

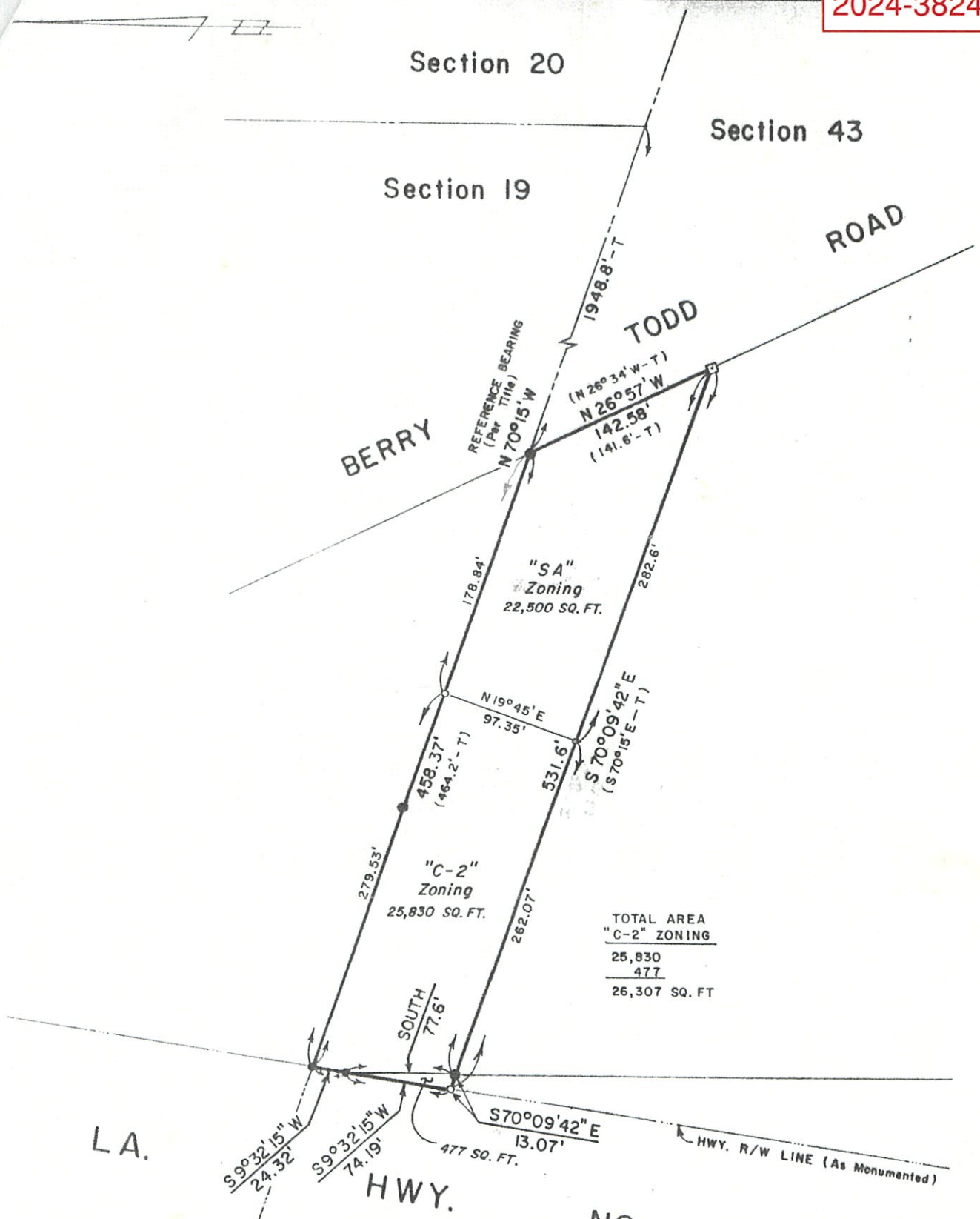
***EXHIBIT "A"***

**2024-3824-ZC**

One acre of land plus 125 square feet, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto appertaining or in anywise belonging, situated in Section 43, Township 8 South, Range 13 East., 7<sup>th</sup> Ward, St. Tammany Parish, Louisiana, more fully described as follows:

From the corner common to Sections 19,20 and 43 of Township 8 South, Range 13 East, go North 70 degrees 15 minutes West 1948.8 feet to an iron pipe on the west edge of Todd Road, which is the point of beginning; thence continue North 70 degrees 15 minutes West 464.2 feet where found an iron near the east edge of the St. Tammany Road ; thence South 104 feet; thence South 70 degrees 15 minutes East 531.6 feet to the west edge of the Todd Road; thence along said road North 26 degrees 34 minutes West, 141.6 feet to the point of departure.

All in accordance with survey by Fontcuberta Surveys, Inc., Thomas J. Fontcuberta, Surveyor, dated March 17, 1993.



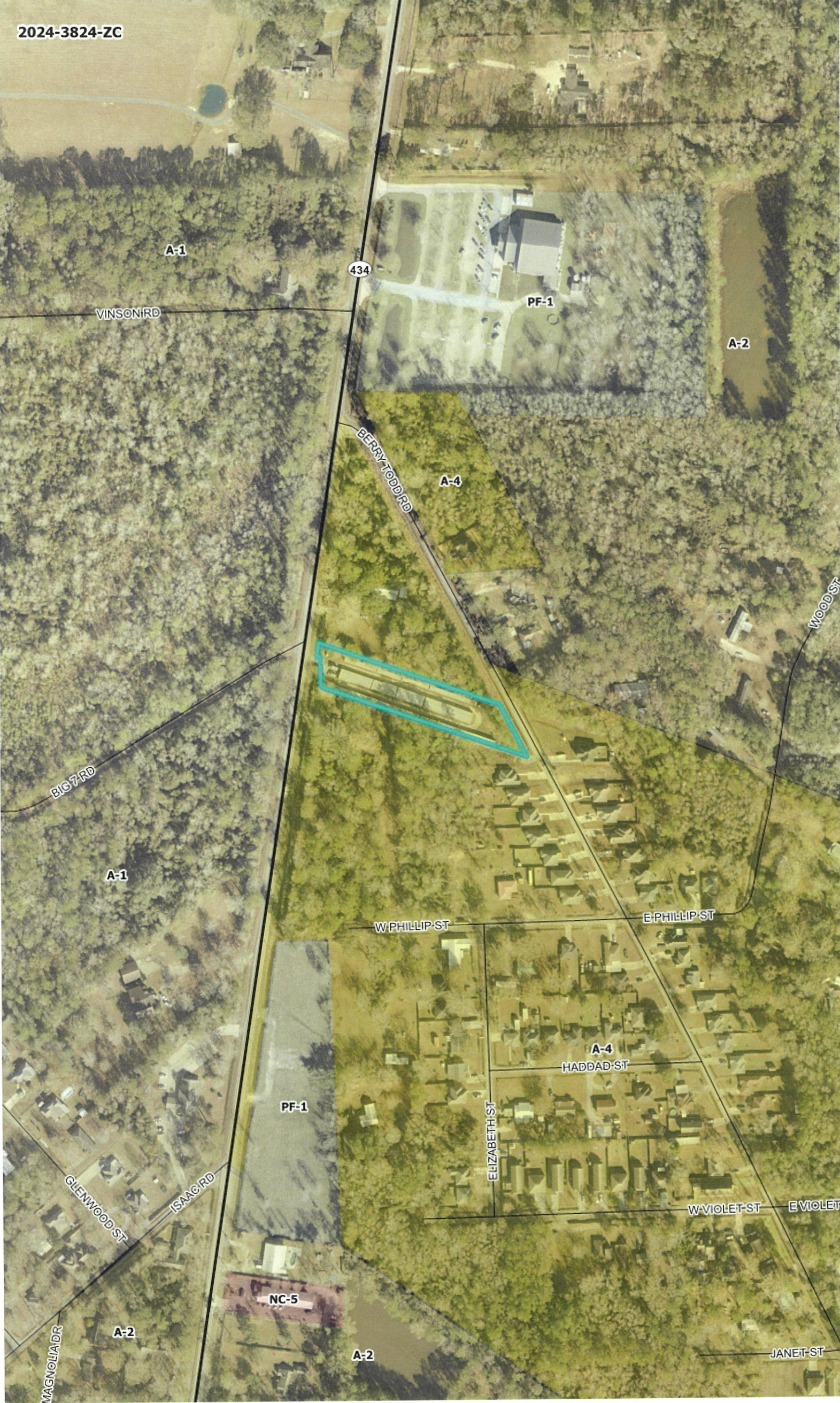
\*NOTE:  
-Existing utilities, driveway, fences, buildings and/or improvements of any nature are not shown hereon, as requested, except as noted,  
-Existing Rights of way and/or servitudes, if any, are not shown hereon.  
(T)= TITLE

NO. 434

WITH THE EXCEPTION OF ITEMS NOTED, THIS PLAT IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO BE TRUE & CORRECT AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF A PARCEL OF LAND SITUATED IN SECTION 43, TOWNSHIP 8 SOUTH RANGE 13 EAST ST. TAMMANY PARISH, LA.				 CERTIFIED CORRECT <i>Thomas J. Fontcuberta</i> SURVEYOR		
CERTIFIED CORRECT TO:  Dorothy Hartley Wife of/and Salvadore A. Calderone						
DATE 12-16-93	SCALE 1" = 100'	● = IRON PIPE FOUND ○ = IRON ROD SET □ = IRON BAR FOUND	DRAWN BY R.L.F.	CHECKED BY T.J.F.	JOB NO. 933995	PLAT FILE NO. 124-842 A





A-1

434

VINSON RD

PF-1

A-2

BERRY TODD RD

A-4

WOOD ST

BIG 7 RD

A-1

W PHILLIP ST

E PHILLIP ST

A-4

HADDAD ST

PF-1

ELIZABETH ST

W VIOLET ST

E VIOLET

GLENWOOD ST

ISAAC RD

NC-5

A-2

A-2

JANET ST

MAGNOLIA DR



Administrative Comment

August 1, 2024

Department of Planning & Development



ZONING STAFF REPORT  
2024-3824-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

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**Location:** Parcel located on the east side of Louisiana Highway 434 and the west side of Berry Todd Road, being 61864 Louisiana Highway 434, Lacombe; S43, T8S, R13E; Ward 7, District 7

**Council District:** 7

**Petitioner:** Estate of Dorothy Calderone - Terri Lodge, Executrix

**Posted:** June 4, 2024

**Owner:** Estate of Dorothy Calderone

**Commission Hearing:** July 2, 2024

**Size:** 1.11 acres

**Determination:** Approved



**Current Zoning**

A-4 Single-Family Residential District

**Requested Zoning**

HC-2 Highway Commercial District

**Future Land Use**

Mixed-Use

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:**

No

**Elevation Requirements:**

FFE is 12" above crown of street elevation

**FINDINGS**

1. The applicant is requesting to rezone 1.11 acres from A-4 Single-Family Residential District to HC-2 Highway Commercial District. The property is located on the east side of Louisiana Highway 434 and the west side of Berry Todd Road, being 61864 Louisiana Highway 434, Lacombe.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
ZC93-08-068 / 93-183	SA Suburban Agriculture	C-2 Commercial
ZC00-07-053 / 00-0205	A-2 Suburban District	C-2 Commercial
09-2020	C-2 Commercial	A-4 Single-Family Residential District

2. The subject property was originally zoned SA Suburban Agriculture and was subsequently changed to C-2 Commercial via Police Jury Ordinance No. 93-183 in order to allow for the construction of the first mini-storage building.



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3. In 2000, 0.46 acres in the rear of the subject property was rezoned from A-2 Suburban District to the C-2 Commercial zoning in order to accommodate the existing use and for the applicant to obtain apply for Conditional Use Permit(s) to allow for the construction of additional mini-storage buildings:
- CP02-03-015 – Conditional Use permit to complete Phase 1 of the mini-storage.
  - CP02-04-023 – Conditional Use permit to complete Phase 2 of the mini-storage.
4. The subject property was once again rezoned to a residential classification (A-4 Single-Family Residential District) in 2009 from the St. Tammany Parish's Comprehensive Rezoning effort.

Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Residential (Tammany Forest Subdivision)	A-4 Single-Family Residential District
East	Residential (Tammany Forest Subdivision)	A-4 Single-Family Residential District
West (Across Highway 434)	Undeveloped	A-1 Suburban District

6. The subject property abuts properties zoned A-4 Single-Family Residential District to the north, to the south and to the east. To the west across Highway 43 is undeveloped property zoned A-1 Suburban District.
7. The purpose of the A-4(D) Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The zoning requires a minimum lot size of 1-quarter of an acre and has an allowable density of one dwelling unit per every quarter of an acre.
8. The purpose of the proposed HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses under the HC-2 Highway Commercial 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 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.
9. The minimum lot size required per the HC-2 Highway Commercial District is 20,000 sf. which the subject property currently meets. Per the petitioner's application, the objective of the request is to bring the existing mini-storage facility into compliance with the correct zoning classification.



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*Consistency with New Directions 2040*

**Mixed-Use:** 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.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses

