

EXHIBIT "A"

2025-4198-ZC

A certain lot of ground, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, located in Section 18, Township 7 South, Range 10 East, described to-wit:

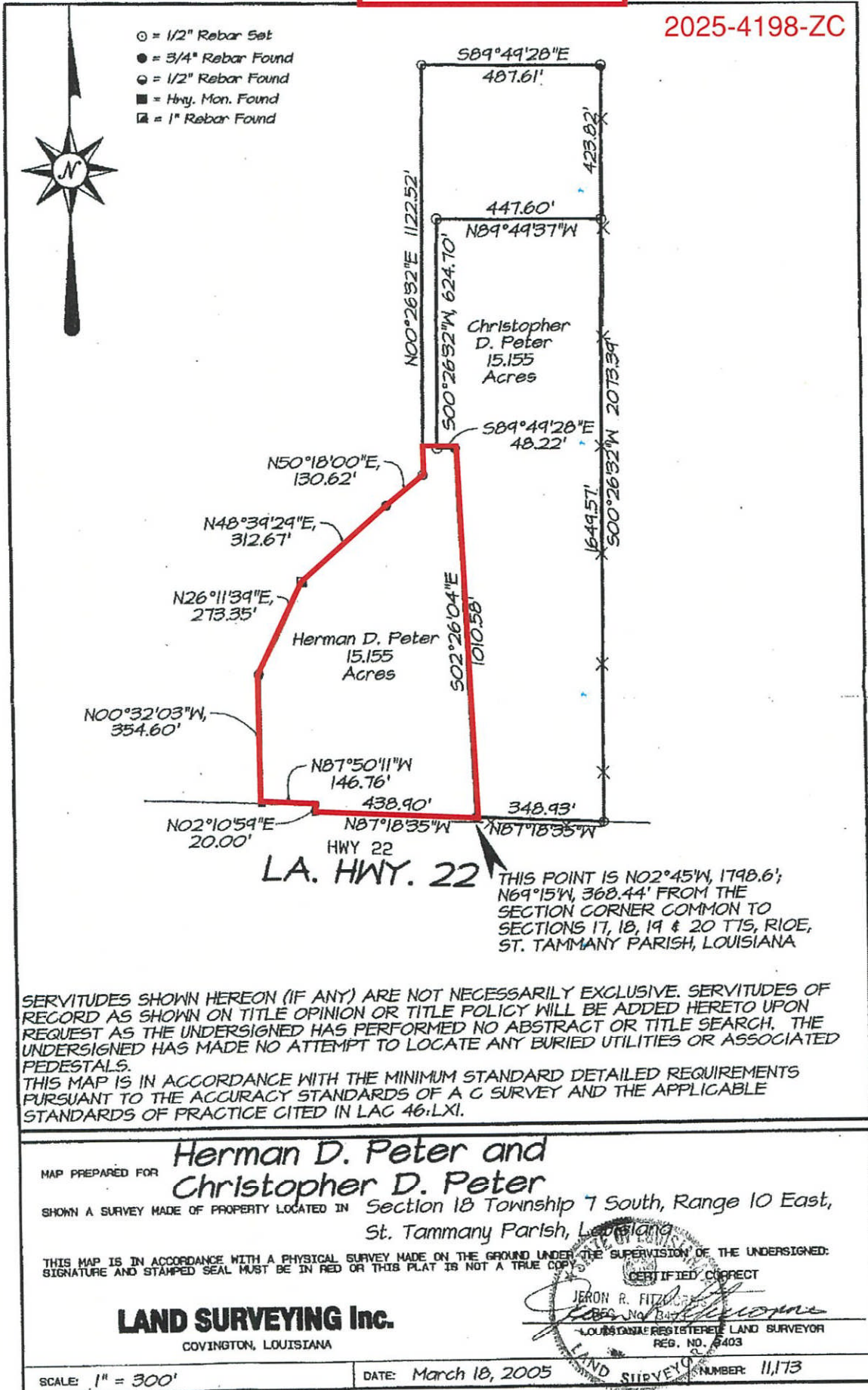
Commencing at the corner common to Sections 17, 18, 19, & 20, Township 7 South, Range 10 East, St Tammany Parish, Louisiana, go North 2 degrees 45 minutes West 1798.6 feet to a concrete post found and indicated on attached survey at Instrument No. 785068 COB 1465 folio 377; thence North 69 degrees 15 minutes West 368.44 feet to the Point of Beginning.

From the Point of Beginning go North 87 degrees 20 minutes 03 seconds West 437.68 feet; North 2 degrees 13 minutes 44 seconds East, 20.0 feet; North 87 degrees 55 minutes 03 seconds West 146.76 feet; thence North 0 degrees 36 minutes 55 seconds West 354.60 feet; North 26 degrees 06 minutes 47 seconds East 273.35; North 48 degrees 37 minutes 07 seconds East 312.49 feet; North 50 degrees 18 minutes 33 seconds East 245.95 feet; thence South 0 degrees 25 minutes 54 seconds East 1010.27 feet to the Point of Beginning.

Said parcel contains 9.745 acres as per Cary E. Smith survey #91-161 dated April 9, 1990 and annexed to Instrument No. 785068, COB 1465 folio 377 in the records of St Tammany Parish.

Subject Property

2025-4198-ZC



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ORIENNE ST

HESTER ST

L-2

ALICE ST

MARY ST

1085

HC-2

PUD

L-1

22

S-1

L-1

NC-1

PUD



Administrative Comment

August 7, 2025

Department of Planning & Zoning



ZONING STAFF REPORT

2025-4198-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 north side of LA Highway 22, east of LA Highway 1085, Madisonville S18, T7S, R10E; Ward 1, District 1
Council District: 1

Petitioner: Cal Coast Properties, LLC – Richard Trowbridge

Posted: May 13, 2025

Owner: Cal Coast Properties, LLC – Richard Trowbridge

Commission Hearing: July 1, 2025

Size: 9.745 acres

Prior Determination: Postponed for one month – 06.03.2025

Determination: Approved

Current Zoning

L-1 Large Lot Residential District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Mixed Use and Residential Low Intensity

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage: Yes

Elevation Requirements:

BFE 13' + 1' Freeboard = 14' FFE



FINDINGS

1. The applicant is requesting to rezone a 9.745-acre parcel from L-1 Large Lot Residential District to HC-2 Highway Commercial District. The property is located on north side of LA Highway 22, east of Bootlegger Road, being 1862 Highway 22 W, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	L-1 Large Lot Residential District

Site and Structure Provisions

2. The subject property is currently developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	L-1 Large Lot Residential District
South	Residential	L-1 Large Lot Residential District
East	Undeveloped	L-1 Large Lot Residential District
West	Undeveloped	L-1 Large Lot Residential District

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3. As shown in Table 2, the subject property abuts property which is zoned L-1 Large Lot Residential District to the north, south, east and west and is primarily flanked by undeveloped property with the exception of property which is developed with single family residential uses across Highway 22.
4. The existing L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development and which are convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial uses are prohibited in the L-1 District.
5. The purpose of the existing 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 include the following:

Animal service; Art studio; Athletic field; Auto repair and service*; Automobile sales; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Food processing; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Kennels, commercial; Laboratory; Liquor store; Marina, commercial; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking Lot; Personal service establishment; Place of Worship; Playground; Printing establishment; Recreational vehicle park; Residential care facility; Restaurant, delicatessen; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Restaurant, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental*; Stormwater retention or detention facility; Tower, radio, telecommunications, television, or microwave; Veterinary clinic, no outdoor kennels; Veterinary clinic, outdoor kennels; Warehouse, self-storage; Wholesale goods.

6. If approved, the applicant could develop the 9.745 acres with any one of the aforementioned allowable uses. Any commercial development will require the site meet STP required general development standards including parking, landscaping, and drainage.

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.

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

Due to the large number of acres which are proposed to be rezoned, and the fact that the northern property line abuts an intermittent waterway, the proposed zoning change is not consistent with the following goals, policies, and strategies of the Comprehensive Plan:

Zoning Meeting
July 1, 2025

Department of Planning and Development
St Tammany Parish, Louisiana

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Administrative Comment

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- i. Goal 1:3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1:4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.
- iii. Strategy 3:2:2: Restrict development within proximity of critical and sensitive areas through appropriate designation of zoning.

Rezoning a portion of the requested 9.745 acres 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 supportive infrastructure for use by businesses and industries seeking to begin or expand.
- iv. Strategy 5:1:1: Reserve land fronting existing, undeveloped corridors for commercial uses.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

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