

EXHIBIT "A"

2023-3629-ZC

PROPOSED REZONING OF A PORTION OF A 52.612 ACRE TRACT OF LAND SITUATED IN SECTION 10, T7S-R10E, TOWN OF MADISONVILLE, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4, NORTHEAST CORNER OF SECTION 9, SOUTHWEST CORNER OF SECTION 3 AND NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING THE POINT OF BEGINNING:

THENCE South 89 degrees 47 minutes 58 seconds East for a distance of 1416.96 feet to a point and corner;

THENCE South 00 degrees 48 minutes 52 seconds East for a distance of 228.46 feet to a point and corner;

THENCE South 50 degrees 34 minutes 11 seconds East for a distance of 324.69 feet to a point and corner;

THENCE South 00 degrees 04 minutes 27 seconds East for a distance of 438.47 feet to a point and corner;

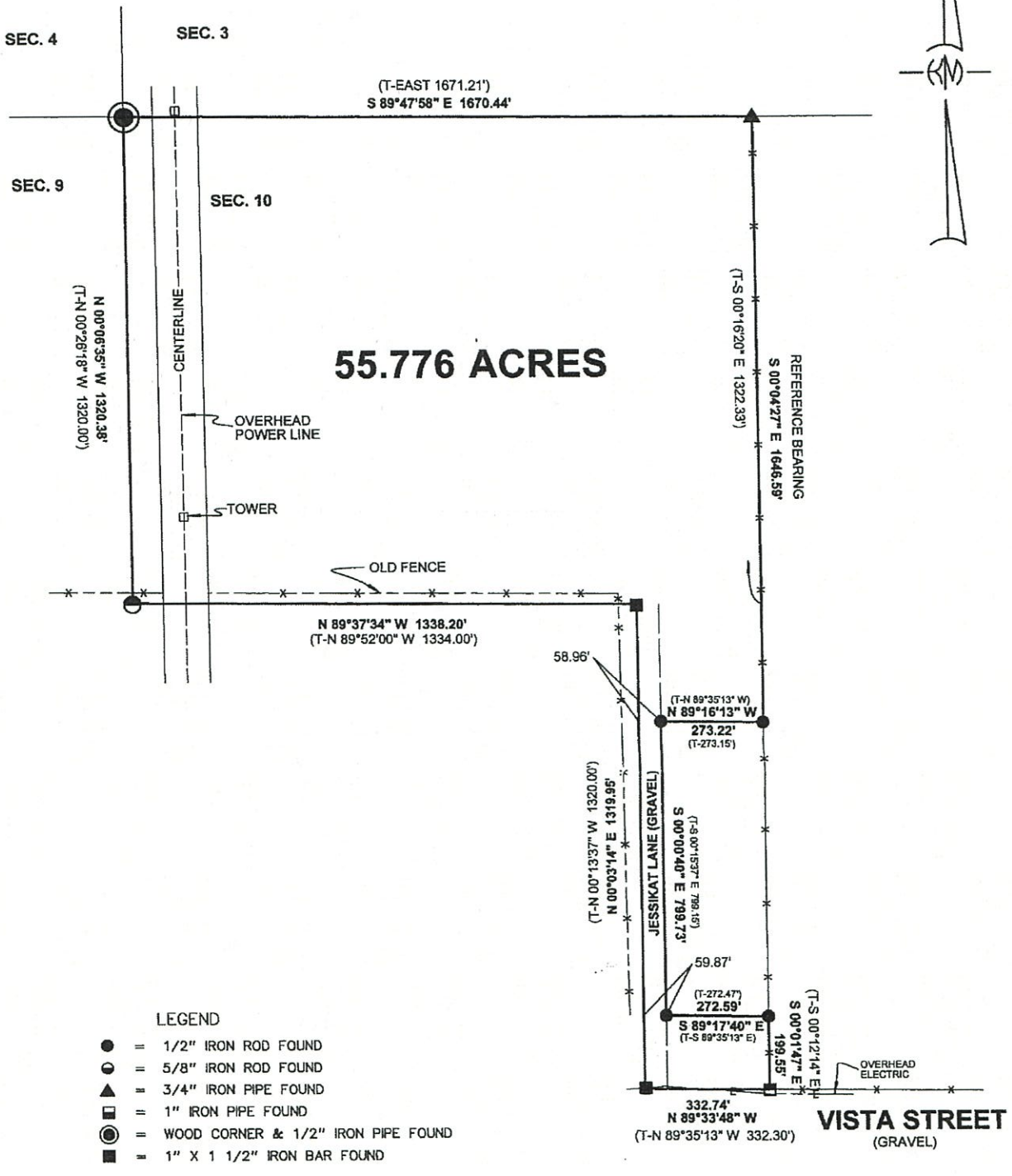
THENCE North 68 degrees 41 minutes 44 seconds West for a distance of 1793.70 feet to a point and corner;

THENCE North 00 degrees 06 minutes 35 seconds West for a distance of 226.40 feet back to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 19.152 Acres more or less.

2023-3629-ZC



THIS PROPERTY IS LOCATED IN FLOOD ZONE C
 BASE FLOOD ELEV. N/A
 F.I.R.M. PANEL NO. 225205 0205 C
 REV. 10-17-1989

- DEED FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH BEARING INSTRUMENT NO. 451746.
- SURVEY HERBERT C. SANDERS & ASSOCIATES, DATED 3-30-1978, JOB NO. ST-78-156.
- SURVEY BY H. C. SANDERS & ASSOCIATES, DATED 03-06-1980, JOB NO. ST-80-124.
- SURVEY BY LAND SURVEYING, INC., DATED 06-30-1993, AND NUMBERED 6144.

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.

STATE OF LOUISIANA
 KELLY J. McHUGH
 License No 4443
 PROFESSIONAL SURVEYOR
 11-10-05
 Kelly J. McHugh, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:

**55.776 ACRES
 SECTION 10, T-7-S, R-10-E,
 ST. TAMMANY PARISH, LA.**

PREPARED FOR:
 ANTHONY F. MARINO;
 PETER BRECHTEL;
 RESOURCE BANK;
 MAISON-TERRA TITLE, L.L.C.; AND
 COMMONWEALTH LAND TITLE INSURANCE COMPANY



KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 300'	DATE: 11-08-2005
DRAWN: R.F.D.	JOB NO.: 05-503
REVISED:	



VICINITY MAP
SCALE: 1" = 200'



-  Existing Zone HC-2
Proposed Re-Zone
to Zone A-3
-  Existing Zone A-3
to Remain A-3

Zone A-3 : SUBURBAN
Zone HC-2 : HIGHWAY COMMERCIAL

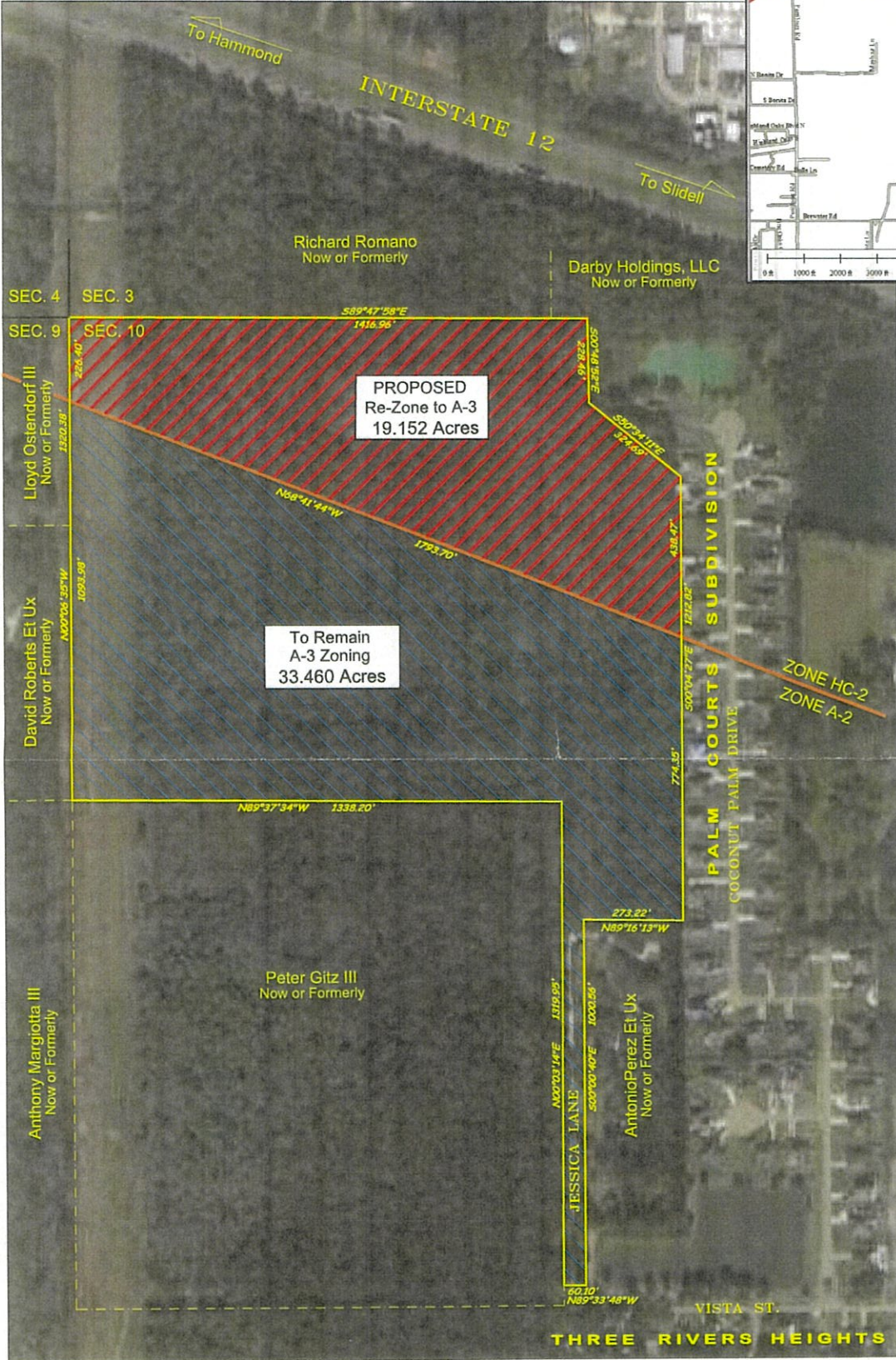


EXHIBIT 1

**PROPOSED REZONING
OF A PORTION OF A
52.612 Acre Tract**
LOCATED IN SECTION 10, T 7 S-R 10 E
TOWN OF MADISONVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
FIRST HORIZON, INC.

Prepared By:



McLin Taylor, Inc.
Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225)696-1444

PRELIMINARY

04/04/2022
DATE

2023-3629-ZC

DEER CROSS

I-2

BUD

DIVERSIFIED

DIVERSIFIED

12W
12E

HC-2

A-3

MORADO

GARANDA

JESSIKAT

PBC-1

MAYHAW

COCONUT PALM

A-3

A-4

JESSIKAT

PALM

PALM BEACH

A-2

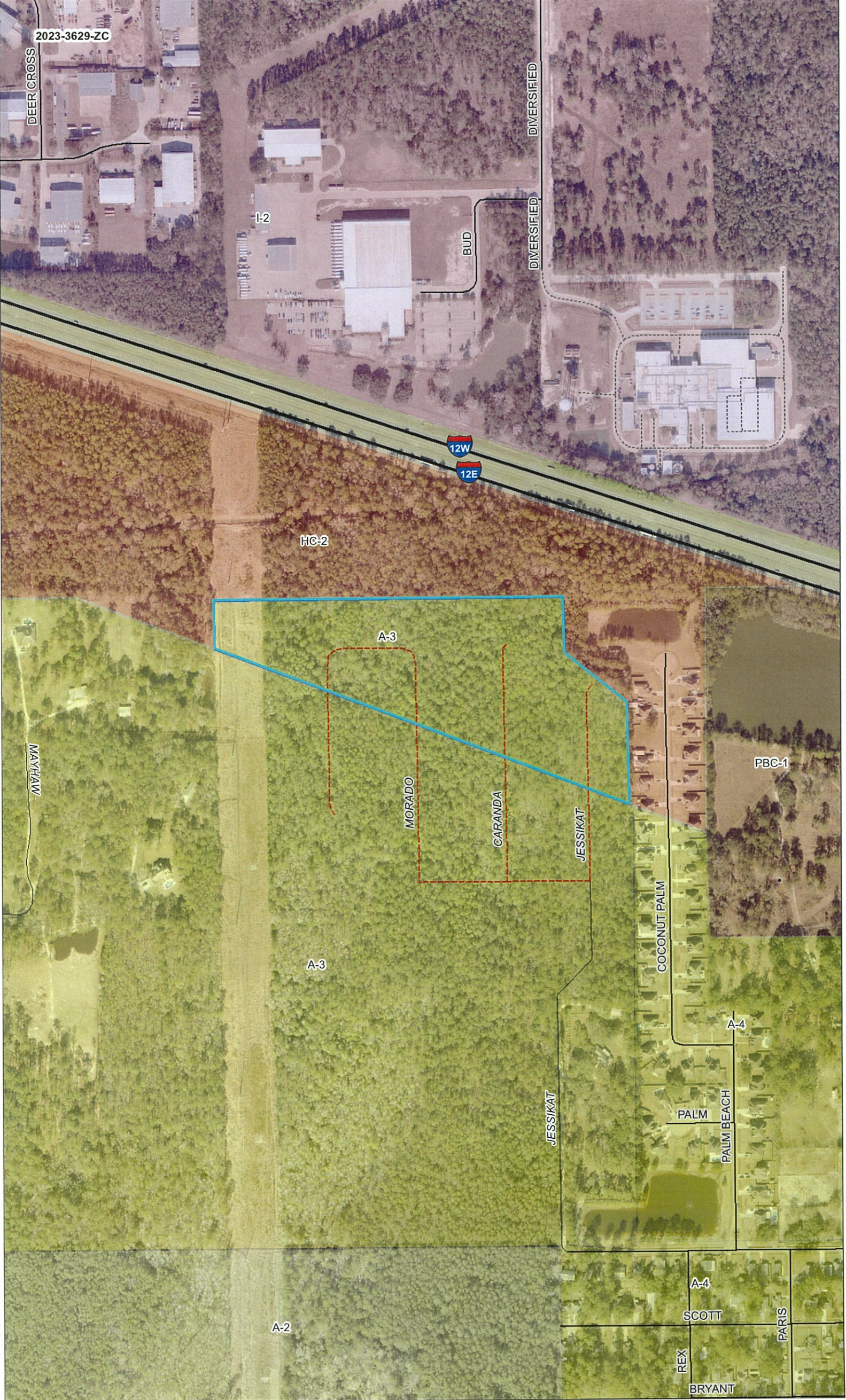
A-4

SCOTT

REX

BRYANT

PARIS



Administrative Comment

February 8, 2024

Department of Planning & Development



ZONING STAFF REPORT
2023-3629-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 north of Jessikat Lane, Madisonville; S10, T7S, R10E; Ward 1, District 1

Council District: 1

Owner: Lagrange Legacy, LLC

Posted: December 21, 2023

Applicant: Andrew Calahan

Commission Hearing: January 3, 2024

Size: 19.152 acres

Determination: Approved



Current Zoning

A-3 Suburban District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Commercial

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

Yes

BFE

FFE is 12" above crown of street elevation

Findings

1. The petitioner is requesting to change the zoning classification from A-3 Suburban District to HC-2 Highway Commercial District. The site is located north of Jessikat Lane, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
Unknown (Comprehensive Rezoning)	Unknown	HC-2 Highway Commercial District
22-4975	HC-2 Highway Commercial District	A-3 Suburban District

1. The subject property was originally zoned with the HC-2 Highway Commercial District that was a part of the 2009-2010 Comprehensive Rezoning effort by the St. Tammany Parish Council.
2. In June of 2022, the subject property was petitioned for a zoning change to the current A-3 Suburban District (2022-2833-ZC) with the intent to establish a residential subdivision through the Major Subdivision procedure. The zoning case was approved by the St. Tammany Parish Council in September of 2022 as of ordinance 22-4975.

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- 3. The applicant had applied for the Major Subdivision starting at the Tentative Phase (2023-3417-TP) which was denied by the St. Tammany Parish Planning Commission and brought to the Council on appeal to which they concurred with the recommendation of the Planning Commission and advised to bring the property back to its original zoning of HC-2 Highway Commercial District.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Table with 3 columns: Direction, Surrounding Use, Surrounding Zoning Classification. Rows include North, South, East, and West directions with their respective land uses and zoning classifications.

- 5. The HC-2 Highway Commercial District allows for a maximum building size of 40,000 sqft as well as lot coverage of no more than 50% of the total area of the lot.
6. If approved, the property would be rezoned to its original classification, and the applicant could potentially construct any of the following uses on-site:

All uses permitted in the NC Zoning Districts and HC-1 Highway Commercial District and: Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq.ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing Mini warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembled building, pool and playground equipment.

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.

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.

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