

## EXHIBIT A

### 2023-3669-ZC

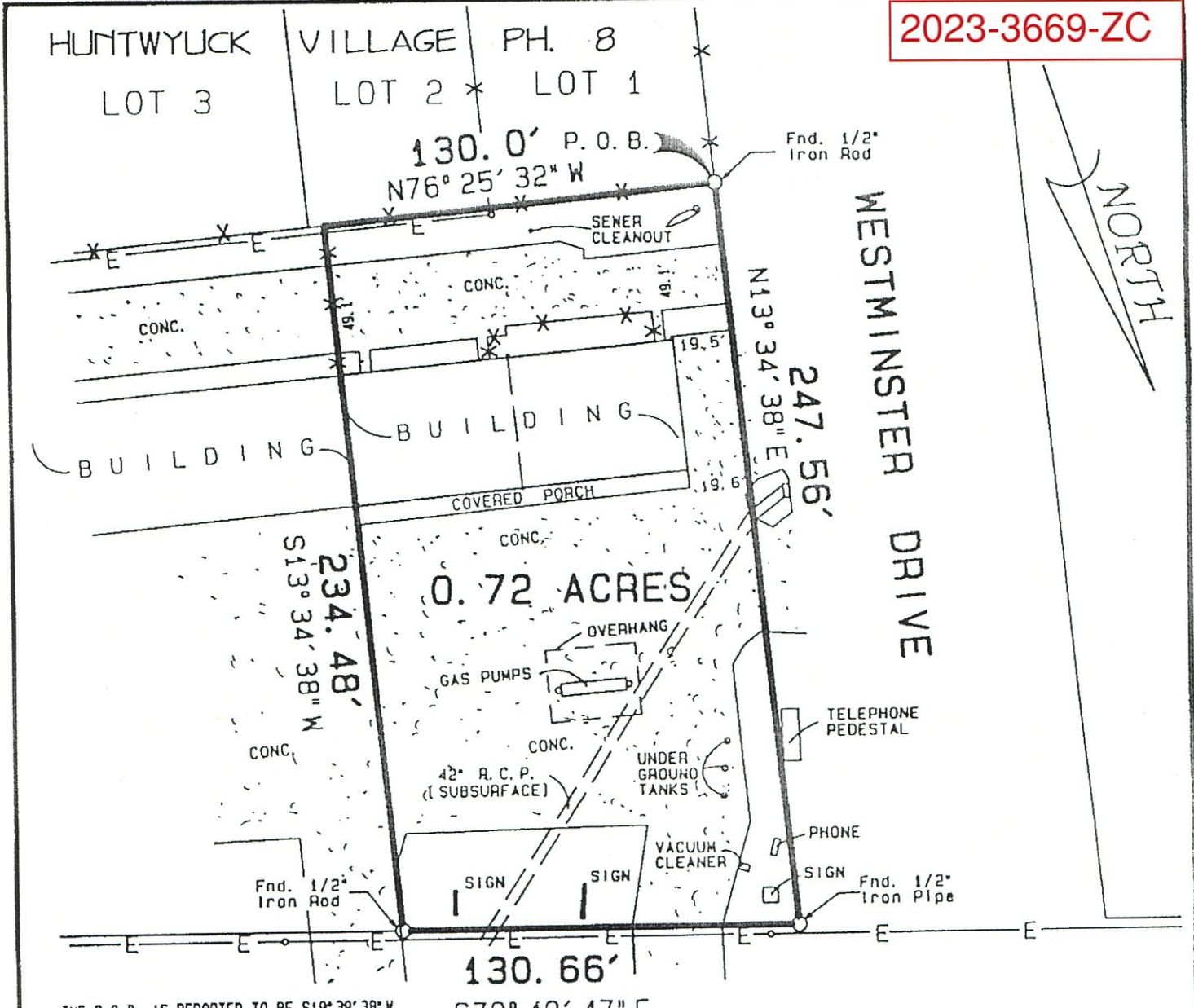
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, way, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 4, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows:

From the Section corner common to Sections 4, 5, and 38, Township 9 South, Range 14 East, go South 19 degrees, 39 minutes, 38 seconds West, 255.02 feet to a point; thence South 72 degrees, 36 minutes 12 second East 457.68 feet to a point; thence North 13 degrees, 34 minutes 28 seconds East 550.00 feet to a point on the Easterly Right-of-way of Westminster Drive, also the Point of Beginning.

From the Point of Beginning go along said Right-of-way North 13 degrees, 34 minutes, 38 seconds East 247.56 feet to a point at the intersection of the Easterly Right-of-way of Westminster Drive and the Southerly Right-of-way of U.S. Highway 190; thence go along said Southerly Right-of-way South 70 degrees, 40 minutes 47 seconds East 130.66 feet to a point; thence South 13 degrees, 34 minutes, 38 seconds West 234.48 feet to a point; thence North 76 degrees, 25 minutes, 32 seconds West 130.0 feet to a point on the Easterly Right-of-Way of Westminster Drive, also the Point of Beginning.

Containing in all 0.72 acres of land, more or less.

2023-3669-ZC



THE P.O.B. IS REPORTED TO BE S19° 39' 38" W  
255.02'; THENCE S72° 36' 12" E 457.68';  
THENCE N13° 34' 28" E 550.0' FROM THE  
SECTION CORNER COMMON TO SECTIONS 4, 5  
& 38, T-9-S, R-14-E, ST. TAMMANY  
PARISH, LOUISIANA.

S70° 40' 47" E

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A In accordance with Community Panel No. 225205 0420 D ; Revised: APRIL 2, 1991

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "A" SURVEY.

**SURVEY MAP OF**  
**A 0.72 ACRE PARCEL OF LAND SITUATED**  
 in  
**SECTION 4, T-9-S, R-14-E**  
 St. Tammany Parish, Louisiana  
 for  
**JOAN MOGENSEN wife of/and**  
**FRANK S. SCIARA**

Survey No. 97127  
Date: FEBRUARY 17, 1997

Drawn by: JEB  
Revised:

Scale: 1" = 50'

This Survey is Certified True and Correct By

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants  
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808  
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042  
 FAX NO. (504) 626-0057

*John E. Bonneau*  
 John E. Bonneau  
 Professional Land Surveyor  
 Registration No. 4423







Administrative Comment

March 7, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2023-3669-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 southeast corner of Gause Boulevard and Westminster Road, Slidell; S4, T9S, R14E; Ward 9, District 14      **Council District:** 14

**Owner:** Joan Mogensen and Frank Sciara      **Posted:** January 23, 2024

**Applicant:** Lorie Duval      **Commission Hearing:** February 6, 2024

**Size:** .72 acres      **Determination:** Approved

**Current Zoning**

HC-2 Highway Commercial District

**Requested Zoning**

HC-2 Highway Commercial District

Entertainment Overlay

**Future Land Use**

Commercial

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:**

No

**BFE**

FFE is 12" above crown of street



*Findings*

1. The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to HC-2 Highway Commercial District and Entertainment Overlay. The site is located on the southeast corner of Gause Boulevard and Westminster Road, Slidell.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
07-055	Unknown	LC Light Commercial
09-2116	LC Light Commercial	HC-2 Highway Commercial District

*Site and Structure Provisions*

1. The subject property is currently developed with a retail center.



Administrative Comment

March 7, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2023-3669-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Gause Boulevard West)	Commercial	HC-2 Highway Commercial District
South	Residential	A-4 Single-Family Residential District (Huntwyck Village Subdivision)
East	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District

3. 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.
4. 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.
5. 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.

Consistency with New Directions 2040

**Commercial:** areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.

Administrative Comment

March 7, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2023-3669-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

