37280 Ben Thomas Road, Slidell, Louisiana 70460. Being the same properly acquired by First Financial Services of Slidell, L.L.C. by Sheriff's Deed dated March 9, 2016, recorded April 7, 2016, as Instrument No. 2017689, of the official records of St. Tammany Parish, Louisiana.

Case No.: 2022-2912-ZC

PETITIONER: St Tammany Parish Government

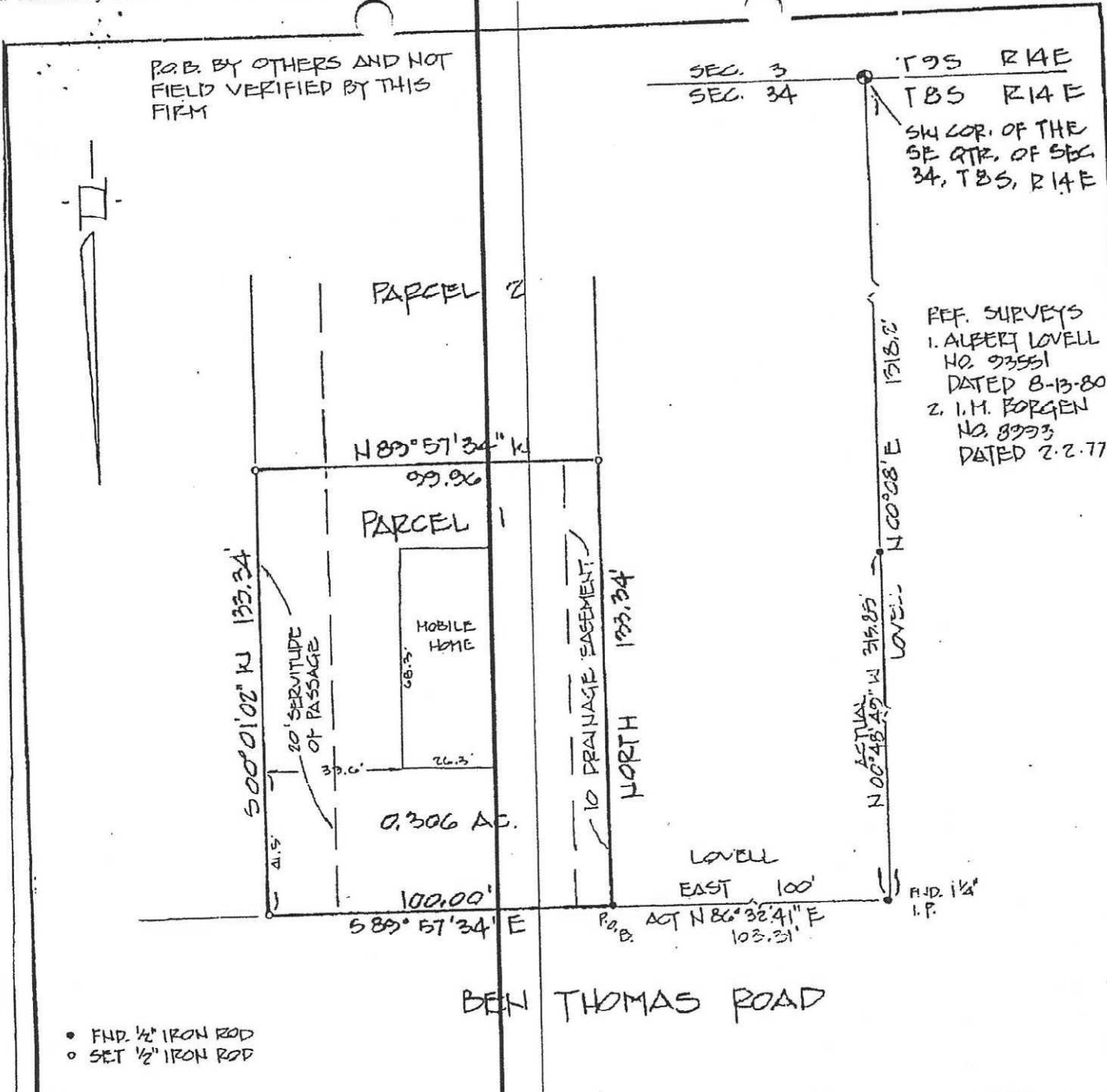
OWNER: Hassin Muhammad

REQUESTED CHANGE: A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Ben Thomas Road, west of Javery Road; Slidell; S34, T8S, R14E, Ward 9, District 14

SIZE: .306 acres





ADDRESS:

I CERTIFY THAT THIS PLAT REPRESENTS 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.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS 6 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.

E.I.R.M. 4-21-99
725205 0420 E
Z/INE A-1 B.F.E. 15'
*Verify prior to Construction with Local Governing Body

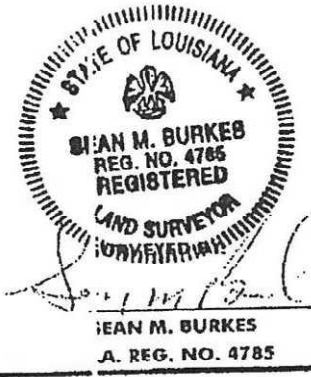
SURVEY NO. 1030089-1
DATE: 1-10-03

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B - SLIDELL, LA 70461
985-649-0075 FAX 985-649-0154

DRAWN BY: MD
SCALE: 1" = 40'

REVISED: 3-13-01 - DR. ESMT.

SURVEY MAP OF: A PARCEL OF LAND
LOCATED IN: SECTION 34, T85, R14E
ST. TAMMANY PARISH, LOUISIANA
CERTIFIED TO: JONATHAN PATTERSON





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 28, 2022
Case No.: 2022-2912-ZC
Posted: June 10, 2022

Meeting Date: July 5, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: St Tammany Parish Government

OWNER: Hassin Muhammad

REQUESTED CHANGE: A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Ben Thomas Road, west of Javery Road; Slidell; S34, T8S, R14E, Ward 9, District 14

SIZE: .306 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2-Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single Family Residential
South	Residential	A-4 Single Family Residential
East	Residential	A-4 Single Family Residential & MHO Manufactured Housing Overlay
West	Industrial	I-2 Industrial

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Industrial - The processing, packaging, delivery or production of goods or services, allowed at various types of and levels of activity. Such activities may include governmental, research, archival or medical.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-4 Single Family Residential District to A-4 Single Family Residential District and MHO Manufactured Housing Overlay. The site is located on the south side of Ben Thomas Road, west of Javery Road; Slidell. The 2025 Future Land Use Plan designates the site to be developed with industrial uses that vary in site design and density.

The subject property is currently flanked by large areas of MHO Manufactured Housing Overlay zoning that encompass a portion of Ben Thomas Road, West Javery and Javery Road (North End Addition to Slidell Subdivision), as well as the area across Ben Thomas Road that contains Bryan Road, Jones Road, Hale Lane, and Grace Ave. All of these parcels were subject to the 2009 Comprehensive Rezoning (Ordinance No. 09-2020) that gave this particular area the MHO Manufactured Housing Overlay. In addition, the subject site abuts lots that contain mobile homes that are subject to legal non-conforming⁴ regulations to the west.

A change in zoning will allow the applicant to apply for a building permit to place a new manufactured home on the site, or apply for an electrical permit to turn the power on the existing manufactured home located on the site.

⁴ 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.