

EXHIBIT "A"

2024-3792-ZC

A CERTAIN PARCEL OF LAND, situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

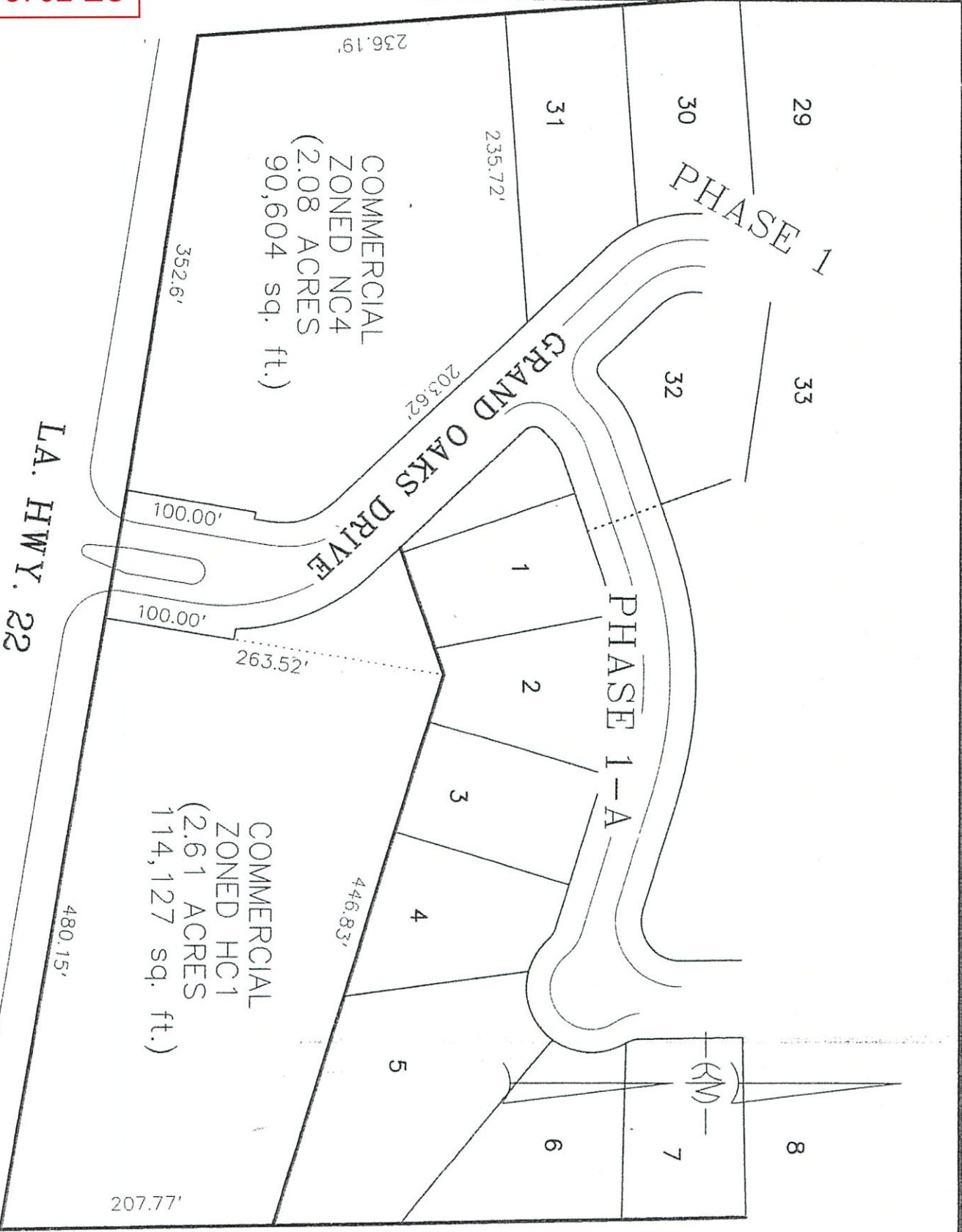
Commence at the Quarter (1/4) Section Corner common to Sections 8 and 17, Township 7 South, Range 10 East and measure South a distance of 3,703.52 feet to a point; thence West a distance of 182.66 feet to the Point of Beginning.

From the point of beginning continue North 80 degrees 37 minutes 13 seconds West a distance of 8.51 feet to a point on a curve; thence along a curve to the left having a radius of 28,697.80 feet, a delta of 00 degrees 41 minutes 13 seconds, and are length of 344.12 feet, and a chord which bears North 81 degrees 17 minutes 58 seconds West having a chord distance of 344.12 to a point on a line; thence North 04 degrees, 18 minutes 15 seconds West a distance of 236.19 feet; thence North 85 degrees 41 minutes 45 seconds East a distance of 235.72 feet; thence South 43 degrees 18 minutes 41 seconds East a distance of 203.62 feet to a point of curve; thence along a curve to the right having a radius of 57.00 feet a delta of 52 degrees 41 minutes 26 seconds, an arc length of 52.42 feet, and a chord which bears South 16 degrees 57 minutes 58 seconds East having a chord distance of 50.59 feet to a point of tangency; thence South 09 degrees 22 minutes 47 seconds West a distance of 12.42 feet; thence North 80 degrees 37 minutes 13 seconds West a distance a 4.96 feet; thence South 09 degrees 22 minutes 47 seconds West a distance of 100.00 feet to the point of beginning, and containing 90,692.34 square feet or 2.082 acres of land, more or less.

2024-3792-ZC

1776 HWY 22 WEST

L.A. HWY. 22



GRAND OAKS COMMERCIAL
ST. TAMMANY PARISH, LA.

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 100'	DATE:
DRAWN:	JOB NO.:
REVISED:	

DRAWN 1/28/17

2024-3792-ZC

FAYEDAYE DR

ENGLISH OAK DR

GRAND OAKS

A-4

ENGLISH OAK

A-2

NC-4

17

HC-2

GRAND OAKS DR

22

GUSTE ISLAND RD

HC-2

A-2

WHITE HERON DR

PUD

PUD

Administrative Comment

July 11, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3792-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 northwest corner of Louisiana Highway 22 and Grand Oaks Drive, Madisonville; S17, T7S, R10E; Ward 1, District 1

Petitioner: Grand Homes, LLC - Jay Ploue

Posted: May 22, 2024

Owner: Grand Homes, LLC - Jay Ploue

Commission Hearing: June 4, 2024

Size: 2.082 acres

Determination: Approved



Current Zoning

NC-4 Neighborhood Institutional District

Requested Zoning

HC-1 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 2.082 acres from NC-4 Neighborhood Institutional District to HC-1 Highway Commercial District. The property is located on the northwest corner of Louisiana Highway 22 and Grand Oaks Drive, Madisonville.

Zoning History

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

Ordinance / Case #	Prior Classification	Amended Classification
07-030	Unknown	C-1 Commercial
09-2116	C-1 Commercial	NC-4 Neighborhood Institutional District

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential (Grand Oaks Terrace and Montgomery Terrace)	A-4 Single-Family Residential District
South (Across Highway 22)	Residential	A-2 Suburban District
East	Commercial	HC-2 Highway Commercial District

Zoning Commission
June 4, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

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West (Across Grand Oaks Drive)	Undeveloped	NC-4 Neighborhood Institutional District
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4. The subject property abuts the Grand Oaks and Montgomery Terrace subdivisions to the north, residential property zoned A-2 Suburban District to the south. To the east sits a commercial property zoned HC-2 Highway Commercial District which is currently developed with a hardware/retail store. This site was rezoned to HC-2 Highway Commercial District in 2022, but the original zoning was classified as HC-1 Highway Commercial District (Case #2022-2881-ZC & Ordinance 22-4952). To the west across Grand Oaks Drive sits an undeveloped parcel zoned NC-4 Neighborhood Institutional District.
5. The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings. Permitted uses include the following:
- All uses permitted in the NC-3 district and; Dance studios; Music studios; Aerobic/weight loss studios; Educational learning centers; Churches, temples, synagogues and mosques; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions; Child daycare centers; Nursery schools. The maximum building size within the NC-4 Neighborhood Institutional District is 12,500sqft.
6. The purpose of the requested HC-1 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses. A change in zoning will allow for limited-scale highway commercial uses, generally located along major collectors and arterials designed to provide services to a portion of the parish at the intersection of a State Highway and a Parish maintained right of way which is the only access for the adjacent Grand Oaks Terrace subdivision. If approved, the applicant could apply for permits to construct any of the following:

All uses permitted in the NC District and Automotive parts stores; Business college or business schools operated as a business enterprise; Catering establishments; Department stores; Funeral homes and mausoleums; Instruction of fine arts; Physical culture and health establishments; Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes; Printing, lithography and publishing establishments; Wholesale merchandise broker/agent including associated offices and indoor storage facilities. Any warehousing uses provided shall not exceed 3,000 square feet. However, if more than one use occupies a building, the entire building shall not exceed 9,000 square feet gross floor area; Drug stores; Dry cleaning, laundries and self-service laundries; Food stores; Public parking lots and garages; Single-family dwelling units above the first floor in a building designed for business uses. Dwelling units shall not exceed one story in height; Veterinary clinics (no outdoor kennels); Public or private auditoriums; Restaurants and restaurants with lounges; Car wash; Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area; Indoor research and testing laboratories; Specialty food processing.

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.

Administrative Comment

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- ii. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses

