

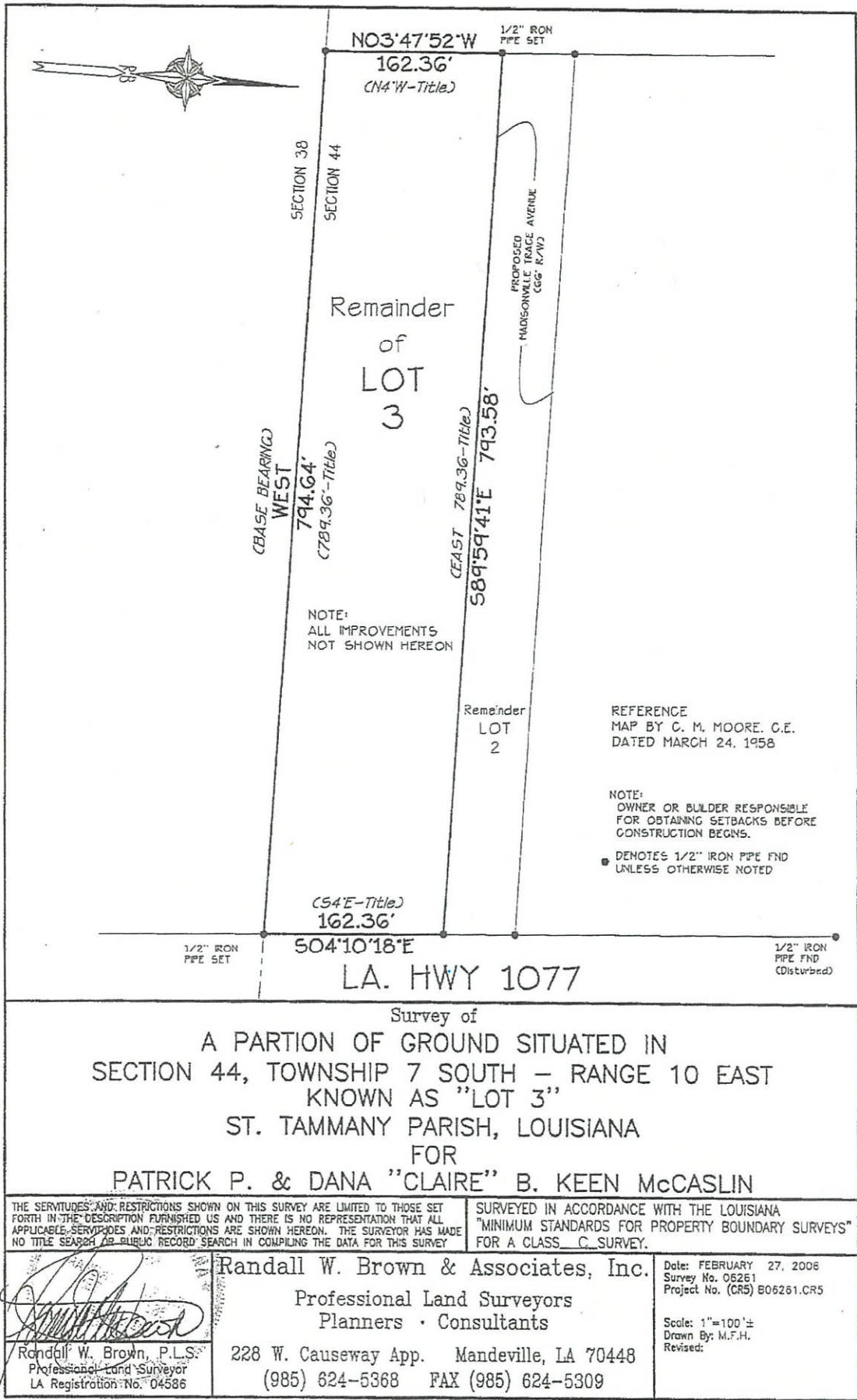
EXHIBIT "A"

2025-4259-ZC

THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all of the buildings and improvements thereon, and all or the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Section 44, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and being more particularly designated as, "Remainder of LOT 3", as shown on that certain Plat of Survey, prepared by Randall W. Brown & Associates, Inc., dated February 27, 2006, a copy of which is attached hereto and made a part hereto. Said parcel having such measurements, dimensions and directional calls and being subject to such restrictions and servitudes as shown on the above referenced survey. Attach copy of survey and record with Act of Safe.

THIS ACT IS MADE, EXECUTED, AND
ACCEPTED SUBJECT TO THE FOLLOWING:

All such dedications, restrictions, covenants, easements, rights- of-ways, servitudes, reservations, set-back lines, encroachments, overlap, and to all other matters which might appear on a current and accurate survey of the property, and any rights appearing of record in the office of the Clerk and Recorder for the Parish of St. Tammany, State of Louisiana.



2025-4259-ZC



Administrative Comment

September 4, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4259-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the west side of Highway 1077, on the south side of Bravender Way being 117 Highway 1077, Madisonville; S44, T7S, R10E; Ward 1, District 4 **Council District:** 4

Petitioner: Jonathan Varnado & Megan McCaslin **Posted:** July 18, 2025
Owner: Jonathan Varnado & Megan McCaslin **Commission Hearing:** August 5, 2025
Size: 2.84 **Determination:** Approved



Current Zoning
L-2 (Large Lot Residential District)

Requested Zoning
NC-2 Neighborhood 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 2.84-acres from L-2 (Large Lot Residential District) to NC-2 (Neighborhood Commercial District). The parcel is located on the west side of Highway 1077 and on the south side of Bravender Way, being 117 Highway 1077, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	L-2 (Large Lot Residential District)

Site and Structure Provisions

2. The subject property is currently developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	Madisonville Trace PUD (Planned Unit Development) and L-2 (Large Lot Residential District)
South	Undeveloped	L-2 (Large Lot Residential District) and NC-2 (Neighborhood Commercial District)
East (across HWY 25)	Commercial	GC-1 (General Commercial)

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West	Residential	Madisonville Trace PUD (Planned Unit Development)
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3. As shown in Table 2, the subject property borders the Madisonville Trace PUD (Planned Unit Development) to the north and west, abut sites zoned L-2 (Large Lot Residential District) and NC-2 (Neighborhood Commercial District) to the south and a commercial development zoned GC-1 (General Commercial District) to the east.
4. The existing L-2 (Large Lot Residential District) requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.
 - a. As currently zoned, the property owner could apply for a minor subdivision to create five lots.
5. The purpose of the NC-2 (Neighborhood Commercial District) is to provide for the location of small retail and service establishments near residential development to provide goods and services to the residents of the neighborhood with minimal impact.
 - a. The maximum building size permitted under the NC-2 Neighborhood Commercial District is 10,000 square feet with a maximum lot coverage of 50% of the total area of the lot.
 - b. Permitted uses include the following: Animal services; Art studio; Bed and breakfast; Club or lodge; Community home*; Day care center, adult; Day care center, child; Day care home; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Garden supply and greenhouse; Medical facility, clinic; Office; Personal service establishment; Place of worship; Restaurant, delicatessen; Restaurant, dine-in without lounge; Retail establishment; Short term rental*; Stormwater retention or detention facility; Veterinary clinic, no outdoor kennels.
6. If approved, the applicant could submit an application to construct a commercial 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. Goal 1.5: Adequate infrastructure and utilities will be available in areas permitted for new development.
- ii. Strategy 1:5:1: Locate high intensity land uses adjacent to high-capacity transportation corridors.

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.

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- 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.

