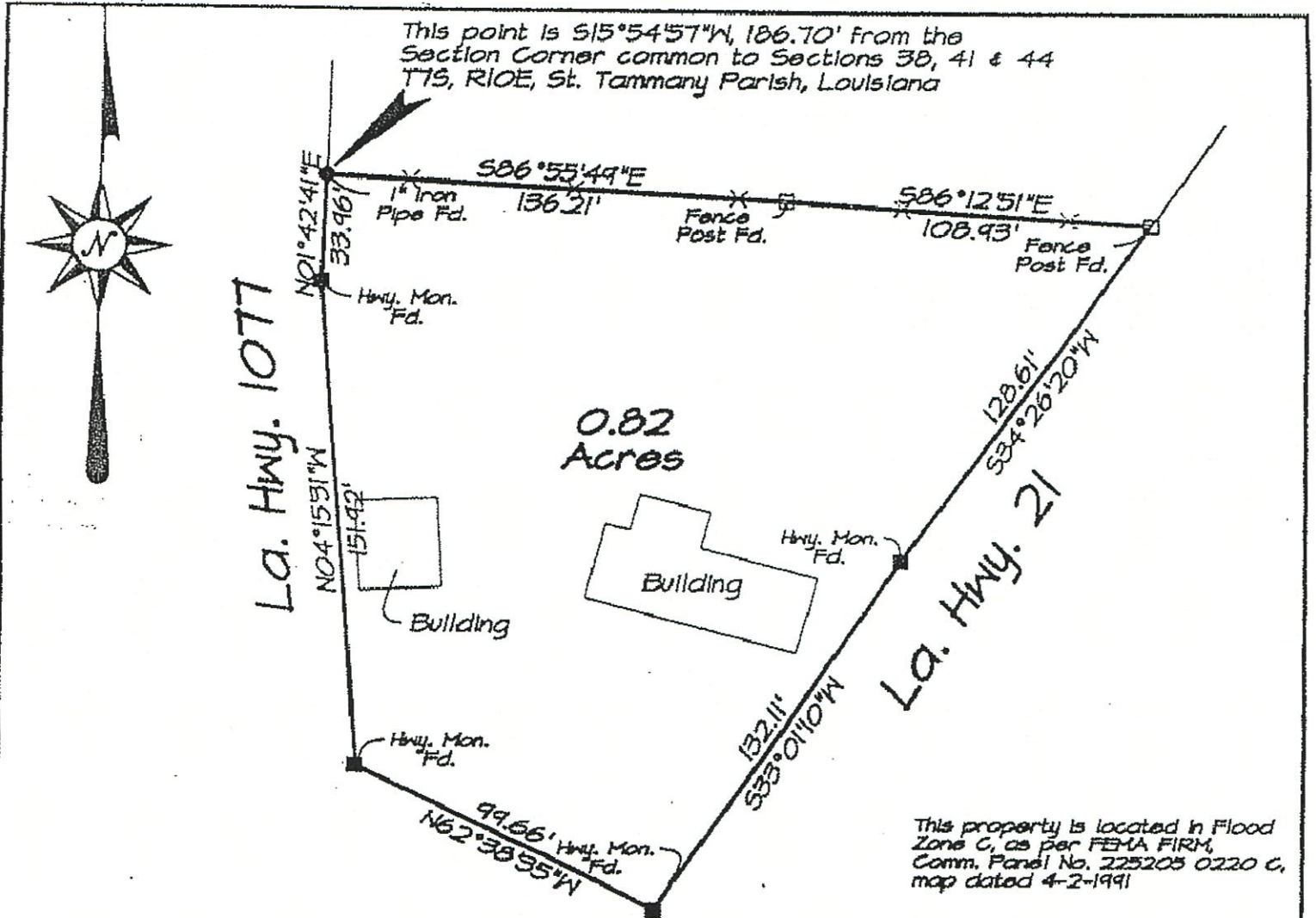


EXHIBIT "A"

2023-3566-ZC

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Section 38, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, to-wit:

0.82 ACRES IN SECTION 38, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA. ALL AS PER LEGAL DESCRIPTION AND SURVEY BY LAND SURVEYING, INC. COPIES OF WHICH ARE ATTACHED HERETO AND MADE A PART HEREOF.



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X1.

MAP PREPARED FOR **TMP, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 38 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

J. R. Morris
JERON R. MORRIS
 LOUISIANA REGISTERED LAND SURVEYOR
 FEB. 10, 2003
 No. 2088

SCALE: 1" = 50'

DATE: September 13, 2006

2023-3566-ZC

A-2

NC-1
HC-1

ED-1

A-3

A-1

A-3

WOODS

NC-1

BRAVENDER

NC-4

NC-1

PUD

COVINGTON HWY

NC-5

NC-1

NC-4

NC-5

RODNEY

TURNPIKE RD

A-3

A-3

NC-4

MOTICHECK

EQUIPTABLE EQUIPMENT

NC-4

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
2023-3566-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

85-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located at the intersection of LA Highway 1077 and LA Highway 21, north of Rodney Road, Madisonville S38, T7S, R10E; Ward 1, District 4 **Council District:** 4

Petitioner: Michael Rase Jr. **Posted:** October 20, 2023

Owner: Four Corners Triangle Investments, LLC - Michael Rase Jr.

Commission Hearing: November 1, 2023

Size: .82 acres

Determination: Approved

Current Zoning

NC-5 Retail and Service District

Requested Zoning

HC-1 Highway Commercial District & Entertainment Overlay

Future Land Use

Commercial

Flood Zone

Effective Flood Zone B

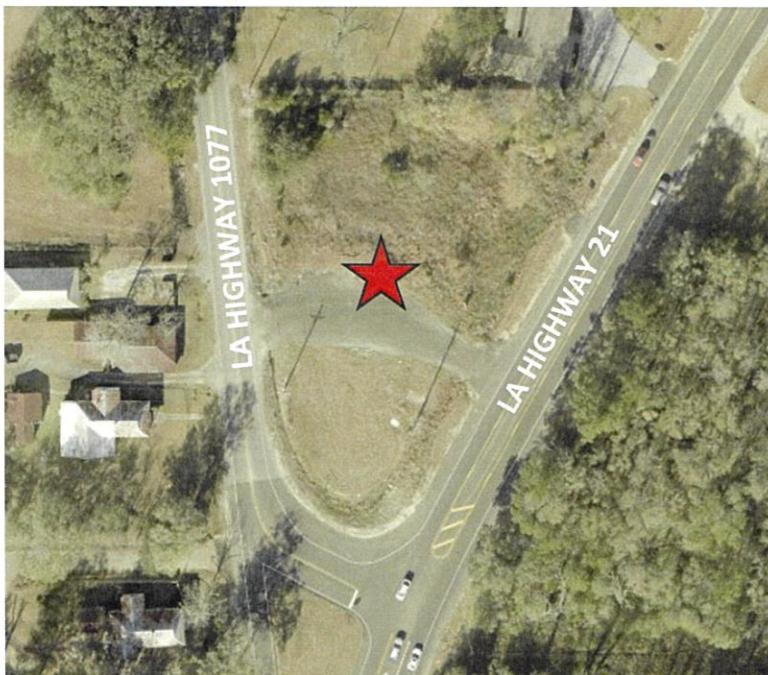
Preliminary Flood Zone B

Critical Drainage:

No

BFE:

FFE is 12" above crown of street elevation



Findings

1. The petitioner is requesting to change the zoning classification from NC-5 Retail and Service District to HC-1 Highway Commercial District and Entertainment Overlay. The site is located at the intersection of LA Highway 1077 and LA Highway 21, north of Rodney Road, Madisonville

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-046A	Unknown	C-2 Commercial
09-2116	C-2 Commercial	NC-5 Retail and Service District

Site and Structure Provisions

- 2.The subject property is currently undeveloped.

Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3566-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	NC-5 Retail and Service District, NC-4 Neighborhood Institutional District
South	Residential	NC-4 Neighborhood Institutional District
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional District

4. The purpose of the existing NC-5 Retail and Service District is to provide for the location of small-scale retail and services near residential neighborhoods to provide products and services to nearby residents. Permitted uses include all uses allowable in the NC-4 Neighborhood Institutional District; farmers markets; restaurants greater than 5,000 square feet; restaurants with lounges; food stores under 3,000 square feet (no gas service allowed), and dry cleaning, laundries, and self-service laundries. The purpose of the requested HC-1 Highway Commercial District is to provide for the location of limited-scale highway commercial uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
5. The maximum building size allowable within the NC-5 Retail and Service District is 12,500 square feet with a minimum lot size of 20,000 square feet. The maximum building size within a HC-1 Highway Commercial District is 20,000 square feet with a minimum lot size of 20,000 square feet.
6. Per Sec. 6-34(b), a sale of high alcohol content is not permitted on premises that are located adjacent to single-family residentially zoned property or within 500 feet or less of single-family residentially zoned property unless the property owner has applied for and received the Entertainment Overlay or maintains a 100-foot no cut buffer between the development and residentially zoned property.
7. The purpose of the Entertainment Overlay is to accommodate a limited number of entertainment based uses required to obtain a permit for the sale of beverages of high alcoholic content, other than beer and wine, in a limited geographic area, adjacent to residentially zoned neighborhood, to maintain a balance of uses that are compatible with the surrounding residential neighborhoods and properties and to protect the character of surrounding residential neighborhoods and properties.
8. If approved, the applicant would be permitted to apply for a liquor license with the St. Tammany Parish Sheriff's Office as well as with the Louisiana ATC Office to serve/sell higher alcohol content on-site with an approved building and sitework permit.
9. Per the petitioner's application, if approved, the site is proposed to be developed with a drive-thru seafood and daiquiri restaurant.

Administrative Comment

December 7, 2023

Department of Planning & Development



ZONING STAFF REPORT
2023-3566-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

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.

