

EXHIBIT "A"

2022-2996-ZC

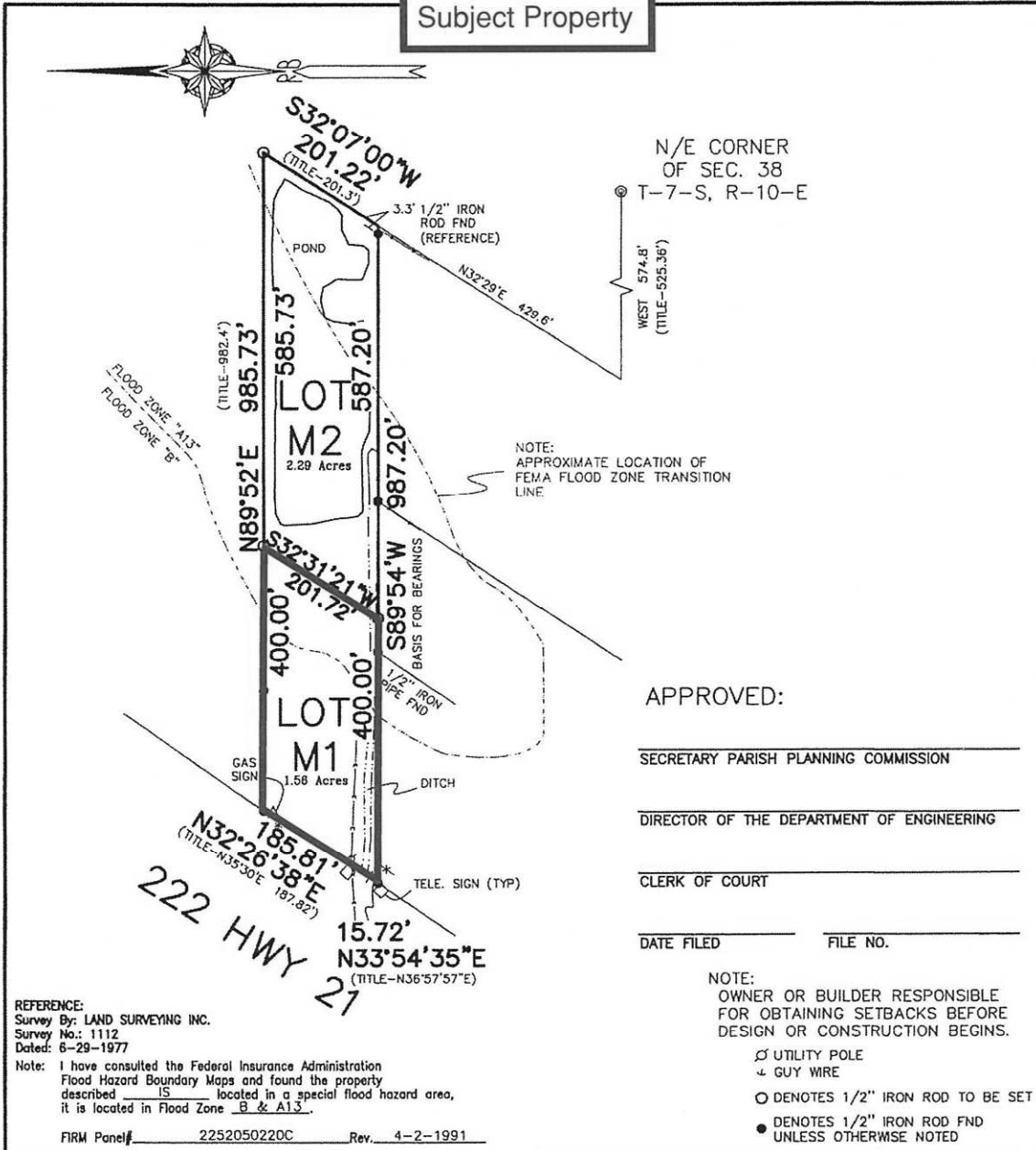
LOT M1 SITUATED IN SECTION 41, T-7-S, R-10-E ST. TAMMANY PARISH, LOUISIANA COMMENCING AT THE NORTHEAST CORNER OF SECTION 38, TOWNSHIP 7 SOUTH, RANGE 10 EAST AND GO WEST A DISTANCE OF 574.8 FEET; THENCE NORTH 32 DEGREES 29 MINUTES EAST A DISTANCE OF 429.6 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES WEST A DISTANCE OF 587.20 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING GO SOUTH 89 DEGREES 54 MINUTES WEST A DISTANCE OF 400.00 FEET; THENCE NORTH 33 DEGREES 54 MINUTES 35 SECONDS EAST A DISTANCE OF 15.72 FEET; THENCE NORTH 32 DEGREES 26 MINUTES 38 SECONDS EAST A DISTANCE OF 185.81 FEET; THENCE NORTH 89 DEGREES 52 MINUTES EAST A DISTANCE OF 400.00 FEET; THENCE SOUTH 32 DEGREES 31 MINUTE S 21 SECONDS WEST A DISTANCE OF 201.72 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.56 ACRES OF GROUND, MORE OR LESS.

2022-2996-ZC

Subject Property



APPROVED:

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED _____ FILE NO. _____

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
DESIGN OR CONSTRUCTION BEGINS.

- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- DENOTES 1/2" IRON ROD TO BE SET
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REFERENCE:
Survey By: LAND SURVEYING INC.
Survey No.: 1112
Dated: 6-29-1977

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone B & A13.

FIRM Panel# 2252050220C Rev. 4-2-1991

RESUBDIVISION OF
A 3.847 ACRE PARCEL SITUATED IN
SECTION 41, T-7-S, R-10-E
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS M1 & M2

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

DRAFT ONLY
Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

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Professional Land Surveyors
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info@brownsurveys.com

Date: JUNE 8, 2022
Survey No. 21673
Project No. (CR5) A21673.TXT
Scale: 1" = 200' ±
Drawn By: RJB
Revised:

W:\Survey\Shared\21SURVEY\21673.dwg

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2022-2996-ZC

A-2

NC-4

NC-4

PUD

DUMMY LINE RD

A-2

NC-1

HC-1

NC-1

ED-1

A-1

41

A-3

44

NC-1

T7-R10E

21

NC-1

NC-5

COVINGTON HWY

NC-1

NC-4

NC-5

A-3

NC-4

38

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-2996-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 east side of LA Highway 21, south of Dummyline Road; Madisonville; S41, T7S, R10E, Ward 1, District 1 **Council District:** 1

Owner: Ellison Holdings, LLC **Posted:** August 12, 2022

Applicant: Jeffrey Schoen **Commission Hearing:** September 6, 2022

Size: 1.56 acres **Determination:** Approved



Current Zoning

NC-1 Professional Office District

Requested Zoning

NC-4 Neighborhood Institutional District

Future Land Use

Commercial

Flood Zone

Preliminary: Flood Zone AE10

Critical Drainage: Yes

Findings

1. The subject site consists of a total of 1.56 acres of a 3.847 acre property which is located on the east side of Highway 21, south of Dummy Line Road, Madisonville. The applicant has expressed intent to apply for a minor subdivision of the subject property to create two lots from the existing 3.847 acres. The petitioned property which is the subject of the current application for a new dermatology clinic is comprised of 1.56 acres and the remaining acreage is to consist of 2.29 acres of undeveloped property in the rear.
2. Because the new proposed development is located along LA Highway 21 the applicant is required to submit for Planned Corridor Review before the Zoning Commission. This concurrent request has been advertised to be heard on the September 6, 2022 Zoning Commission agenda (case No. 2022-3016-PR). The reason for the request is to allow for the construction of a 7,606 sq. ft. building to accommodate the dermatology practice.

Zoning History

3. The subject property was zoned SA Suburban Agriculture and amended to A-1 Suburban District by Council Ordinance in 1988. The property was again rezoned to NC-1 Professional Office District in 2013.
4. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-1019	SA Suburban Agriculture	A-1 Suburban District
13-3023	A-1 Suburban District	NC-1 Professional Office District

Compatibility or Suitability with Adjacent Area

5. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District
South	Animal Hospital Undeveloped	NC-1 Professional Office District A-3 Suburban District
East	Undeveloped	NC-1 Professional Office District
West	Residential	NC-5 Retail and Service District

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Director

	Office Use	NC-1 Professional Office District
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6. The subject property abuts undeveloped land zoned A-1 Suburban District to the north, undeveloped land zoned NC-1 Professional Office District to the east, an existing animal hospital zoned NC-1 Professional Office District and undeveloped land zoned A-3 Suburban District to the south, and residential development zoned NC-5 and existing office development zoned NC-1 to the west.

7. The purpose of the property's current zoning designation is to provide for the location of small professional offices in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact. The purpose of the property's requested zoning designation is to provide neighborhood level services which could result in a large influx of customers or clientele at a specific time.

A change in zoning will allow the applicant to operate any of the following permitted commercial uses: All uses permitted in the NC-3 District; Dance studios; Music studios; Gyms; Educational learning centers; Churches, temples, synagogues, and mosques; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions; Child day care centers; Nursery schools.

Consistency with New Directions 2040

Commercial: Concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from neighborhood-serving uses such as personal care and convenience goods, to large-scale shopping centers. May also include high intensity residential uses.

8. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.
 - b. Strategy 5:1:1 Reserve land fronting existing, undeveloped corridors for commercial uses.
 - c. Goal 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.

