

EXHIBIT A

2022-3118-ZC

A parcel of land located in Section 18, 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 18 & 19 in said Township and Range,

Thence North 00 degrees 32 minutes 21 seconds West 843.60 feet to a point;

Thence North 22 degrees 34 minutes 26 seconds East 156.93 feet to a point;

Thence North 53 degrees 53 minutes 29 seconds West 573.05 feet to a point;

Thence West 116.62 feet to a 1/2 inch iron rod found;

Thence North 00 degrees 10 minutes 02 seconds West 145.27 feet to a point and being the **Point of Beginning**,

Thence North 88 degrees 05 minutes 48 seconds West 150.00 feet to a point;

Thence North 00 degrees 10 minutes 02 seconds West 450.00 feet to a 1/2 inch iron rod found on the South Side of Louisiana Highway Number 22;

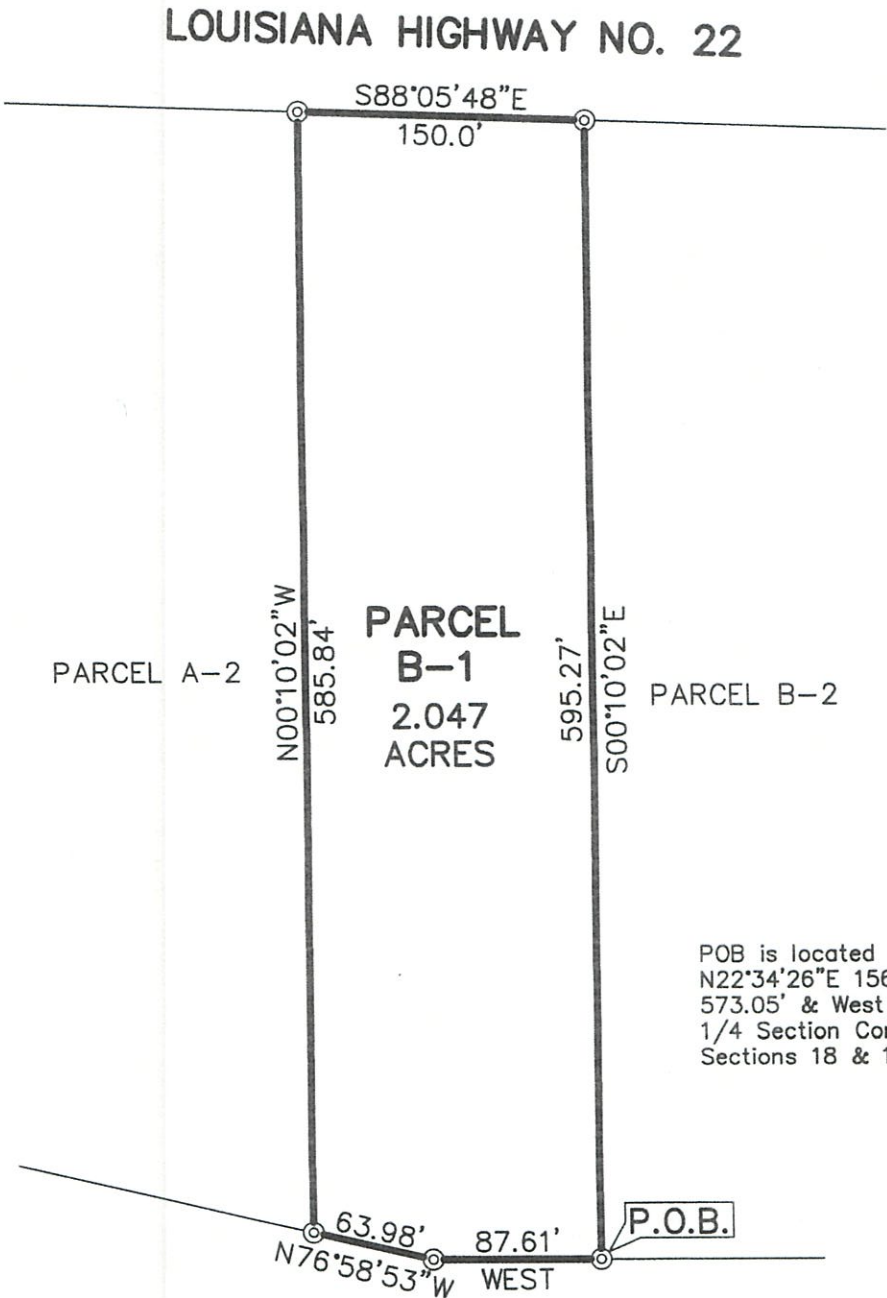
Thence South 88 degrees 05 minutes 48 seconds East 150.00 feet along the South Side of said Highway to a 1/2 inch iron rod found;

Thence South 00 degrees 10 minutes 02 seconds East 450.00 feet to the **Point of Beginning**, containing 1.549 Acres.

NOTE: This description is based on a boundary survey and plat by John G. Cummings, Professional Land Surveyor, Dated 07/25/2022, Job Number 04252-PB1



REFERENCE BEARING:
A bearing of N00°15'W
was assumed from the
SW Corner of Section 18,
to the West 1/4 Corner
of Section 18, T7S, R10E.



POB is located N00°32'21"W 843.60';
N22°34'26"E 156.93'; N53°53'29"W
573.05' & West 116.62' from the
1/4 Section Corner common to
Sections 18 & 19, T7S, R10E.

NOTES:

1. This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0215 C, dated
dated April 2, 1991.
2. Building Setback Lines must be determined by
the St. Tammany Parish Planning Department.
3. Fieldwork performed on October 3, 2018.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED.
A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

LEGEND

⊙ = 1/2" IRON ROD FOUND

REFERENCE SURVEY:

Amended Minor Subdivision for Donald M. Peter by
John G. Cummings, Surveyor, dated 06/19/2018,
revised 7/13/2018, filed in the St. Tammany Parish
Clerk of Court Map File No. 5777B.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **JONATHAN PIZZITOLA**

SHOWING A SURVEY OF: PARCEL B-1, LOCATED IN SECTION 18, TOWNSHIP 7
SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH,
LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND IS IN ACCORDANCE WITH THE APPLICABLE
STANDARDS OF PRACTICE AND BEARS A CLASS C
SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 04252-PB1

DATE: 07/25/2022

REVISED:

2022-3118-ZC

MARY

A-3

Live Oak Hills

HC-1

KATHMAN

22

HC-2

HC-2

A-2

CIALONA

MHO

Administrative Comment

March 2, 2023

Department of Planning & Development



ZONING STAFF REPORT
2022-3118-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 south side of LA Highway 22, east of Mitcham Road, Madisonville; S18, T7S, R10E; Ward 1, District 4
Council District: 4

Owner: Jonathan and Caitlyn Pizzitola
Posted: December 7, 2022

Applicant: Jonathan and Caitlyn Pizzitola
Commission Hearing: February 7, 2023

Size: 2.047 acres
Prior Determination: Postponed – January 3, 2023

Determination: Approved as amended to HC-2 and 1.549 acres



Current Zoning

A-2 Suburban District

Requested Zoning

I-1 Industrial District

Future Land Use

Mixed-Use (Northern Portion)

Residential: Low-Intensity
(Southern Portion)

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to I-1 Industrial District. The site is located on the south side of LA Highway 22, east of Mitcham Road, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	A-2 Suburban District – Comprehensive Rezoning

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Hwy 22 W)	Commercial/Restaurant	HC-1 Highway Commercial District
South	Residential & Undeveloped	A-2 Suburban District
East	Residential & Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

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3. The purpose of the existing A-2 Suburban District is to provide for the location of single-family residences at a density of one dwelling unit per acre.
4. The purpose of the I-1 Industrial District is to provide for the location of industrial uses of moderate size and intensity along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.
5. Based on the typical rezoning pattern of the properties situated along Highway 22, west of Highway 1085 and east of the Parish line, multiple parcels were either rezoned to accommodate commercial uses during the 2009 Comprehensive Rezoning or rezoned via submission of an application to the Zoning Commission and approved by Parish Council.

The current zoning patterns and associated zoning maps of this section of Highway 22 appears to be trending towards commercial zoning classifications. There are no industrially-zoned parcels within the vicinity of the subject property. The most intense zoning classification in the immediate area is HC-2 Highway Commercial District which focuses on retail-oriented uses.

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6. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max Density & Building Size	Allowable Uses	Purpose
A-2 Suburban District (Existing)	One dwelling unit per acre with a minimum of a 1-acre lot size Not to exceed 15% of the total area of the lot	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on large, multi-acre lots. The A-2(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.
I-1 Industrial District (Proposed)	Max Building Size: 40,000 sq. ft. Max Density: Not to exceed 50% of the total sq. ft. of the subject property	Radio & television studios and broadcasting stations, Auto body shops (minimum standards apply), Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation. Minimum standards for contractor's yards apply, Welding shops (greater than 3,000 square feet), Indoor recreational facilities including a restaurant without lounge, Office warehouse, Portable storage containers use for storage, Outdoor display pre-assembled building, pool and playground equipment, Specialty food processing, and crematoriums.	To provide for the location of industrial uses of moderate size and intensity along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

7. If the zoning change is approved, any development on the property will be subject to the UDC parking, landscaping, lighting & signage requirements and all other applicable Parish regulations.
8. Note that the property is proposed to be developed with a mechanic shop.

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Consistency with New Directions 2040

Mixed-Use: areas that are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

Residential: Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

1. The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.2: New development and redevelopment will be orderly, carefully planned, and predictable.
 - ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - iii. Goal 3.7: Light and noise pollution will be minimal.

