

EXHIBIT "A"

2022-3031-ZC

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in Section 36, Township 7 South, Range 11 East, more particularly described as follows, in St. Tammany Parish, and being more fully described as follows, to-wit:

Commence at the Southwest Corner of the Northeast Quarter of Section 36, Township 7 South, Range 11 East; thence measure East a distance of 659.07 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue East 794.29 feet to a point on the westerly right-of-way of La. Hwy. No. 59; thence go along the westerly right-of-way of La. Hwy. No. 59 South 23 degrees 57 minutes 42 seconds West a distance of 722.90 feet to a point; thence West 501.98 feet to a point; thence North 00 degrees 06 minutes 27 seconds East 660.51 feet back to the POINT OF BEGINNING.

Said parcel contains 9.35 acres, all in accordance with a survey by Thomas J. Fontcuberta, Land Surveyor, dated January 10, 2006, Job No. 463744, a copy of which is attached hereto and made a part hereof.

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3031-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 west side of LA Highway 59, north of Lonesome Road, Mandeville; S36, T7S, R11E; Ward 4, District 10
Council District: 10

Owner: Zuppardo Properties, LLC

Posted: September 12, 2022

Applicant: Roy Zuppardo

Commission Hearing: October 4, 2022

Size: 9.35 acres

Determination: Approved



Current Zoning

HC-2 Highway Commercial District

Requested Zoning

HC-2A Highway Commercial District

Future Land Use

Mixed Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone A5

Preliminary Flood Zone AE

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to HC-2A Highway Commercial District. The site is located on the west side of LA Highway 59, north of Lonesome Road, Mandeville.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
98-004	Unknown	C-2 Commercial
09-2116	C-2 Commercial	HC-2 Highway Commercial District

3. The 9.35-acre parcel is currently zoned HC-2 Highway Commercial District. The purpose of this district is to provide for the location of moderately scaled intense retail, office, and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.
4. The purpose of the proposed HC-2A Highway Commercial District designation is duplicative of the existing HC-2 Highway Commercial District designation, as is a majority of the ordinance itself. The only differing regulation between the two districts is maximum building size. In the existing HC-2 Highway Commercial District, the maximum building size is 40,000 square feet, while HC-2A allows for up to 75,000 square feet.

Compatibility or Suitability with Adjacent Area

5. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-3 Suburban District
South	Undeveloped	NC-4 Neighborhood Institutional District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

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6. The subject site abuts undeveloped parcels along Highway 59 to the south, east, and west, and a residential subdivision to the north. There are multiple parcels which are currently zoned to accommodate various commercial uses located along Highway 59. If approved for a commercial zoning classification and developed as such, the site must comply with all commercial drainage, parking, and landscaping regulations.
7. Permittable uses in the HC-2A District are as follows: All uses permitted in the HC-1 Highway Commercial District and banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing miniwarehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

Consistency with New Directions 2040

Mixed-Use: These are 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 – 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 onsite 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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Strategy 1:5:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.
 - b. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
 - c. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.

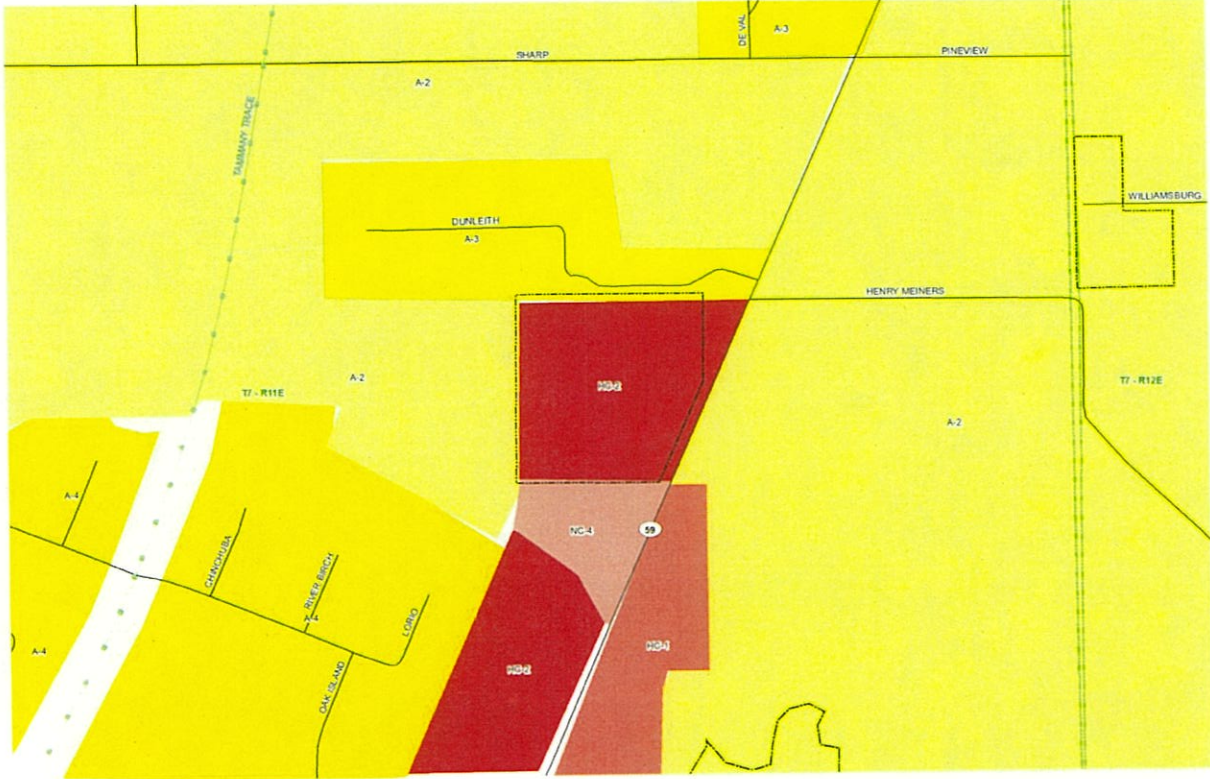
ADMINISTRATIVE COMMENTS



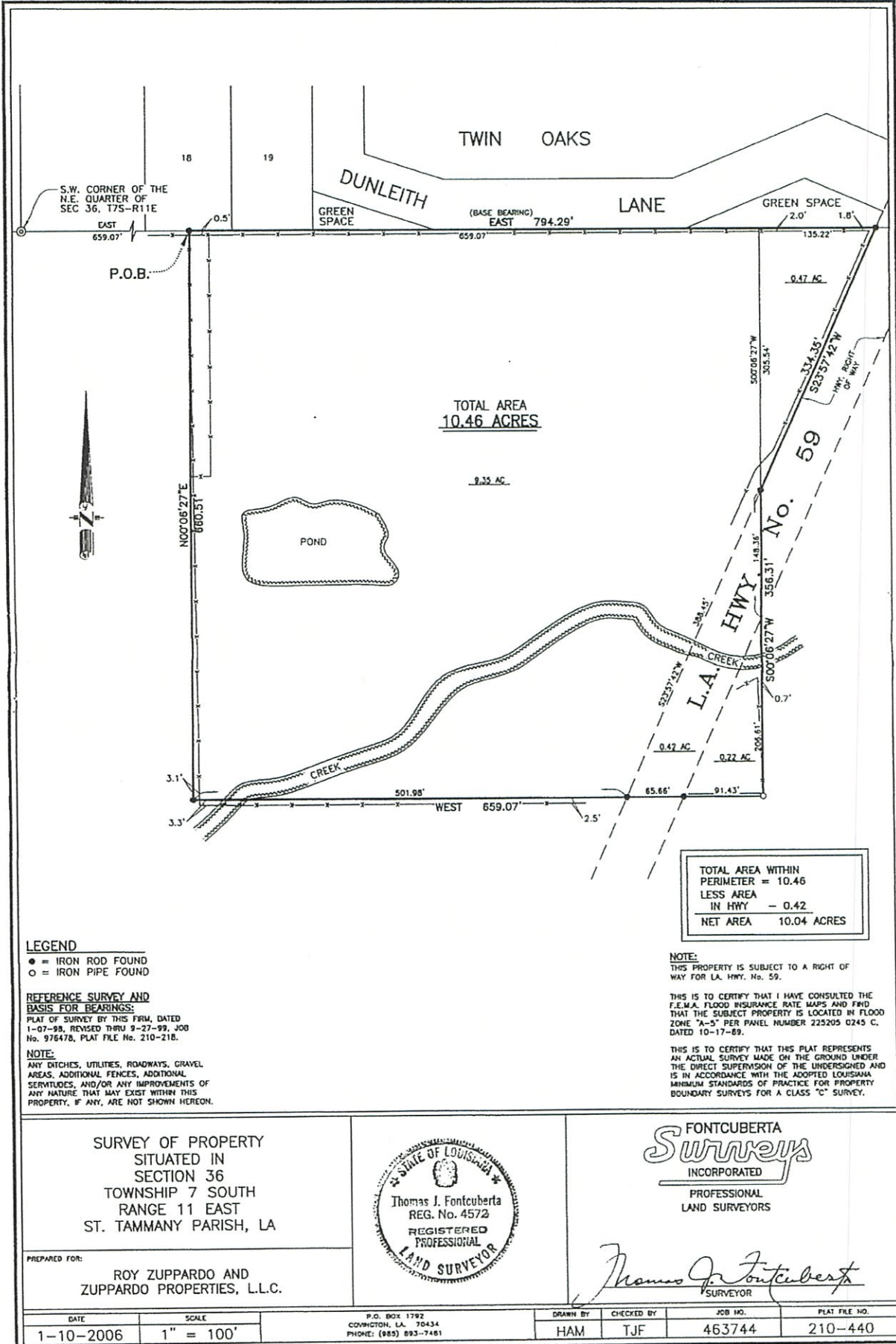
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SHARP RD

DE VAL DR

HIGHLAND DR

DUNLEITH LN

A-3

HENRY MEINERS RD

T7 - R11E

36

HC-2

NC-4

A-2

A-4

LORIO LN

OAK ISLAND DR

HC-1

LONESOME RD

MD-2

NC-6

