

EXHIBIT "A"

2026-4738-ZC

A parcel of land located In Section 7 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section corner common to Sections 7 and 8 of said township and range, go South 47 degrees 01 minutes West 340.02 feet to an iron located on the East Right of Way line of La. Highway 1085, thence run along the East Right of Way line of highway, South 07 degrees 19 minutes West 229.01 feet to an iron and being the POINT OF BEGINNING.

Thence North 89 degrees 52 minutes East 147.14 feet (Title South 89 degrees 41 minutes East) to an iron; thence South 07 degrees 19 minutes West 191.11 feet to an iron; thence South 89 degrees 54 minutes West 147.13 feet to an iron located on the East Right of Way line of La. Highway 1085; thence run along the East Right of Way line of said highway North 07 degrees 19 minutes East 191.05 feet to the POINT OF BEGINNING, containing 0.64 acre.¹

Administrative Comment

September 3, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4738-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 east side of LA Highway 1085, north of Boudreaux Court, Madisonville.
S7, T7S, R10E, Ward 1, District 1

Petitioner: Ally Carter

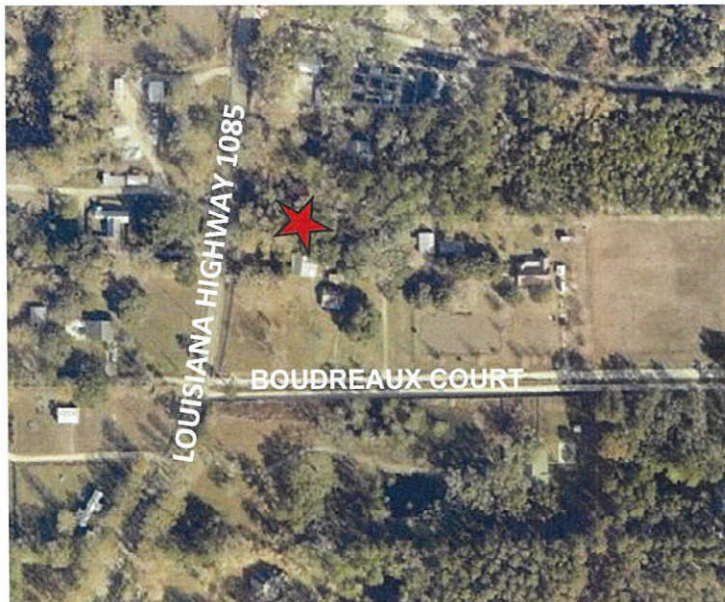
Posted: July 21, 2026

Owner: Ally Carter

Commission Hearing: August 4, 2026

Size: .64 acres

Determination: Approved



Current Zoning:

L-1 (Large Lot Residential District)

Requested Zoning:

HC-1 (Highway Commercial District)

Future Land Use: Residential Medium Intensity

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 .64-acres from L-1 (Large Lot Residential District) to HC-1 (Highway Commercial District). The parcel is located on the east side of LA Highway 1085, north of Boudreaux Court, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-216	Unknown	L-1 (Large Lot Residential District)

Site and Structure Provisions

2. The subject property is currently undeveloped. *Compatibility or Suitability with Adjacent Area*

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	L-1 (Large Lot Residential District) & RO (Rural Overlay)
South	Residential	L-1 (Large Lot Residential District)
East (across Hwy 1085)	Residential	L-1 (Large Lot Residential District)
West	Residential	R-2 (Rural Residential District)

3. As shown in Table 2, the subject parcel abuts a commercially development residential parcel zoned L-1 Large Lot Residential District & RO Rural Overlay to the north, residential property zoned L-1 Large Lot Residential District to the south, east, and west and residential parcels zoned R-2 Rural Residential District across Highway 1085.

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4. The existing L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
 - a. The L-1 Large Lot Residential District requires parcel sizes of one acre or greater with a minimum parcel width of 150 feet.
5. The purpose of the proposed HC-1 Highway Commercial District is to provide for the location of commercial uses oriented toward a highway or interstate, designed to provide services to residents of the parish and the region.

Permitted Uses include: Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, 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, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, 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, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, 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 clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment, Dwelling, Multiple-Family, Outdoor Storage Yard, Microbrewery* or Micro distiller.

6. Per the petitioner's application, the reason for the zoning change request is to accommodate a drive-thru coffee shop.
 - a. Exhibit 600-3-13 provides that where a commercial use abuts a residential use, the commercial property must provide a minimum buffer size of 25'. As this property abuts a residential use to the south and east and has a single street frontage along Highway 1085, 25' buffers will be required along all property lines except to the north, where the property abuts a plant nursery.
 - b. Additionally, Section 400-8(Q) provides minimum standards for Drive-thru Restaurant uses located within the HC-1 Highway Commercial District, which are as follows:
 - i. The site must have direct access to a highway functional classification system of minor arterial or greater.
 - ii. A site plan must be submitted to the Department of Planning and Development prior to issuance of a building permit. This plan shall indicate, at a minimum:
 1. Location of all structures on site including proposed structures.
 2. Proposed traffic movements and points of ingress and egress, including parking and sight triangles.
 3. Approved landscape plan.
 4. Approved lighting plan.
 5. Approved Traffic Impact Study.
 - iii. Where drive-through windows are used, automobile stacking areas shall be set back a minimum of 10 feet from the property line and 5 feet from on-site automobile parking areas. The stacking area shall be so located so as not to

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cause patrons parking on site to move through the area to get from their cars to the restaurant entrance unless an accessway is designed in conformance with FHWA MUTCD, ITE Transportation Planning Handbook, LADOTD EDSM, or other reputable publication standards.

- iv. If the drive-thru facility abuts any residential district or use, a transitional yard shall be provided equal to the side or rear yard requirements of the residential zoning classification.
- v. Additional information shall be submitted as determined by the Department of Planning and Development.

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. Strategy 5:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services and amenities.

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 conditions, 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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2026-4738-ZC 60

97

7119

6851

7109

142585

L'AVIGNE

VENTOLA

6358

DOUGLAS

7140

6309

13216

8

7142

7

T7-R10E

R-2

1085

L-1

6418

6026

6868

8033

BRESWAY

BOUDREAUX

GAUDE

8696



NOTE: I hereby certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found this property

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4738-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

August 4, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

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