

## EXHIBIT A

### 2024-3726-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as Cypress Park, located in Sections 32 and 33, Township 8 South, Range 13 East, Greensburg District, Louisiana, and according to plan of subdivision by Sidney Hargett, Jr., C.E., dated March 21, 1955, and revised April 17, 1955, a copy of which is on file in the conveyance records of the Parish of St. Tammany, Louisiana.

Said portion is situated in Square 7 thereof, bounded by U.S. Highway 190, Cypress Bayou, Sherwood Drive and Emerald Drive and is designated as Lot 52, measuring 60.34 feet front on U.S. Highway 190, 60 feet width in the rear by a depth of 139.61 feet along the line perpendicular to Sherwood Drive separating Lot 51 from Lot 50; and 138.64 feet along the Une perpendicular to Sherwood Drive separating Lot 51 from Lot 52.

SHERWOOD DRIVE  
(SIDE)



$R=5729.60'$   $L=60.01'$   
 $Ch=N 82^{\circ}04'32'' W$   
 $60.01'$

U.S. HWY. 190

REFERENCES:

1. PLAT OF CYPRESS PARK SUBD.  
BY SIDNEY HARGETT, FILED 07-13-1955  
MAP FILE NO. 133B
2. PLAT OF A SURVEY OF LOT 52, SQUARE 7,  
BY RANDALL W. BROWN, DATED 04-27-2001

PLAT FOR ZONING: <b>LOT 51, SQUARE 7</b> <b>CYPRESS PARK SUBDIVISION</b> <b>SECTION 33, T-8-S, R-13-E,</b> <b>G.L.D., ST. TAMMANY PARISH, LA.</b>	
PREPARED FOR:  <p style="text-align: center;"><b>ASHLEY RAY</b></p>	
<b>KELLY J. McHUGH &amp; ASSOC., INC.</b> <b>CIVIL ENGINEERS &amp; LAND SURVEYORS</b> 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 30'	DATE: 02-08-24
DRAWN: DRJ	JOB NO.:
REVISED:	

PARK DR

CERISE DR

CITRON DR

LILAC DR

LAVENDER DR

A-3

SHERWOOD DR

190



I-1

NC-4

MARC DR

SUSAN ST

ANNETTE ST

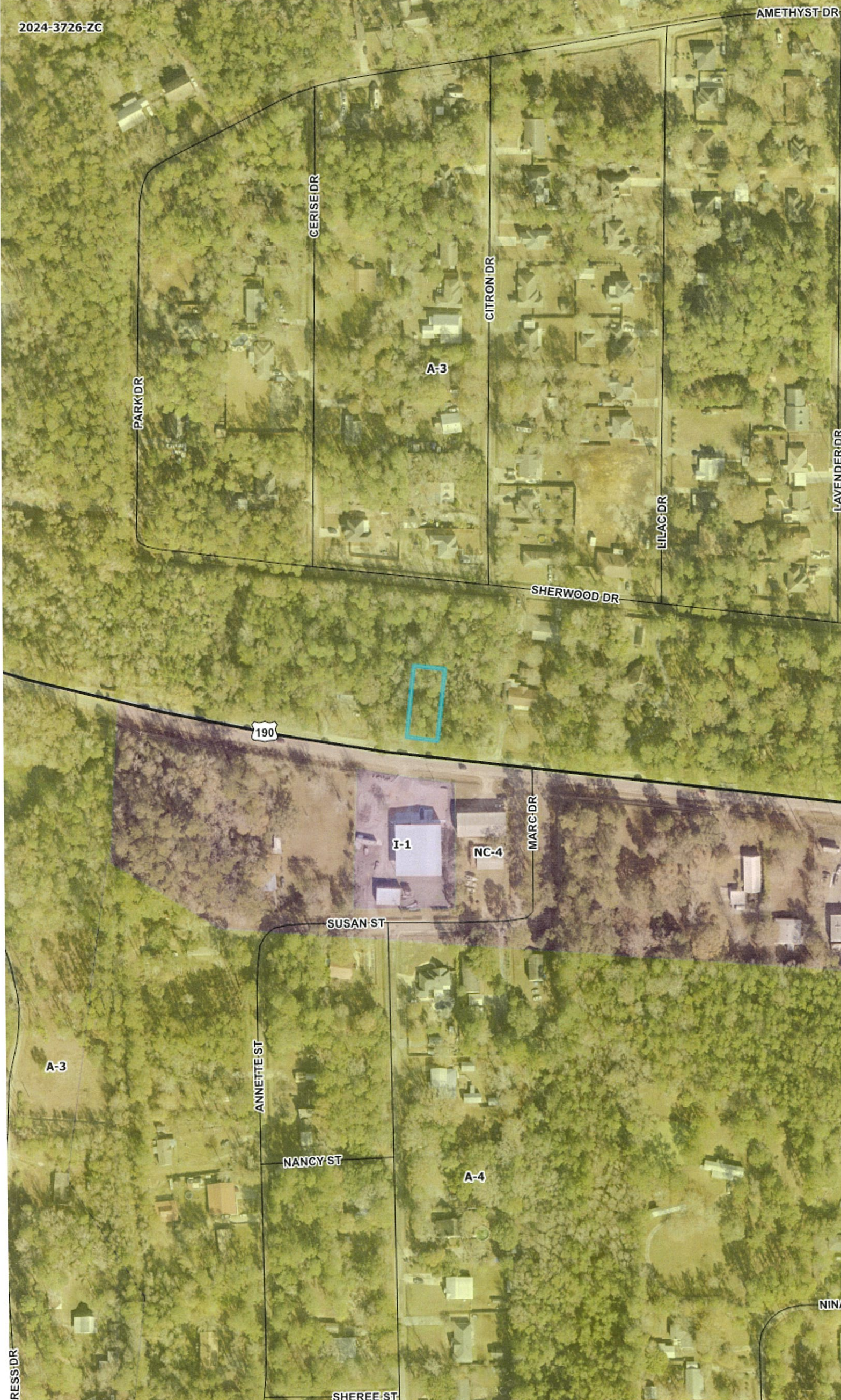
NANCY ST

A-4

SHEREE ST

NINA

PRESS DR



Administrative Comment

May 2, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3726-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 US Highway 190, south of Sherwood Drive, being Lot 51, Square 7, Cypress Park Subdivision, Lacombe; S33, T8S, R13E; Ward 7, District 7

**Petitioner:** Wendy and Glynn Hinton

**Posted:** March 11, 2024

**Owner:** Wendy and Glynn Hinton

**Commission Hearing:** April 2, 2024

**Size:** .191 acres

**Determination:** Approved



**Current Zoning**

A-3 Suburban District

**Requested Zoning**

NC-5 Retail and Service District

**Future Land Use**

Residential: Low-Intensity  
Coastal Conservation Area

**Flood Zone**

Effective Flood Zone A2  
Preliminary Flood Zone AE

**Critical Drainage:**

Yes

**Elevation Requirements:**

BFE 13' + 1' Freeboard = 14' FFE

**FINDINGS**

- 1. The applicant is requesting to rezone .191 acres from A-3 Suburban District to NC-5 Retail and Service District. The property is located on the north side of US Highway 190, south of Sherwood Drive, being Lot 51, Square 7, Cypress Park Subdivision, Lacombe.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
76-011	Unknown	A-3 Suburban District
09-2020	A-3 Suburban District	A-3 Suburban District

*Site and Structure Provisions*

- 2. The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

- 3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (Across Sherwood Drive)	Residential	A-3 Suburban District
South (Across US Highway 190)	Residential	NC-4 Neighborhood Institutional District
East	Residential	A-3 Suburban District
West	Residential	A-3 Suburban District

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4. The subject property abuts A-3 Suburban District on all sides, with what appears to be residential property zoned NC-4 Neighborhood Institutional District to the south across US Highway 190.
5. The purpose of the existing A-3 Suburban District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The A-3 Suburban District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. The A-3 Suburban District calls for a minimum of a half-acre parcel size and allows for the placement of one dwelling unit per every half-acre.
6. The purpose of the NC-5 Retail and Service District is to provide for the location of small-scale retail services near residential neighborhoods to provide products and services to nearby residents.
7. Per the petitioner's application, the reason for the request is to apply for building permits for the placement of an ice machine on the property. If approved, the site must comply with all applicable commercial development requirements.

*Additional Development Information*

8. Per the Department of Engineering, the following standards would apply to any construction on the site:
  - Area of special concern – no fill of any kind shall be placed on any lot or parcel within the boundaries of an area of special concern.

*Consistency with New Directions 2040*

**Residential: Low-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.

**Coastal Conservation:** areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

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

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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