

EXHIBIT "A"

2024-3979-ZC

ALL THOSE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, being LOT NOS. 53 & 54, SQUARE 100, FOREST GLEN SUBDIVISION, St. Tammany Parish, Louisiana all in accordance with plat of survey by E. J. Champagne & Earl Engineering Associates, Drawing No. 471, dated December 9, 1950, copy of which is said to be attached to COB 195, folio 477, as follows:

LOT NOS. 53 & 54, FOREST GLENN SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.

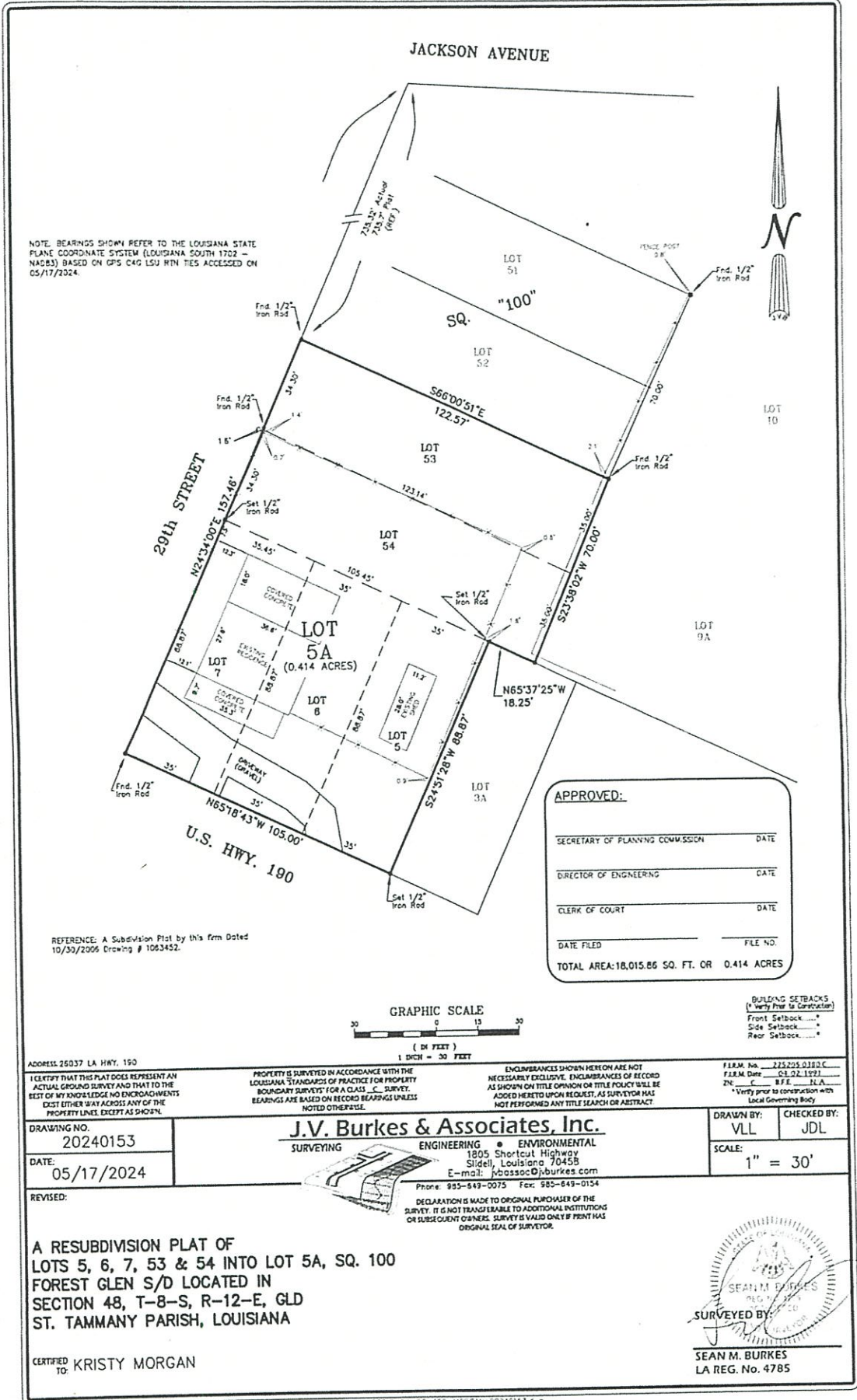
AND

ALL THOSE CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 48, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana being LOT NOS. 5, 6 & 7, SQUARE 100, FOREST GLEN SUBDIVISION, a subdivision in accordance with map and plat of subdivision on file with the Clerk of Court, St. Tammany Parish, Louisiana or formerly now as Map File 107B. Said lots are cross-hatched on the survey of J.V. Burkes & Assoc., Inc., dated October 30, 2006 although not actually surveyed.

Lot No. 5 being the same property acquired by vendor herein in act dated November 3, 2022 before Julliette C. Ducre, Notary Public, recorded with the Clerk of Court, St. Tammany Parish, Louisiana as COB Instrument No. 2357870.

Lot Nos. 6 & 7 being the same property acquired by vendor herein in act dated November 3, 2022 before Julliette C. Ducre, Notary Public, recorded with the Clerk of Court, St. Tammany Parish, Louisiana as COB Instrument No. 2357867.

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PLAT FILE: C:\SURV\PLANS\2024\LOT SURVEY\FOREST GLEN SUBDIVISION\20240153.LOTS 5-54, SQ. 100.MORGAN\20240153.dwg

N PONTCHARTRAIN DR

NEHL ST

L-1

N 29TH ST

NC-2

190

NC-2

R-2

NC-2

HON RD

R-2



Administrative Comment

December 5, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3979-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 northeast corner of US Highway 190 and N 29th Street, Lacombe; S48, T8S, R12E; Ward 7, District 7
Council District: 7

Petitioner: Anne Resweber **Posted:** October 8, 2024

Owner: Resweber and Associates, Inc. **Commission Hearing:** November 6, 2024

Size: .414 acres **Determination:** Approved



Current Zoning

NC-2 Neighborhood Commercial District
and L-1 Large Lot Residential District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

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 .414-acre parcel from NC-2 Neighborhood Commercial District to HC-2 Highway Commercial District. The property is located on the northeast corner of US Highway 190 and N 29th Street, Lacombe.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	NC-2 Neighborhood Residential District

Site and Structure Provisions

- 3. The site is currently developed with a commercial building.

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District
South (across Hwy 190)	Residential	R-2 Rural Residential District
East	Residential	L-1 Large Lot Residential District
West	Undeveloped	L-1 Large Lot Residential District

- The subject site abuts residential property on all sides, with zoning designations of L-1 Large Lot Residential District to the north, east, and west, as well as R-2 Rural Residential District to the south across US Highway 190.
- A small portion of the property is zoned L-1 Large Lot Residential District which is a residential zoning classification that requires 1-acre parcel sizes.
- The purpose of the proposed 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. 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 clinics, outdoor kennels; Warehouse, self-storage; Wholesale goods.

- The purpose of the existing 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. 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.

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9. Per the petitioner's application, the reason for the request is to repurpose the existing building into a furniture manufacturing business. If approved, the applicant will need to come into compliance with all parish commercial parking, drainage, and landscaping requirements.
10. Under the new St. Tammany Parish Unified Development Code, artisan manufacturing is now permitted in the HC-2 Highway Commercial District, allowing small-scale production and crafting operations that focus on hand-made or customized goods.

Consistency with New Directions 2040

Manufacturing and Logistics: areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high-capacity transportation corridors.

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 1.9: Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties.
- ii. 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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