

EXHIBIT A

2023-3609-ZC

Beginning at an iron pin that is 1333.86 feet East and 2640.0 South and 736.0 feet West from the Northwest corner of Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, said Point of Beginning being also the Northwest corner of the George Raiford 6.00 acre tract, as shown on plat of survey prepared for the exclusive use of George Raiford by Robert A. Berlin, Registered Land Surveyor, dated July 11, 1968; said Point of Beginning is also Northeast corner of the 3.00 acre tract herein described; thence South 834.3 feet to the North right of way line of Louisiana State Highway No. 22; thence North 85 degrees 16 minutes West 158.4 feet to the Southwest corner of the property herein described; thence North 821.9 feet to the North boundary of the South half of Section 17, Township 7 South, Range 10 East, being the Northwest corner of the tract herein described; thence South 89 degrees 47 minutes East 157.8 feet along said North boundary of the South half of Section 17 to the Point of Beginning, containing 3.00 acres, more or less. All as more fully shown as Parcel "A" on the sketch of property belonging to the Raiford Heirs by John Hanson Jackson, Registered Land Surveyor, date February 15, 1974.

The improvements thereon bear the Municipal Number: 1846 Highway 22 W, Parcel A, Madisonville, LA 70447

AND

Parcel "B": From the Northwest corner of Section 17, T7S, R10E, St. Tammany Parish, Louisiana, measure thence 1333.86' East to a point; thence measure 2640' South to a point; thence measure 427' West to an iron post, thence measure South 281.94' to the point of beginning. From the point of beginning, measure South 281.94' to an iron post; thence measure West 309.0' to an iron post; thence North 281.94' to an iron post; thence East 309' back to the point of beginning. Parcel "B" is subject to a 30' right of way in favor of Parcel "C" along the western edge of said parcel, as per recorded servitude agreements, and as shown on the surveys in the chain of title.

AND

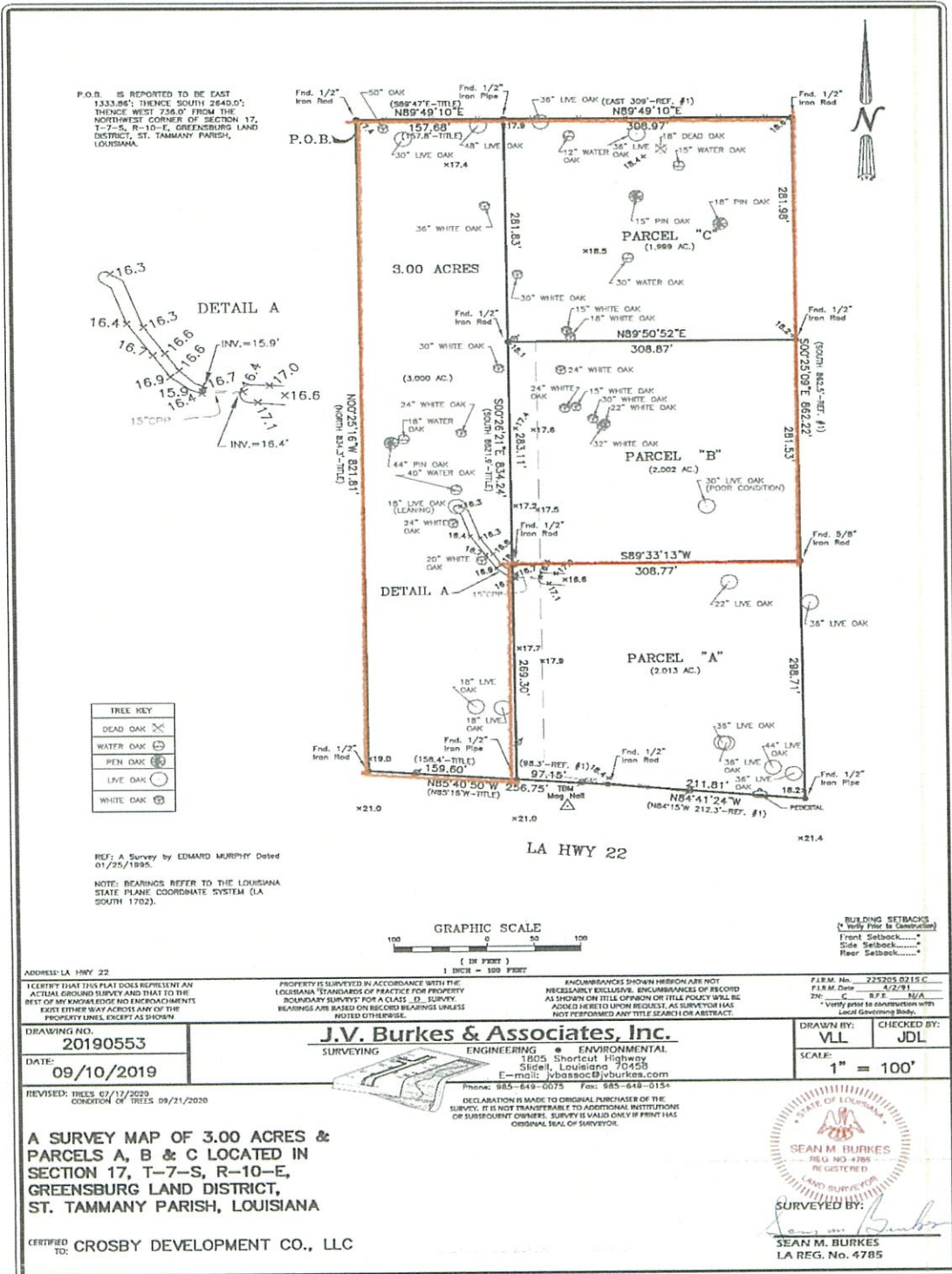
Parcel "C": From the Northwest corner of Section 17, T7S, R10E, St. Tammany Parish, Louisiana, measure thence 1333.86' East to a point; thence measure 2640' South to a point; thence measure 427' West to an iron post, the point of beginning. From the point of beginning, measure South 0 degrees 14 minutes, 18 seconds, East (Title South) 281.94' to an iron post; thence West 308.68' (Title 309') to an iron post; thence North 0 degrees, 16 minutes, 45 seconds West (Title North) 281.94' to an iron post; thence East 308.88' (Title 309') back to the point of beginning. All as more fully shown on survey by John G. Cummings and Associates, dated December 6, 2016, Job No. 1622-C, an original of which is recorded at Instrument No. 2046628.

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Exhibit "A"

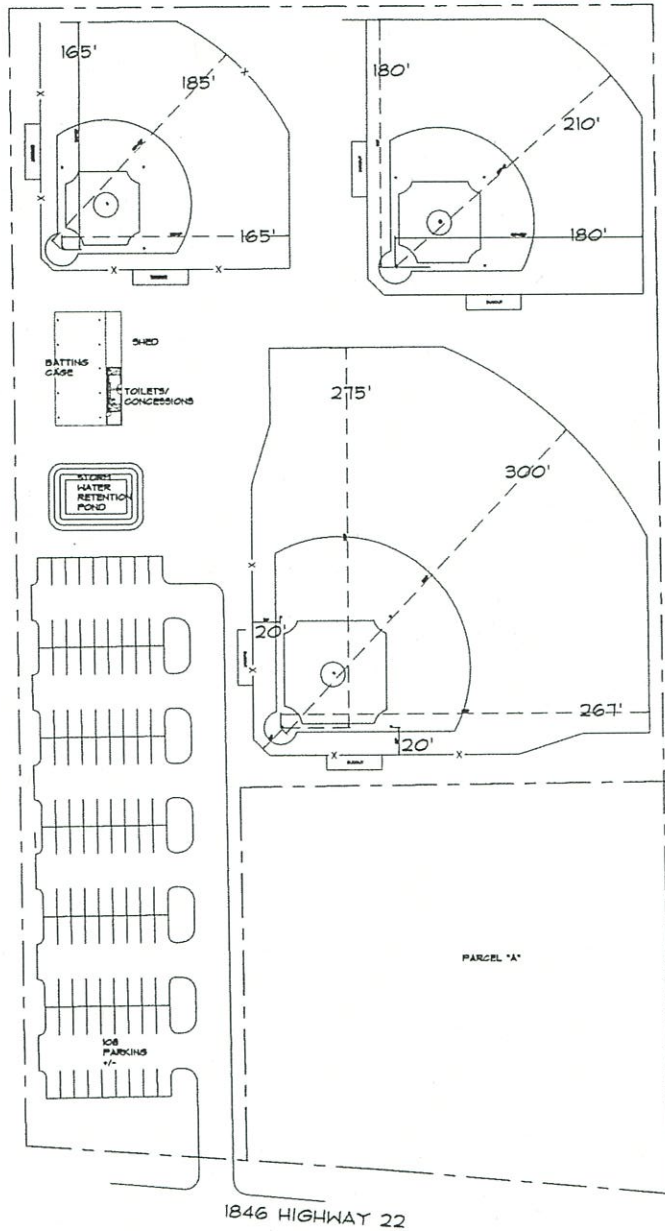
216

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PROPOSED SITE PLAN
SCALE 1" = 80'

CALLED NORTH



REVISED 10.10.2023

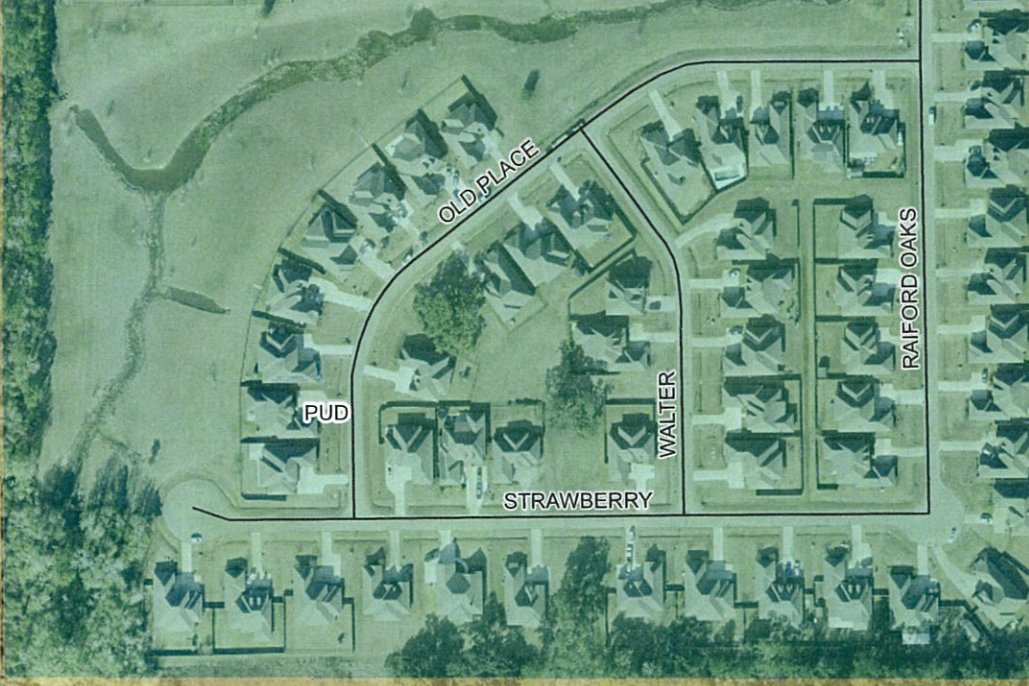
PROPOSED
BASEBALL FIELDS
1846 HIGHWAY 22
MADISONVILLE, LOUISIANA

Date:	Job Number:
OCTOBER 4, 2023	2023-06
Drawn:	Chk. By:
JFK	JFK

Sheet:

A-2

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2023-3609-ZC



Administrative Comment

March 7, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3609-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 Louisiana Highway 22 West, being 1846 Louisiana Highway 22 West, Madisonville; S17, T7S, R10E; Ward 1, District 1 **Council District:** 1

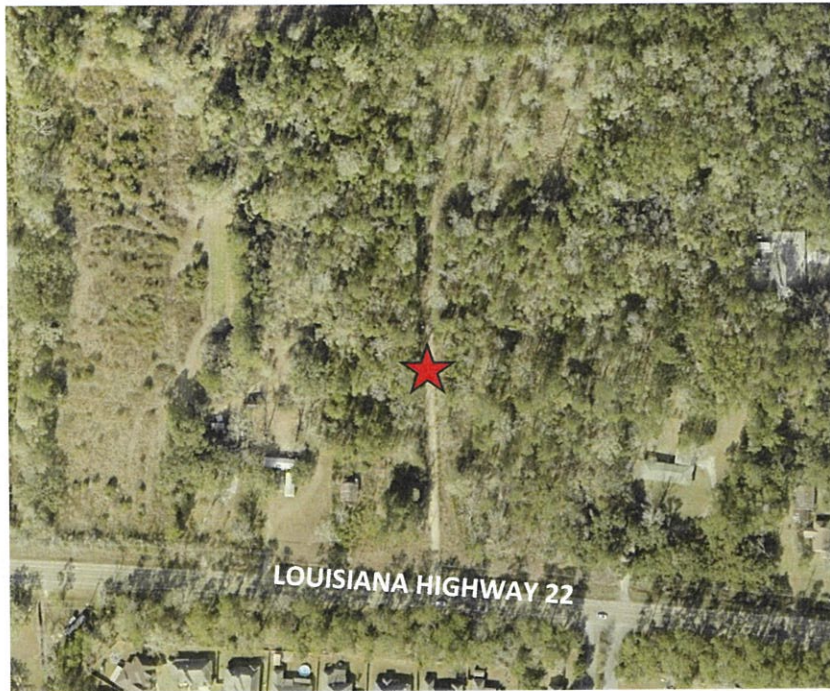
Petitioner: Jeffrey Schoen **Posted:** January 22, 2024

Owner: Crosby Development LLC **Commission Hearing:** February 6, 2024

Size: 7.001 acres

Prior Determination: Postponed at the December 6, 2023 and January 3, 2024 meetings

Determination: Approved



Current Zoning

A-2 Suburban District

Requested Zoning

CBF-1 Community Based Facilities District

Future Land Use

Mixed Use and Residential Medium Intensity

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage:

No

BFE:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone a 7.001-acre parcel from A-2 Suburban District to CBF-1 Community Based Facilities District. The property is located on the north side of Louisiana Highway 22 West. The municipal address is 1846 Louisiana Highway 22 West, Madisonville.
2. Per the petitioner's application, the site is proposed to be develop with a softball and baseball facility.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2116	unknown	A-2 Suburban District

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- The subject property was zoned A-2 Suburban District during the 2009-2010 Comprehensive rezoning. At the end of 2020, the applicant had applied to rezone the property from A-2 Suburban District to HC-2 Highway Commercial District (Zoning Case No. 2020-2139-ZC). According to the applicant, the intention was to develop an RV and Boat Storage Facility. That zoning case was withdrawn.

Site and Structure Provisions

- The subject property is composed of three separate lots and is currently developed with a vacant single-family residence.
- The existing A-2 Suburban District allows for a minimum lot size of 1-acre parcel size with maximum allowable density of 1 unit per acre and minimum lot width of 150ft.

Compatibility or Suitability with Adjacent Area

- Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South (across Highway 22)	Residential	PUD Planned Unit Development - Timberlane
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

- The subject property is surrounded by residential zoning on all sides: Timberlane Subdivision/ Residential PUD Planned Unit Development to the south, across LA Highway 22, and A-2 Suburban District zoning on all other sides (north, east, and west).
- The purpose of the existing A-2 Suburban District is to provide a single-family residential environment on large, multi-acre lots. The A-2 Suburban District is intended to be located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. All strictly commercial uses are prohibited in the A-2 Suburban District.
- The purpose of the requested CBF-1 Community Based Facilities district is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. The allowed uses in a CBF-1 Community Based Facilities District include: Golf courses and recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including sale of alcohol) when accessory to recreational facilities; Churches, temples and synagogues; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions.
- If approved, the applicant could place any of the permitted uses listed under the CBF-1 Zoning District:
Golf courses and recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including sale of alcohol) when accessory to recreational facilities, churches, temples, and synagogues, religious educational facilities, clubs and lodges, and fraternal and religious institutions.
- To develop any of the above uses, the applicant will have to meet all applicable Parish requirements, including drainage, landscaping, and parking.

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Consistency with New Directions 2040

Residential 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. 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.

