

## EXHIBIT "A"

### **2022-2881-ZC**

That certain piece or portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, containing 2.56 acres, as shown on the survey by Kelly J. McHugh & Associates, Inc., prepared for Trinity Developers, LLC," dated 11-12-2020 and attached hereto.

Being a portion of the same property acquired by Trinity Developers, L.L.C. from Marina Developers, L.L.C. and Grand Oaks Development, L.L.C. by act dated August 31, 2011, and registered as Instrument No. 1826226, St. Tammany Parish, Louisiana.

**Case No.:** 2022-2881-ZC

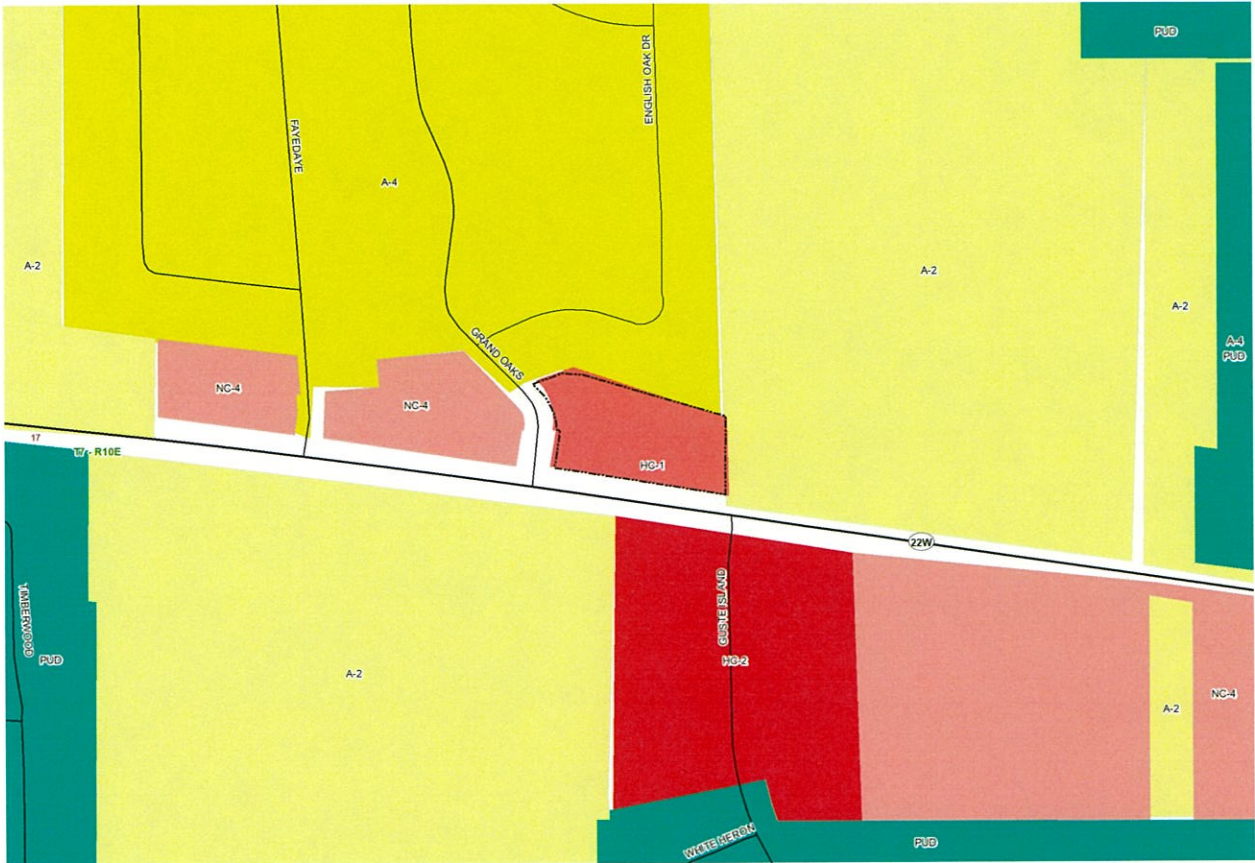
**PETITIONER:** Scott Reeves

**OWNER:** MSB Holdings, LLC

**REQUESTED CHANGE:** HC-1 Highway Commercial District to HC-3 Highway Commercial District (as amended to HC-2 Highway Commercial District)

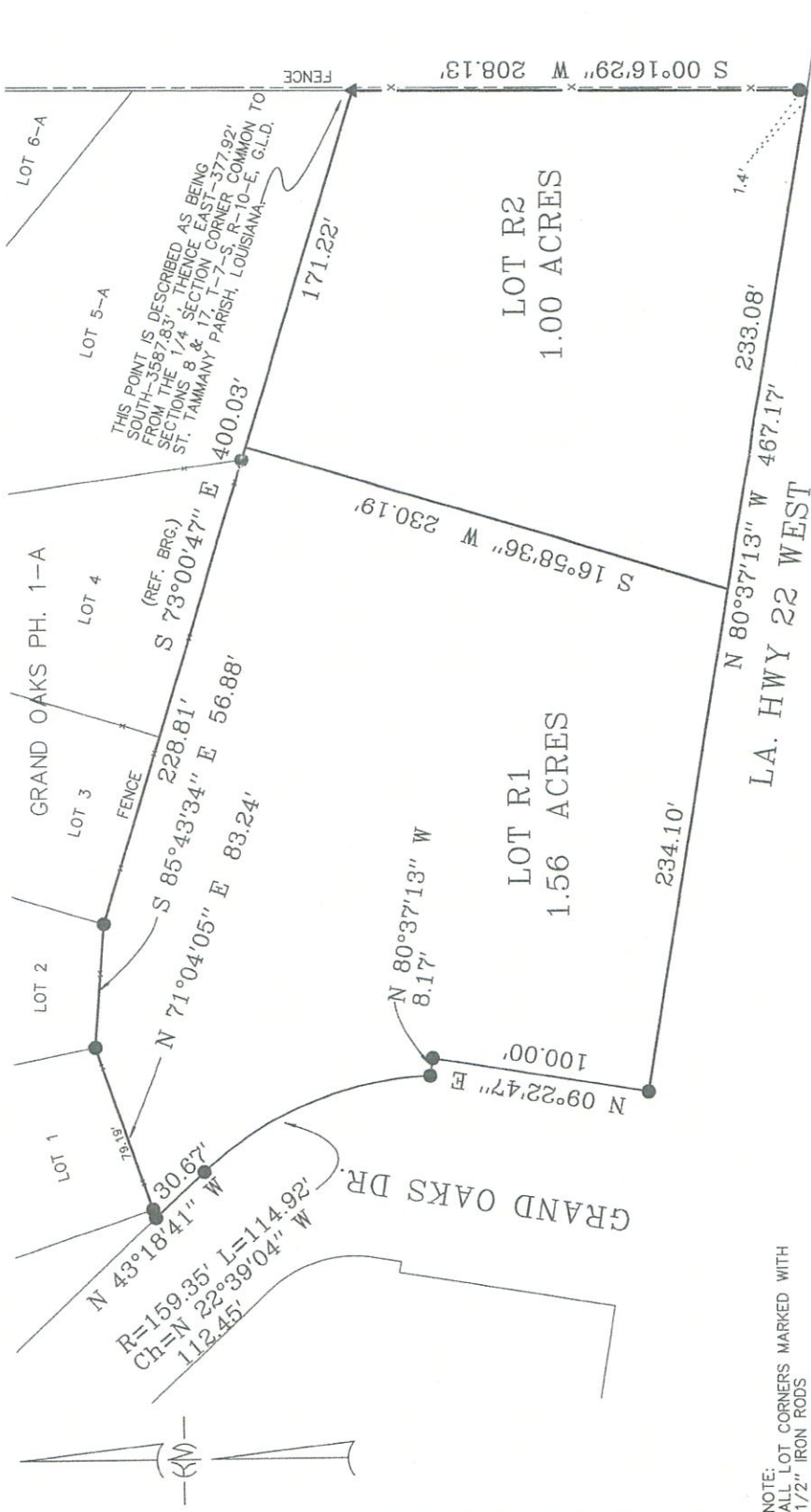
**LOCATION:** Parcel located on the northeast corner of LA Highway 22 and Grand Oaks Drive; Madisonville S17, T7S, R10E, Ward 1, District 1

**SIZE:** 2.46 acres



2022-2881-ZC

- REFERENCES:
1. PLAT OF A SURVEY BY THIS FIRM DATED 11-12-20, JOB NO. 20-281
  2. PLAT OF GRAND OAKS PHASE 1-A BY THIS FIRM FILED FOR RECORD 03-01-2012 MAP FILE NO. 5048, FROM WHICH BASIS OF BEARINGS WAS TAKEN.
  3. PLAT OF A RESUBDIVISION BY THIS FIRM FILED FOR RECORD 02-22-2013, MAP FILE NO. 5144A



NOTE:  
ALL LOT CORNERS MARKED WITH  
1/2" IRON RODS

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE C  
RE: FIRM PANEL NO. 225205 0215 C  
REVISED 10-17-89

LEGEND:

- = 1/2" IRON ROD FOUND
- ▲ = 1/2" IRON PIPE FOUND

A MINOR SUBDIVISION OF 2.56 ACRES  
INTO LOTS R1 & R2, ALL LOCATED IN  
SECTION 17, T-7-S, R-10-E,  
G.L.D., ST. TAMMANY PARISH, LA.

PREPARED FOR:

SCOTT REEVES

APPROVAL:  
SECRETARY PLANNING COMMISSION  
DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING  
07.30.2021  
DATE FILED  
6040C  
FILE NO.  
Amy White  
CLERK OF COURT  
Amy White, Deputy Clerk

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY MAUGH & ASSOC., INC. TO  
VERIFY THE CORNER POSITIONS, ELEVATIONS, OR  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLIENT.



Kelly J. Maugh  
7/26/21  
Res. No. 4443

CERTIFIED TO BE 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 CERTIFIED PLAT.

KELLY J. MAUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST. MANDEVILLE, LA. 70481-6611

SCALE: 1" = 60'  
DRAWN: DRJ  
JOB NO.: 20-281  
DATE: 07-15-21

REVISIONS:



2022-2881-ZC

GRAND OAKS LN

A-4

ENGLISH OAK DR

A-2

GRAND OAKS DR

NC-4

T7 - R10E

22W

HC-1

PONCHATOULA HWY

HC-2

GUSTE ISLAND RD

NC-4

A-2

PUD

WHITE HERON DR

WOOD THRUSH DR



**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** June 28, 2022  
**Case No.:** 2022-2881-ZC  
**Posted:** June 10, 2022

**Meeting Date:** July 5, 2022  
**Determination:** Approved as amended to HC-2

**GENERAL INFORMATION**

**PETITIONER:** Scott Reeves  
**OWNER:** MSB Holdings, LLC  
**REQUESTED CHANGE:** HC-1 Highway Commercial District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the northeast corner of LA Highway 22 and Grand Oaks Drive; Madisonville S17, T7S, R10E, Ward 1, District 1  
**SIZE:** 2.46 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

<b>Type:</b> State Highway – LA 22	<b>Road Surface:</b> 2-Lane Asphalt	<b>Condition:</b> Good
<b>Type:</b> Parish Road – Grand Oaks Dr	<b>Road Surface:</b> 1-Lane Asphalt	<b>Condition:</b> Excellent

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-4 Single-Family Residential District
South	Undeveloped	A-2 Suburban District and HC-2 Highway Commercial District
East	Residential	A-2 Suburban District
West	Undeveloped	NC-4 Neighborhood Institutional District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from HC-1 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the northeast corner of LA Highway 22 and Grand Oaks Drive; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with single-family residential & agricultural uses that vary in site design and density.

The subject property abuts the Grand Oaks Subdivision which is zoned A-4 Single-Family Residential District to the north, an existing single-family residence zoned A-2 Suburban District to the east, undeveloped property zoned HC-2 Highway Commercial District and A-2 Suburban District to the south, and undeveloped property zoned NC-4 Neighborhood Institutional District to the west.

The purpose of the existing HC-1 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses. The purpose of the requested HC-3 Highway Commercial District is to provide for the location of large-scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways. A change in zoning will allow for high intensity development at the intersection of a State Highway and a Parish maintained right of way which is the primary access for an existing residential development.

The applicant has been granted a building permit for the construction of a 12,000 sq. ft. hardware store which is currently being developed per building permit No. 2021-62685. The reason for the current request is to allow for outdoor retail sales and storage yards associated with the hardware store which is a permitted use in the HC-2 Highway

Commercial District. Staff has determined that a request for the HC-2 Highway Commercial could facilitate the proposed use and the request for the HC-3 District is not necessary.

Zoning Classification	Max. Building Size	Allowable Uses
<u>Existing</u> HC-1 Highway Commercial District	20,000 sq. ft.	All uses permitted in the NC District and Automotive parts stores; Business college or business schools operated as a business enterprise; Catering establishments; Department stores; Funeral homes and mausoleums; Instruction of fine arts; Physical culture and health establishments; Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes; Printing, lithography and publishing establishments; Wholesale merchandise broker/agent including associated offices and indoor storage facilities. Any warehousing uses provided shall not exceed 3,000 square feet. However, if more than one use occupies a building, the entire building shall not exceed 9,000 square feet gross floor area; Drug stores; Dry cleaning, laundries and self-service laundries; Food stores; Public parking lots and garages; Single-family dwelling units above the first floor in a building designed for business uses. Dwelling units shall not exceed one story in height; Veterinary clinics (no outdoor kennels); Public or private auditoriums; Restaurants and restaurants with lounges; Car wash; Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area; Indoor research and testing laboratories; Specialty food processing.
<u>Proposed</u> HC-3 Highway Commercial District	250,000 sq. ft.	All uses permitted in the HC-2 District and Automotive service stations, centers, and sales; Indoor recreation establishments, such as bowling alleys, skating rinks, and movie theaters; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles; Commercial recreation, excluding riverboard gaming and associated facilities outdoor; Lodging, greater than 100 rooms (including apartments, hotels, motels); Nightclubs, bars and lounges; Entertainment which typically consists of live or programmed performances; Bus, truck or other transportation terminals; Outdoor retail sales and storage yards; Portable storage containers used for storage; Outdoor display area of pre-assembled building, pool and playground equipment; Crematorium; Cemeteries