

## EXHIBIT A

**2022-3152-ZC**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes and appurtenances thereunto applying or in anywise appertaining, located In Square Number Fifty-three (53) of the Town of New Claiborne, located in Section forty-two (42), Township Six (6) south, Range Eleven (11) East, Greensburg District, Louisiana, situated in the Parish of St. Tammany, Louisiana, and more fully described as:

Commencing 'at the intersection of on Unnamed Street and the Covington-Abita Springs Highway, which is the Northwest corner of said Square 53; thence go- South along the East right of way of said Unnamed Street, distance of 100 feet to the point of beginning of the property conveyed herein.

From the said point of beginning, continue South along the East right of way of the said Unnamed Street a distance of 40 feet to a point; thence go East a distance of 80 feet to a point; thence go North a distance of 40 feet to a point; thence go West a distance of 80 feet to the point of beginning heretofore set, which said parcel of land is adjoining and immediately adjacent to Item 1 described hereinabove.



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A-2

NC-4

BULLARD

HC-2

36

T6 - R11E

42  
NC-1

4TH

5TH

HC-2

A-4A

TAMMANY TRACE

4TH

A-4

3RD

5TH



ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT  
2022-3152-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 at the southeast intersection of 4th Street and LA Highway 36, Abita Springs; S42, T6S, R11E; Ward 3, District 2  
**Owner:** Susan Gasen and Sheri Graham  
**Applicant:** Susan Gasen and Sheri Graham  
**Size:** .25 acres

**Council District:** 2  
**Posted:** December 7, 2022  
**Commission Hearing:** January 3, 2023  
**Determination:** Approved



**Current Zoning**  
A-4A Single-Family Residential District

**Requested Zoning**  
HC-1 Highway Commercial District

**Future Land Use**  
Commercial

**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone AE

**Critical Drainage:** Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-4A Single-Family Residential District to HC-1 Highway Commercial District. The site is located at the southeast intersection of 4th Street and LA Highway 36, Abita Springs.
- Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
97-067	SA Suburban Agriculture	C-1 Commercial
10-2234	C-1 Commercial	A-4A Single-Family Residential District

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial & Residential	NC-4 Neighborhood Institutional District
South	Undeveloped & Residential	A-4A Single-Family Residential District
East	Residential	A-4A Single-Family Residential District
West	Residential	A-4A Single-Family Residential District

3. The purpose of the existing A-4A Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density.
4. 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.



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5. The site was previously rezoned by the St. Tammany Council in 1997 from SA to C-1 Commercial, and rezoned to its residential classification during comprehensive rezoning.

6. Allowable uses within the HC-1 Highway Commercial District include the following:

**Any uses permitted in the NC Districts 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.

### *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. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
- 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.

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