

EXHIBIT A

2024-4065-ZC

A CERTAIN PIECE OR PORTION OF GROUND, situated in Section 1, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

From the Section Corner common to Sections 1, 2, and 38, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, thence go South 73 degrees 15 minutes East a distance of 1389.0 feet to a point; thence go North 00 degrees 04 minutes East a distance of 1274.6 feet to a point serving as the Point of Beginning.

From the Point of Beginning, thence go North 64 degrees 45 minutes 03 seconds West a distance of 156.40 feet to a point located on the southeasterly boundary of La. Hwy. 59; thence go North 24 degrees 24 minutes 48 seconds East a distance of 260.18 feet along the southeasterly boundary of La. Hwy. 59 to an iron; thence go North 89 degrees 56 minutes 59 seconds East a distance of 693.25 feet to an iron; thence go South 00 degrees 05 minutes 00 seconds East a distance of 301.60 feet to an iron; thence go South 89 degrees 46 minutes 14 seconds West a distance of 659.77 feet back to the Point of Beginning.

This parcel contains 5.17 acres.

All as more fully shown on the survey of Kelly J. McHugh & Assoc., Inc., Job No. No.: 23-179, dated October 12, 2023.



Administrative Comment

February 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4065-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the east side of LA Highway 59, south of Fountains Park Boulevard, Mandeville: S1,2 & 38, T8S, R11E; Ward 4, District 5

Council District: 5

Petitioner: Jones-Fussell, L.L.P. - Jeffrey D. Schoen

Posted: December 16, 2024

Owner: Holy Moly, LLC

Commission Hearing: January 7, 2025

Size: 5.17 acres

Determination: Approved

Current Zoning

NC-2 (Neighborhood Commercial District)

Requested Zoning

HC-2 (Highway Commercial District)

Future Land Use

Residential: Medium-Intensity and Mixed Use

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

Elevation Requirements:

FFE is 12" above crown of street elevation



FINDINGS

1. The applicant is requesting to rezone the 5.17-acre parcel from NC-2 (Neighborhood Commercial District) to HC-2 (Highway Commercial District). The property is located on the east side of LA Highway 59, south of Fountains Park Boulevard, Mandeville.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
84-184A	Unknown	SA Suburban Agriculture
09-2020	Unknown	NC-2 Neighborhood Commercial District

Site and Structure Provisions

3. The site is currently undeveloped.

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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	NC-2 Neighborhood Commercial District
South	Commercial & Residential	HC-2 Highway Commercial District & L-2 Large Lot Residential District
East	Commercial/Undeveloped	NC-2 Neighborhood Commercial District
West (across Highway 59)	Undeveloped	HC-2 Highway Commercial District

5. The subject site abuts residential property to the north and undeveloped property to the east zoned NC-2 Neighborhood Commercial District. To the south, there is a commercial property zoned HC-2 Highway Commercial District, undeveloped land zoned NC-2 Neighborhood Commercial District, and residential properties zoned L-2 Large Lot Residential District. To the west, across Louisiana Highway 59, there is Tamvest Commercial Park as well as undeveloped tracts zoned HC-2 Highway Commercial District.

6. The purpose of the NC-2 Neighborhood Commercial District is to provide for the location of small retail and service establishments near residential development in order to provide goods and services to the residents of the neighborhood with minimal impact. The maximum buildings size allowed under the NC-2 Neighborhood Commercial District is 10,000 square feet with a maximum lot coverage of 50% of the total area of the lot. Permitted uses include the following:

Animal services; Art studio; Bed and breakfast; Club or lodge; Community home*; Day care center, adult; Day care center, child; Day care home; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Garden supply and greenhouse; Medical facility, clinic; Office; Personal service establishment; Place of worship; Restaurant, delicatessen; Restaurant, dine-in without lounge; Retail establishment; Short term rental*; Stormwater retention or detention facility; Veterinary clinic, no outdoor kennels.

7. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. The maximum building size allowed under the HC-2 Highway Commercial District is 40,000sqft with a maximum lot coverage of 50% of the total area of the lot. Permitted uses include the following:

Animal service; Art studio; Athletic field; Auto repair and service*; Automobile sales; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Food processing; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Kennels, commercial; Laboratory; Liquor store; Marina, commercial; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking Lot; Personal service establishment; Place of Worship; Playground; Printing establishment; Recreational vehicle park; Residential care facility; Restaurant, delicatessen; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Restaurant, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental*; Stormwater retention or detention facility; Tower, radio, telecommunications, television, or microwave; Veterinary clinic, no outdoor kennels; Veterinary clinic, outdoor kennels; Warehouse, self-storage; Wholesale goods.

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8. The reason for the request is to develop the property with a 10,000 sq. ft. office/warehouse building with no outdoor storage and/or assemblage, and with a parking lot for company trucks and employee vehicles.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

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

- i. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses.

Standards for Review (Sec. 200-3.1. G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

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