

EXHIBIT "A"

2022-2886-ZC

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 12, Township 7 South Range 11 East, St. Tammany Parish, Louisiana in that part thereof known as Red Gap Acres, in accordance with plan of survey by Robert E. Berlin, Registered Surveyor, dated February 28, 1961, revised June 16, 1961 and September 22, 1961, filed for record in the Office of the Clerk of Court of St. Tammany Parish, designated as lots 15, 16 and 17 of Square 2, according to which, said square 2 is bounded by Ravine Street, Gulch Street, Harrison Street and Henry Clay Street.

Lot 15 forms the corner of Ravine Street, Harrison Street, and measures 118.7 feet front on Ravine Street, the same in width in the rear by a depth of 404.8 feet between equal and parallel lines.

Lot 16 adjoins lot 15, commences 118.7 feet from the intersection of Ravine Street and Harrison Street and measures 100 feet front on Ravine Street, the same in width in the rear by a depth of 404.8 feet between equal and parallel lines.

Lot 17 adjoins lot 16, commences 218.7 feet from the intersection of Ravine Street and Harrison Street and measures 100 feet front on Ravine Street and same in width in the rear by a depth of 404.8 feet between equal and parallel lines.

And according to print of survey by Ned R. Wilson, Surveyor, dated March 24, 1976, annexed hereto for reference, the property has the same location and dimensions as hereinbefore set forth.

Case No.: 2022-2886-ZC

PETITIONER: Jeffrey Schoen

OWNER: Silverback Holdings, LLC

REQUESTED CHANGE: A-2 Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the southwest corner of Harrison Avenue and Ravine Street; Abita Springs; S12, T7S, R11E, Ward 3, District 5

SIZE: 3.13 acres



2022-2886-ZC

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR VERIFYING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.
(NO SETBACKS SHOWN HEREON.)

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN
THOSE FURNISHED BY THE CLIENT, LOUISIANA.

KELLY J. MCHUGH
License No. 4443
PROFESSIONAL

Kelly J. McHugh, REG. NO. 4443
12-27-21

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

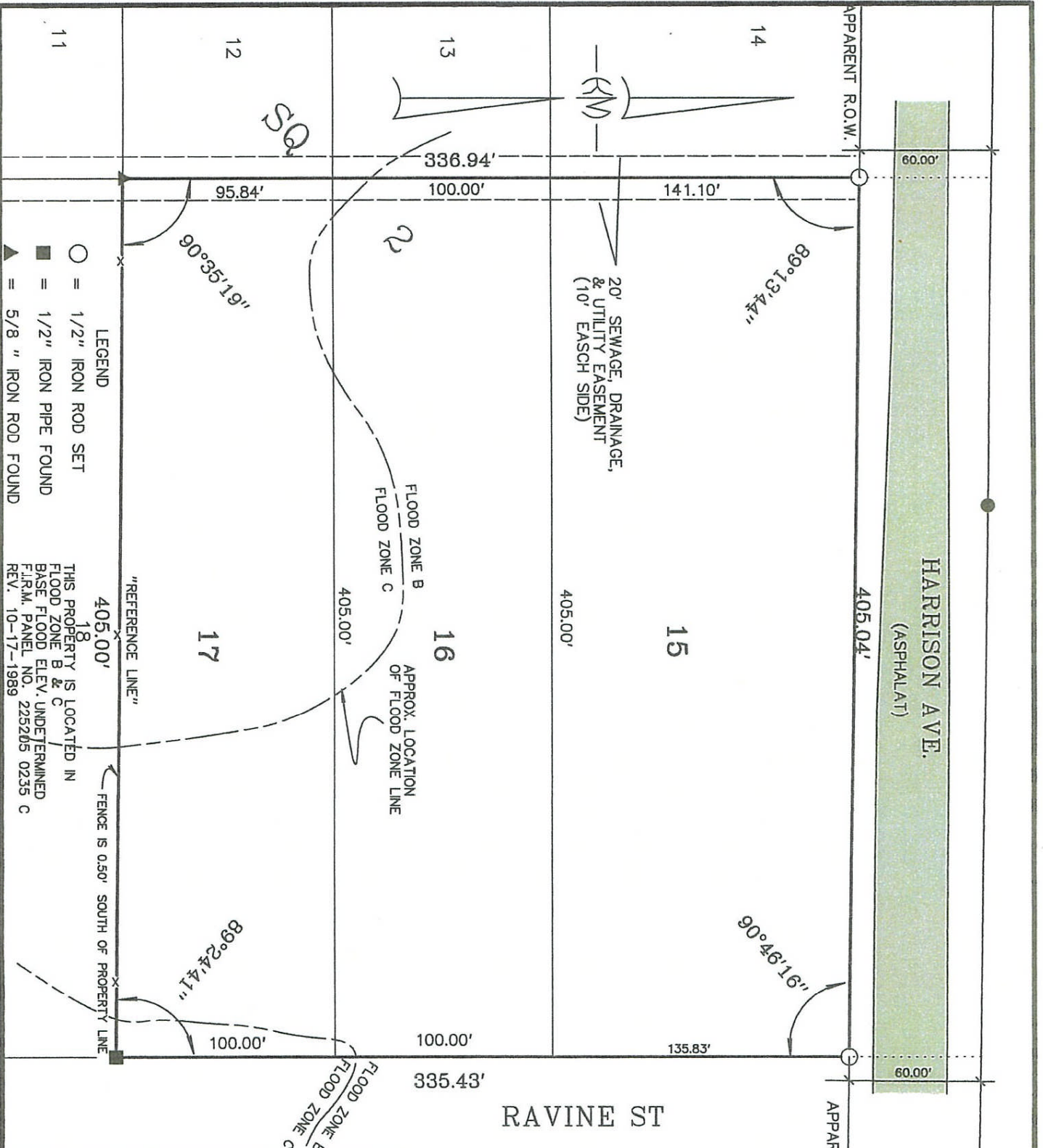
REFERENCE: A PLAT BY ROBERT A. BERLIN FILED
FOR RECORD 10-27-1961. MAP FILE 29A

BOUNDARY SURVEY OF:
LOTS 15, 16, & 17 SQ 2
RED GAP ACRES SUBDIVISION
SECTION 12, T-7-S, R-11-E
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

PREPARED FOR:
FRITZ WALKER

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST, MANDEVILLE, LA. 626-5611

SCALE: 1" = 60'
DRAWN: MDM
DATE: 12-22-21
JOB NO.: 21-340
REVISED:



2022-2886-ZC

COMANCHE DR

A-3

A-4

PUD

EMERALD CREEK W

EMERALD CREEKE

A-3

CHEROKEE DR

1

T7-R11E

A-2

12

GULCH ST

RAVINE ST

HENRY CLAY AV

Administrative Comment

ZONING STAFF REPORT

Date: June 28, 2022
Case No.: 2022-2886-ZC
Posted: June 9, 2022

Meeting Date: July 5, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey Schoen

OWNER: Silverback Holdings, LLC

REQUESTED CHANGE: A-2 Suburban District to ED-1 Primary Education District

LOCATION: Parcel located on the southwest corner of Harrison Avenue and Ravine Street; Abita Springs; S12, T7S, R11E, Ward 3, District 5

SIZE: 3.13 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Harrison - Parish	Road Surface: 2-Lane Asphalt	Condition: Good
Type: Ravine - 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	PUD (Emerald Creek)
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification A-2 Suburban District to ED-1 Primary Education District. The site is located on the southwest corner of Harrison Avenue and Ravine Street; Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with single-family residential & agricultural uses that vary in site design and density.

The subject property is currently undeveloped and abuts undeveloped properties zoned A-2 Suburban District to the east and west, single-family residential development zoned A-2 Suburban District to the south, and the Emerald Creek PUD to the north. The purpose of the existing A-2 Suburban District is to provide a single-family residential environment on one-acre lot sizes. The purpose of the requested ED-1 Primary Education District is to provide for the location of public or private schools that serve smaller student populations.

A change in zoning will allow the applicant to operate any of the following primary educational uses:

Elementary or middle schools, public or private; Institution of fine arts; Adult secondary education classes; Day care, nursery school, preschool, kindergarten, and karate, dance, gymnastics schools limited with a total building size limited to 10,000 sq. ft. in area.

The reason for the request is to develop the “future campus of a day care center”.

Informational: Prior to the issuance of a building permit and/or administrative permit, a site plan shall be submitted for approval to the Department of Planning and Development indicating the following:

1. Location of all structures on site including signage
2. Minimum landscape requirements
3. Minimum parking requirements
4. Ingress and egress to the site
5. Adjacent land uses

In addition to all federal and state laws, the following requirements must be met:

1. A minimum play area of 50 square feet for each child which is enclosed with an opaque fence of a minimum height of not less than six feet.
2. An off-street loading area shall be provided to accommodate a minimum of five automobiles for day care centers. This loading area shall be provided in addition to the minimum parking requirements, or as determined by the department of planning and development.
3. Where a day care center adjoins any residential zoning district, a buffer yard must be provided which is a minimum of ten feet in depth and a six-foot-tall 100 percent opaque screen is installed.
4. An off-street loading area shall be provided to accommodate a minimum of three automobiles for day care homes
5. Additional information shall be submitted as determined by department of planning and development.