

EXHIBIT "A"

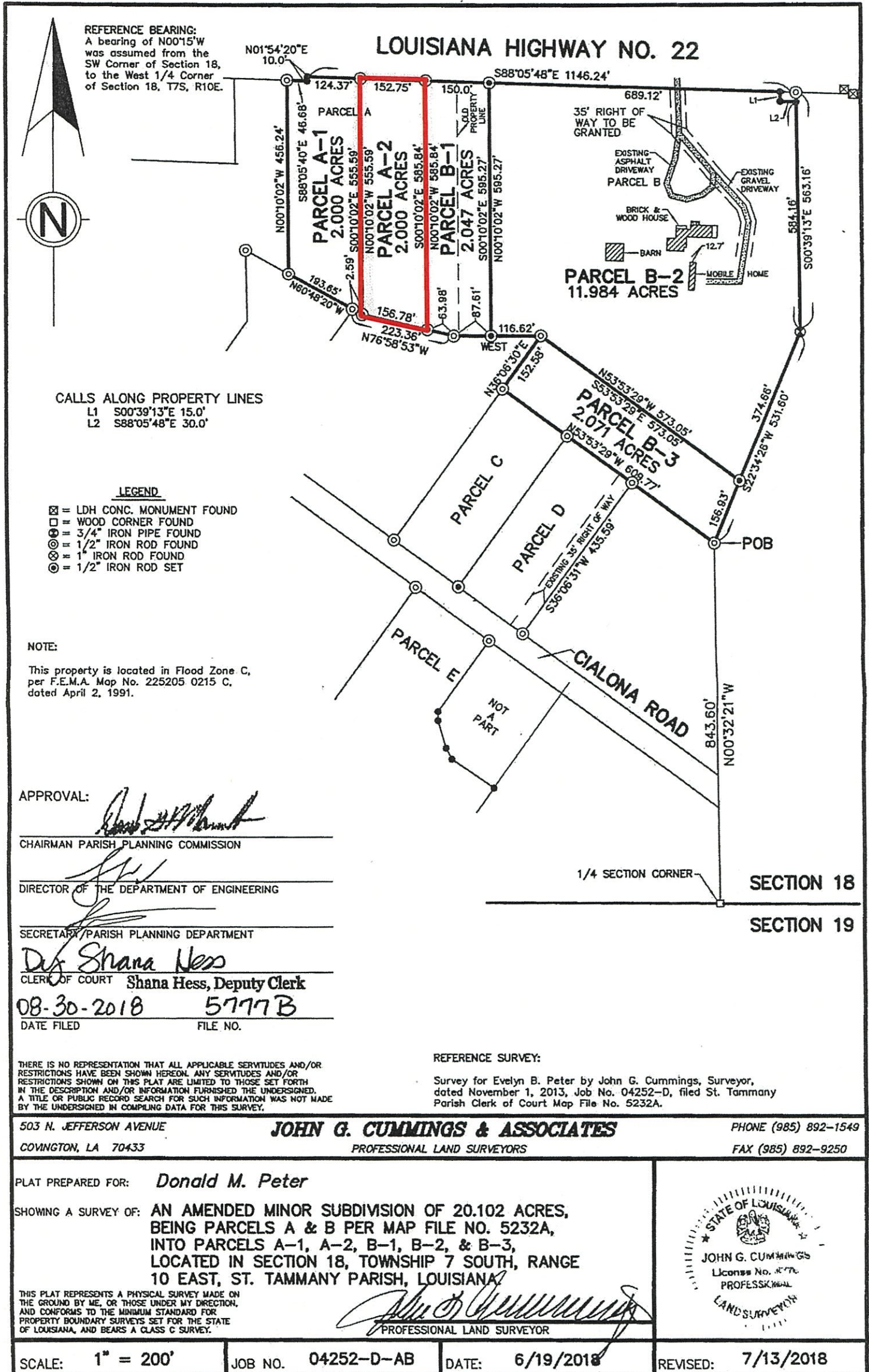
2022-3005-ZC

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 a wood corner found at 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 ½ inch iron rod found,
Thence North 53 degrees 53 minutes 29 seconds West 609.77 feet to a ½ inch iron rod found,
Thence North 36 degrees 06 minutes 30 seconds East 152.58 feet to a ½ inch iron rod found,
Thence West 204.23 feet to a ½ inch iron rod found,
Thence North 76 degrees 58 minutes 53 seconds West 63.98 feet to a ½ inch iron rod set,
Thence North 00 degrees 10 minutes 02 seconds West 135.84 feet to the **POINT OF BEGINNING**,

Thence North 88 degrees 05 minutes 48 seconds West 152.75 feet to a point
Thence North 00 degrees 10 minutes 02 seconds West 450.0 feet to a ½ inch iron rod set on the South Side of Louisiana Highway Number 22,
Thence South 88 degrees 05 minutes 48 seconds East 152.75 feet along the south side of said highway to a ½ inch iron rod set,
Thence South 00 degrees 10 minutes 02 seconds East 450.0 feet to the **POINT OF BEGINNING**, containing 1.577 Acres.

NOTE: This description is based on a portion of Parcel A-2, per property boundary survey and plat by John G. Cummings, Professional Land Surveyor, dated June 19, 2018, Job No. 04252-D-AB.



2022-3005-ZC

ALICE ST

S LANDRY ST

A-3

MARY ST

HC-1

KATHMAN DR

NC-4

22W

PONCHATOULA HWY

HC-2

T7 - R10E

18

A-2

CIALONARD

A-4

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3005-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 Louisiana Highway 22, east of Mitcham Road, north of Cialona Road, being Parcel A-2, Madisonville; S18, T7S, R10E; Ward 1 **Council District:** 4

Owner: TNB Properties, LLC – Stephen M. Blanc Jr. **Posted:** October 11, 2022

Applicant: Stephen M. Blanc Jr. **Commission Hearing:** November 2, 2022

Size: 1.577 acres as amended **Prior Determination:** Postponed – October 4, 2022
Determination: Approved as amended to 1.577 acres



Current Zoning
A-2 Suburban District

Requested Zoning
HC-2 Highway Commercial District

Future Land Use
Mixed-Use
Highway 22 Expansion

Flood Zone
Effective Flood Zone C

Critical Drainage: No

Findings

- The petitioner is requesting to change the zoning classification from A-2 Suburban District to HC-2 Highway Commercial District. The site is located on the south side of Louisiana Highway 22, east of Mitcham Road, north of Cialona Road, being Parcel A-2, as shown on the submitted resubdivision survey attached hereto.

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

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification	Zoning Ordinance
North	Commercial	HC-1 Highway Commercial District	09-2116 – Comprehensive Rezoning
South	Residential	A-2 Suburban District	09-2116 – Comprehensive Rezoning
East	Residential	A-2 Suburban District	09-2116 – Comprehensive Rezoning
West	Undeveloped	HC-2 Highway Commercial District	ZC # 2019-1353-ZC - C.S. 19-4079

- The subject property is currently undeveloped and abuts a residential neighborhood to the south, an undeveloped commercially-zoned parcel to the west, an undeveloped residentially zoned parcel to the east, and a commercial development and undeveloped property to the north across Highway 22. 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.
- The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses. Staff would note that if rezoned to a

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commercial zoning classification, this property must comply with commercial regulations including parking, landscaping, and drainage among others.

6. Based on the typical rezoning pattern for the property situated along Highway 22, west of Highway 1085 and east of the Parish line, there seems to be a majority of parcels that were either rezoned to accommodate commercial uses during the 2009 Comprehensive Rezoning or rezoned via submission of an application to the Zoning Commission and Parish Council. Based on the current zoning patterns and associated zoning maps, this section of Highway 22 appears to be trending towards commercial zoning classifications which allow for commercial uses although the rezoning application did not state the reason for the request.
7. A change in zoning will allow the applicant to operate any of the following permitted commercial uses: 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 mini-warehouse, 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 areas 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.

Highway 22 Expansion: Per the 2040 New Directions Future Land Use Map and LADOTD, Highway 22 West will be refurbished to include a roundabout at the intersection of Louisiana Highway 1085 and Louisiana Highway 22. There are also plans for Highway 22 to be widened to three lanes along the St. Tammany and Tangipahoa border.

8. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. 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.
 - ii. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
 - iii. 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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