

EXHIBIT "A"

**2023-3541-ZC**

**A CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining, situated in Section Thirty-Eight (38) Township Seven (7) South, Range Ten (10) East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows, to wit:**

**From the Section corner common to Sections 38, 41 and 44 of (he above Township and Range run South 89 degrees, 30 minutes West 141 feet to the West side of Turnpike Road; thence along the West side of Turnpike Road, South 6 degrees East 746.3 feet; thence South 6 degrees 20 minutes East 303.5 feet: to an iron stake in the center of a ditch which is the Point of Beginning. From (he Point of Beginning thence run West along center of ditch 195.2 feet to old iron corner; Thence along a fence line. South 5 degrees West 174.6 feet to old iron corner; thence East along a fence tine 216.5 feet, to an old iron stake at fence corner, on East side of Turnpike or Covington Road; thence northerly along a fence line 174.0 feet to the Point of Beginning. All as per attached map shown in the name of Isabel White, widow' of Preston White, dated February 20, 1968 by C.R. Schultz, Surveyor.**

**AND**

**ALL THAT CERTAIN PARCEL 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 38, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, being more fully described as follows:**

**Commence from the Section comer common to Sections 38, 41 and 44, Township 7 South, Range 10 East and go West a distance of 142.0 feet; thence go South 06 degrees 00 minutes East a distance of 749.6 feet; thence go South 85 degrees 15 minutes West a distance of 123.6 feet; thence go South 06 degrees 00 minutes East a distance of 59.0 feet; thence go South 85 degrees 00 minutes West a distance of 122.5 feet; thence go South 01 degrees 15 minutes East a distance of 73.80 feet; thence go West a distance of 244.7 feet; thence go South 03 degrees 37 minutes 50 seconds East a distance of 132.75 feet; thence go South 89 degrees 48 minutes 51 seconds East a distance of 13.38 feet to the Point of Beginning. From the Point of Beginning go South 89 degrees 48 minutes 51 seconds East a distance of 292.29 feet; thence go South 05 degrees 22 minutes 59 seconds West a distance of 166.31 feet; thence go North 89 degrees 48 minutes 51 seconds West a distance of 269.06 feet; thence go North 02 degrees 38 minutes 22 seconds West a distance of 165.83 feet back to the Point of Beginning.**

**Said parcel contains 1.07 acres of land, more or less.**

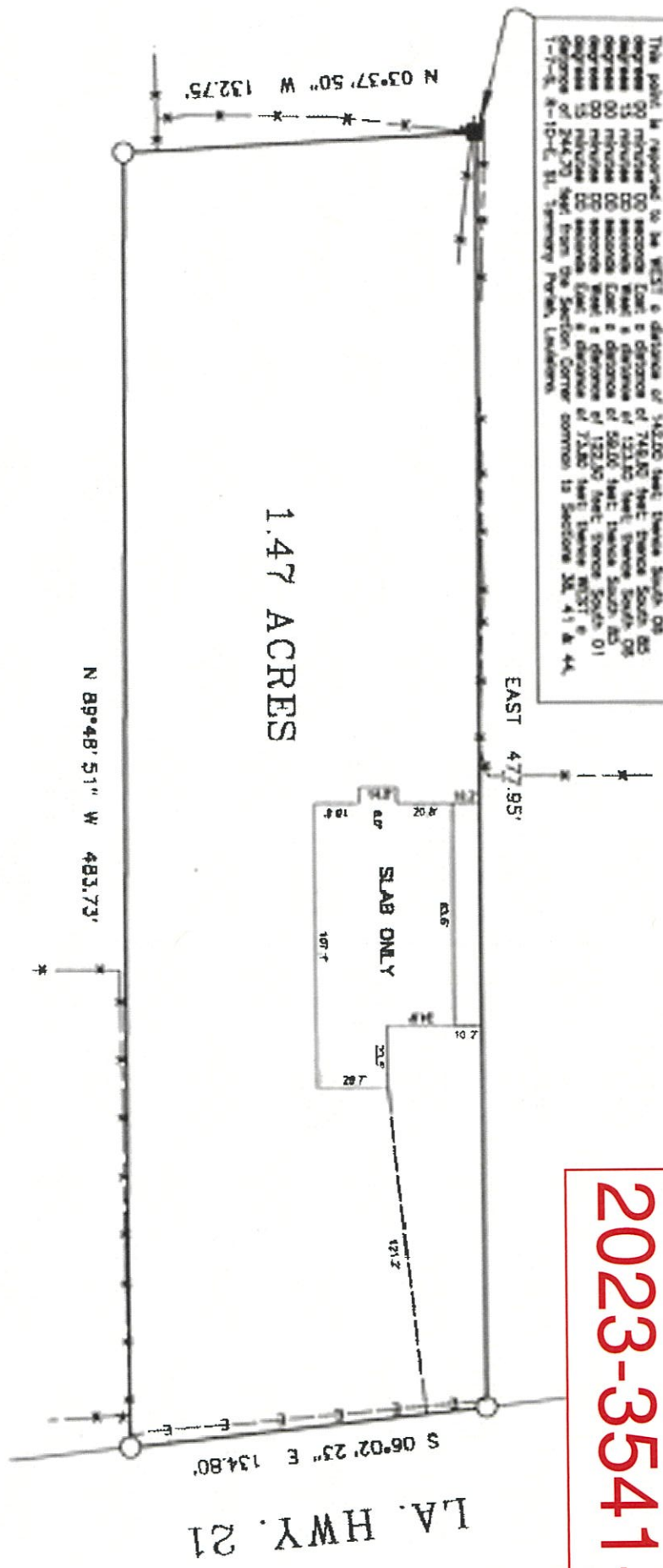
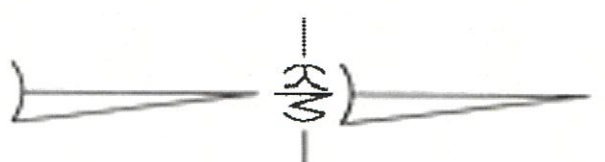
**All as more fully described on property description of Randall W. Brown & Associates, Inc. dated March 27, 2006, referencing Survey No. 06308 - Parcel 1, a copy of which is annexed hereto and made a part hereof.**

**Being a portion of the same property acquired by vendors herein by Act of Exchange recorded in the records of the Clerk of Court, St. Tammany Parish, Louisiana as COB Instrument No. 1568920.**

**AND**

**A CERTAIN PIECE OR PARCEL OF LAND, situated in St. Tammany Parish, State of Louisiana, in Section 38, Township 7 South, Range 10 East, Greensburg District, more fully described as follows: commencing at a point on the west line of the Turnpike Road, 909 feet 6 inches southerly along the west side of said Road from the north boundary line of Section 38; thence west 1071 feet; thence south 130 feet; thence east 1072 feet to a point on the west line of said Turnpike Road; thence northerly along the Turnpike Road 135 feet, 6 inches to the POINT OF BEGINNING. Together with all the buildings and improvements thereon situated.**

This point is reported to be WEST a distance of 142.00 feet, Thence South 08 degrees 00 minutes 00 seconds East a distance of 748.80 feet, Thence South 08 degrees 13 minutes 00 seconds East a distance of 1218.00 feet, Thence South 08 degrees 00 minutes 00 seconds East a distance of 582.00 feet, Thence South 80 degrees 00 minutes 00 seconds West a distance of 1223.00 feet, Thence South 01 degrees 13 minutes 00 seconds East a distance of 712.00 feet, Thence WEST a distance of 244.75 feet from the Section Corner corner to Sections 26, 41 & 44, 1-1-E, 4-10-E, St. Tammany Parish, Louisiana.



1.47 ACRES

2023-3541-ZC

--- LEGEND ---  
 ■ = 1/2" IRON PIPE FOUND  
 ○ = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN  
 FLOOD ZONE "A-13"  
 BASE FLOOD ELEV. 11.0'  
 FIRM PANEL NO. 225205 0220 C  
 REV. 4-2-91

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE GROUND OR TITLE POLICY MAY BE ADDED HERETO UPON REQUEST, AS SERVITUDES NOT HEREIN PROVIDED MAY TITLE SEARCH OR RECORD SEARCH BE PERFORMED ANY TITLE



Kelly J. McHugh  
 License No. 4443  
 PROFESSIONAL

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.

REFERENCE: SURVEY BY JOHN E. BONNEAU & ASSOC., INC., DATED 4-29-2003, SURVEY NO. 2003 144.

BOUNDARY SURVEY OF:

1.47 ACRES  
 SECTION 38, T-7-S, R-10-E,  
 ST. TAMMANY PARISH, LA.

PREPARED FOR:

KEITH YOUNG

KELLY J. MCHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 70481-5611

SCALE: 1" = 60'  
 DRAWN: R.F.D./B.W.M. DATE: 5-26-05  
 REVISED: B-16-04 JOB NO: 04-175



# 2023-3541-ZC

PARCEL 1  
KEITH YOUNG'S  
PARKING

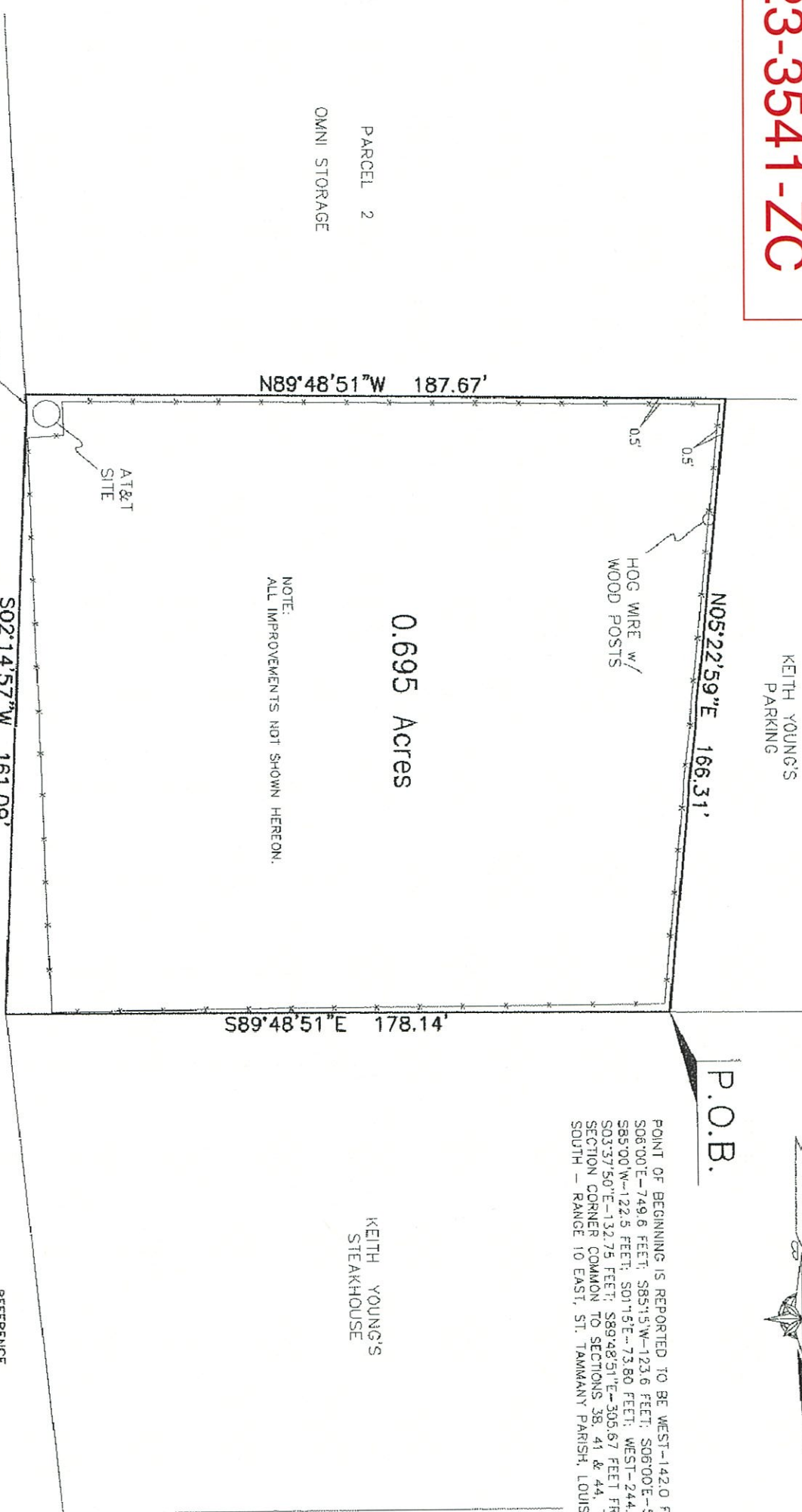


P.O.B.

POINT OF BEGINNING IS REPORTED TO BE WEST-142.0 FEET;  
S06°00'E-749.6 FEET; S85°15'W-123.6 FEET; S06°00'E-59.0 FEET  
S85°00'W-122.9 FEET; S01°15'E-73.80 FEET; WEST-244.7 FEET;  
S03°37'50"E-132.75 FEET; S89°48'51"E-305.67 FEET FROM THE  
SECTION CORNER COMMON TO SECTIONS 38, 41 & 44, TOWNSHIP  
SOUTH - RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

0.695 Acres

PARCEL 2  
OMNI STORAGE



NOTE:  
ALL IMPROVEMENTS NOT SHOWN HEREON.

LA. HWY 1077

Sketch of

A PARCEL OF GROUND SITUATED IN  
SECTION 38, TOWNSHIP 7 SOUTH - RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
KEITH D. YOUNG AND LYNDA MOORE YOUNG

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL  
APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE  
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

NOT A BOUNDARY SURVEY

REFERENCE  
1) SURVEY BY THIS FIRM  
DWG No.: 06308 DATED: 3/27/2006  
2) KELLY McHUGH & ASSOCIATES, INC.  
JOB No.: 04-175  
DWG No.: 04-175-TOPO  
DATED: 6-7-2004

**Randall W. Brown & Associates, Inc.**

Professional Land Surveyors  
Geodetic • Forensic • Consultants  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 824-5366 FAX (985) 824-5309  
E-MAIL: info@brownssurveyors.com

Date: JUNE 14, 2011  
Survey No. 11265  
Project No.

Scale: 1" = 30' ±  
Drawn By: BPC  
Revised:

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

2023-3541-ZC

A-3

WOODS

BRAVENDER

PUD

A-2

A-3

NC-1  
HC-1

ED-1

A-1

NC-1

NC-4

NC-1

COVINGTON HWY

NC-1

NC-5

NC-4

NC-5

RODNEY

TURNPIKE RD

A-3

A-3

MOTICHECK

NC-4



NC-4

EQUIPTABLE EQUIPMENT

CBF-1

I-4

A-3

CEMETERY ENTRANCE

NC-2

RENE

JEFFERSON ALY

CEDAR

Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3541-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 west side of LA Highway 1077, south of Moticheck Road, Madisonville  
S38, T7S, R10E; Ward 1, District 4      **Council District:** 4

**Petitioner:** Linda and Keith Young      **Posted:** October 20, 2023

**Owner:** Linda and Keith Young      **Commission Hearing:** November 1, 2023

**Size:** 3.235 acres      **Determination:** Approved



**Current Zoning**

NC-4 Neighborhood Institutional District  
A-3 Suburban District

**Requested Zoning**

HC-2 Highway Commercial District

**Future Land Use**

Residential – Medium Intensity  
Coastal Conservation  
Commercial

**Flood Zone**

Effective Flood Zone A13  
Preliminary Flood Zone AE

**Critical Drainage:**

Yes

**BFE**

BFE 11' + 1' Freeboard = 12' FFE

**FINDINGS**

1. The applicant is requesting to rezone the entirety of the subject property (3.325 acres) to HC-2 Highway Commercial District which will bring the existing restaurant and parking lot into compliance with the correct zoning classification. Keith Young's Steakhouse began operation in 2005 and was rezoned to NC-4 Neighborhood Institutional District and A-3 Suburban District under 2009 Comprehensive rezoning.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	NC-4 Neighborhood Institutional District and A-3 Suburban District
11-2608 (Zoning Case for 0.695-acre portion of the combined 3.235 acres)	A-3 Suburban District	NC-4 Neighborhood Institutional District

*Site and Structure Provisions*

3. The subject property is composed of three lots for a total of 3.235 acres. The 1.47-acre and the 1.07-acre parcels are currently developed with a restaurant and parking lot and the 0.695-acre lot is currently undeveloped.

**Administrative Comment**

**December 7, 2023**

**Department of Planning & Development**



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PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

4. HC-2 Highway Commercial District allows for a maximum building size of 40,000 sqft. The existing NC-4 Neighborhood Institutional District allows for a 12,500 sqft. In addition, the NC-4 Neighborhood Institutional District allows for all uses from NC-1 Professional Office District to the NC-3 Lodging District. The requested HC-2 Highway Commercial District allows for more intense commercial / retail use as shown in the below table:

<b>Zoning Change Request</b>					
<b>Zoning Classifications</b>	<b>Max Building Size</b>	<b>Max Height</b>	<b>Max Lot Coverage</b>	<b>Purpose</b>	<b>Uses</b>
<b>NC-4 Neighborhood Institutional District</b>	12,500 sq. ft.	35 ft.	50%	To allow for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time.	All uses permitted in the NC-1, NC-2, and NC-3 Lodging District and Dance Studios, Music Studios, Aerobic/weight loss studios, educational learning centers, churches, temples, synagogues, and mosques, religious educational facilities, clubs and lodges, fraternal and religious institutions, child day care centers, nursery schools
<b>HC-2 Highway Commercial District</b>	40,000 sq. ft.	35 ft.	50%	To allow for the location of moderately scaled, intense retail, office, and service uses located along major collectors and arterials designed to provide services to a portion of the parish.	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-assembles building, pool and playground equipment.

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Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-3 Suburban District, NC-4 Neighborhood Institutional District
South	Commercial	A-3 Suburban District
East (Across Highway 21)	Industrial and Undeveloped	I-4 Heavy Industrial District, NC-4 Neighborhood Institutional District
West	Undeveloped	A-3 Suburban District and CBF-1 Community Based Facilities

6. The subject site abuts an undeveloped property zoned A-3 Suburban District to the west. Arcosa Marine is to the east across Highway 21 from the subject property which is zoned I-4 Heavy Industrial District. The neighboring property on the north side of Arcosa Marine is undeveloped and is zoned a combination of NC-4 Neighborhood Institutional District and A-3 Suburban District. There is a commercial storage facility to the south of the subject property which is zoned A-3 Suburban District. Finally, to the north of the subject property there is a residence and a plant nursery zoned NC-4.

Consistency with New Directions 2040

**Commercial:** areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

**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.

**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 requested 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



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