

EXHIBIT “A”

2022-2833-ZC

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4, NORTHEAST CORNER OF SECTION 9, SOUTHWEST CORNER OF SECTION 3 AND NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING THE POINT OF BEGINNING:

THENCE South 89 degrees 47 minutes 58 seconds East for a distance of 1416.96 feet to a point and corner;

THENCE South 00 degrees 48 minutes 52 seconds East for a distance of 228.46 feet to a point and corner;

THENCE South 50 degrees 34 minutes 11 seconds East for a distance of 324.69 feet to a point and corner;

THENCE South 00 degrees 04 minutes 27 seconds East for a distance of 438.47 feet to a point and corner;

THENCE North 68 degrees 41 minutes 44 seconds West for a distance of 1793.70 feet to a point and corner;

THENCE North 00 degrees 06 minutes 35 seconds West for a distance of 226.40 feet back to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 19.152 Acres more or less.

CASE NUMBER: 2022-2833-ZC

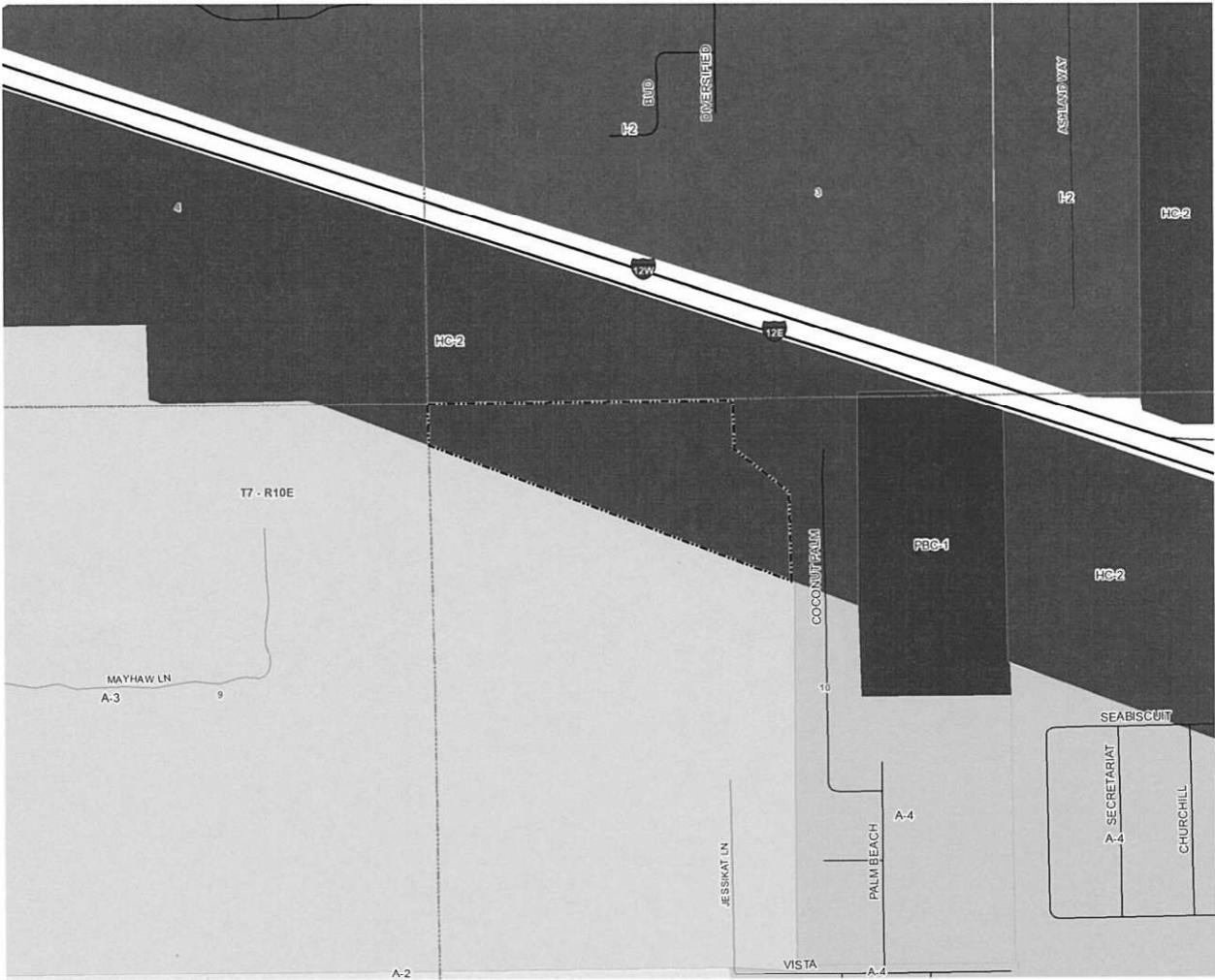
PETITIONER: Andrew Cahanin

OWNER: Lagrange Legacy, LLC

REQUESTED CHANGE: HC-2 (Highway Commercial District) to A-3 (Suburban Distrcet)

LOCATION: Parcel located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12;
Madisonville; S10, T7S, R10E, Ward 7 District 7

SIZE: 19.152 acres



SEC. 4

SEC. 3

SEC. 9

SEC. 10

(T-EAST 1671.21')
S 89°47'58" E 1670.44'N 00°06'35" W 1320.38'
(T-N 00°28'18" W 1320.00')

CENTERLINE

OVERHEAD
POWER LINE

TOWER

OLD FENCE

N 89°37'34" W 1338.20'
(T-N 89°52'00" W 1334.00')

58.96'

(T-N 89°35'13" W)
N 89°16'13" W
273.22'
(T-273.15')(T-N 00°13'37" W 1320.00')
N 00°03'14" E 1319.95'(T-S 00°15'37" E 789.15')
S 00°00'40" E 798.73'(T-272.47')
272.59'S 89°17'40" E
(T-S 89°35'13" E)(T-S 00°12'14" E)
S 00°01'47" E
199.55'OVERHEAD
ELECTRIC332.74'
N 89°33'48" W
(T-N 89°35'13" W 332.30')VISTA STREET
(GRAVEL)

2022-2833-ZC

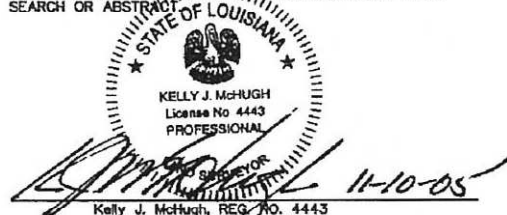
55.776 ACRES

LEGEND

- = 1/2" IRON ROD FOUND
- = 5/8" IRON ROD FOUND
- ▲ = 3/4" IRON PIPE FOUND
- = 1" IRON PIPE FOUND
- ⊙ = WOOD CORNER & 1/2" IRON PIPE FOUND
- = 1" X 1 1/2" IRON BAR FOUND

THIS PROPERTY IS LOCATED IN
FLOOD ZONE C
BASE FLOOD ELEV. N/A
F.I.R.M. PANEL NO. 225205 0205 C
REV. 10-17-1989

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE
SEARCH OR ABSTRACT.



CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

1. DEED FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH BEARING INSTRUMENT NO. 451746.
2. SURVEY HERBERT C. SANDERS & ASSOCIATES, DATED 3-30-1978, JOB NO. ST-78-156.
3. SURVEY BY H. C. SANDERS & ASSOCIATES, DATED 03-06-1980, JOB NO. ST-80-124.
4. SURVEY BY LAND SURVEYING, INC., DATED 06-30-1993, AND NUMBERED 6144.

BOUNDARY SURVEY OF:

55.776 ACRES
SECTION 10, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

ANTHONY F. MARINO;
PETER BRECHTEL;
RESOURCE BANK;
MAISON-TERRE TITLE, L.L.C.; AND
COMMONWEALTH LAND TITLE INSURANCE COMPANY

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70401-5611

SCALE: 1" = 300'

DATE: 11-08-2005

DRAWN: R.F.D.

JOB NO.: 05-503

REVISED:



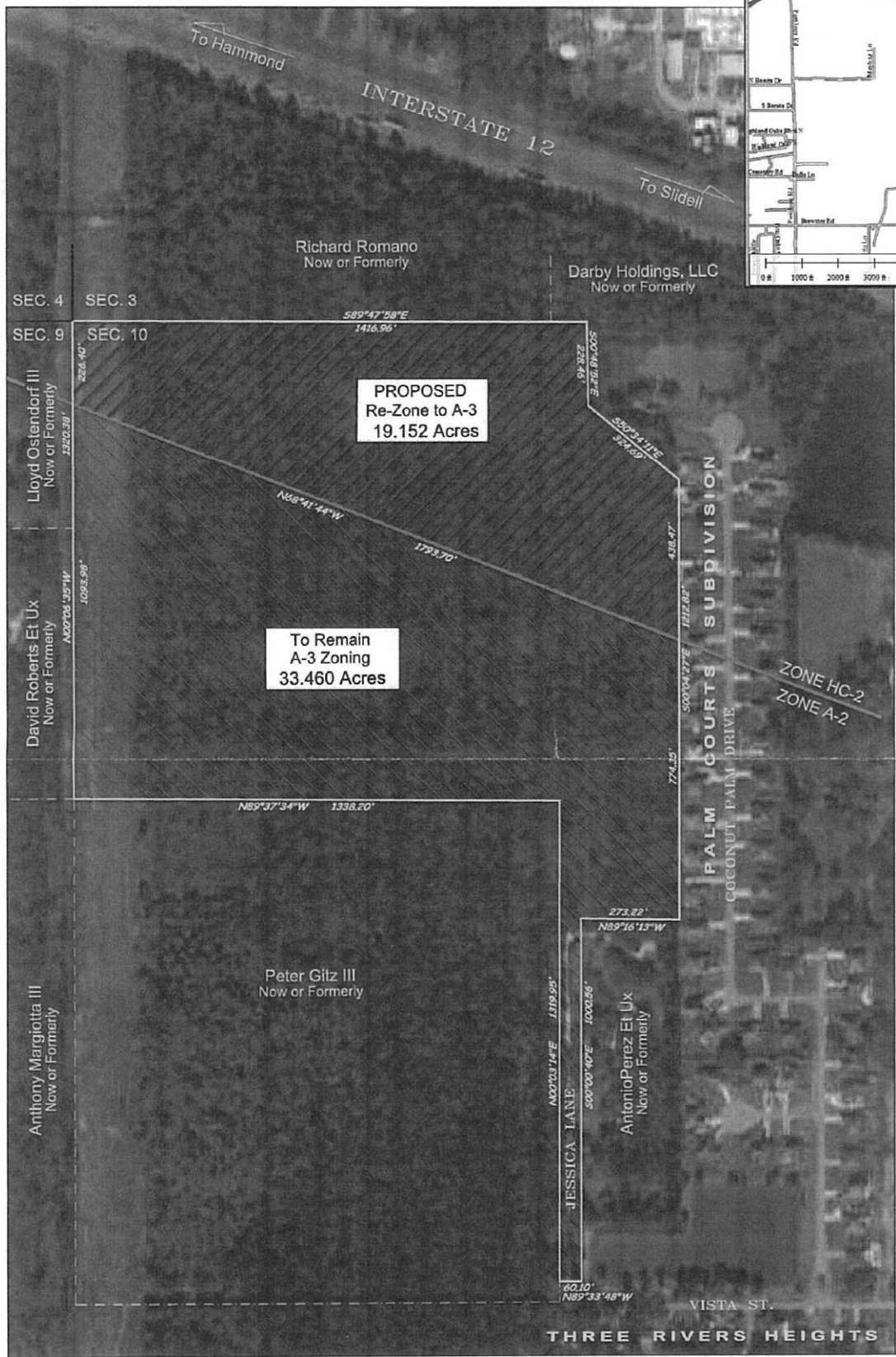
VICINITY MAP
SCALE: 1" = 2000'

2022-2833-ZC



- Existing Zone HC-2
Proposed Re-Zone
to Zone A-3
- Existing Zone A-3
to Remain A-3

Zone A-3 : SUBURBAN
Zone HC-2 : HIGHWAY COMMERCIAL



Prepared By:

McLin Taylor, Inc.
Engineering and Land Surveying
28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

PRELIMINARY

04/04/2022
DATE

EXHIBIT 1
PROPOSED REZONING
OF A PORTION OF A
52.612 Acre Tract
LOCATED IN SECTION 10, T 7 S-R 10 E
TOWN OF MADISONVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
FIRST HORIZON, INC.

DEER CROSS DR

DEER CROSS CT E

DIVERSIFIED BLVD

BUD PL

I-2

3

HC-2

T7 - R10E

PBC-1

NTWHLIN

COCONUT PALM DR

A-3

10

9

A-4

JESSIKAT LN

PALM CT

PALM BEACH BLVD

REX AV

PARIS ST

SCOTT ST

A-4

A-2

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 28, 2022Meeting Date: July 5, 2022

Case No.: 2022-2833-ZCPrior Determination: Postponed – June 7, 2022

Posted: June 26, 2022Determination: Approved

GENERAL INFORMATION

PETITIONER: Andrew Cahanin

OWNER: Lagrange Legacy, LLC

REQUESTED CHANGE: HC-2 Highway Commercial District to A-3 Suburban District

LOCATION: Parcel located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12; Madisonville; S10, T7S, R10E, Ward 1 District 1

SIZE: 19.152 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane Asphalt

Condition: Excellent

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Undeveloped	HC-2 Highway Commercial District
South	Undeveloped	A-3 Suburban District
East	Single-Family Residential	HC-2 Highway Commercial District & A-4 Single-Family Residential District
West	Undeveloped	HC-2 Highway Commercial District & A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to A-3 Suburban District. The site is located north of Jessikat Lane, west of Coconut Palm Drive, and south of Interstate 12; Madisonville. The 2025 Future Land Use Plan designates the site to be developed with new residential uses on undeveloped tracts within existing residential areas that are compatible with surrounding residential uses.

The subject property is flanked by undeveloped property zoned HC-2 Highway Commercial District to the north, the existing Palm Court Subdivision that is split zoned both HC-2 Highway Commercial District and A-4 Single-Family Residential District to the east, undeveloped property zoned A-3 Suburban District to the south, and the existing Mayhaw Plantation Subdivision zoned A-3 Suburban District to the west.

The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials. The purpose of the requested A-3 Suburban District is to provide a single-family residential environment on half-acre lot sizes in areas convenient to commercial and employment centers. A change in zoning will allow for single-family residential development within an area surrounded by single family residential uses and undeveloped land.

The reason for the request is to develop single-family residential uses.

	Area	Zoning/Requested Zoning	Max Allowable Density	Existing Lot #'s
Subject property	19.152 acres	A-3 Suburban District	2 units per acre = 38.304 lots	N/A
Palm Court Subdivision	28.134 acres	HC-2 Highway Commercial District and A-4 Single-Family District	NA 4 units per acre = 52 existing lots	52 lots
Mayhaw Plantation Subdivision	54.34 acres	A-3 Suburban District	2 units per acre = 108 lots	5 lots