

EXHIBIT “A”

2024-4039-ZC

ALL THAT CERTAIN PIECE OR PACEL OF GROUND, together with all buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions, and appurtenances, thereunto belonging or in anywise appertaining thereto, located in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, as more particularly described to wit: From the Section Corner commons to Sections 16, 17, 20, and 21, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, go North 00 degrees 08 minutes West 11 66.75 feet to the North right-of-way of LA Highway 22; then run along said right-of-way North 80 degrees 56 minutes 05 seconds West 1078.14 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING continue North 80 degrees 56 minutes 05 seconds West 125.00 feet to a point; thence North 00 degrees 18 minutes 20 seconds West 310.00 feet to a point; thence go South 80 degrees 56 minutes 05 seconds East 125 feet to a point; thence go South 00 degrees 18 minutes 20 seconds East 310.00 feet back to the POINT OF BEGINNING. All in the accordance with map or plat of survey by Land Surveying, Inc, being map number 6901, dated August 7, 1995, on which map it is stated that this parcel contains .88 acres.

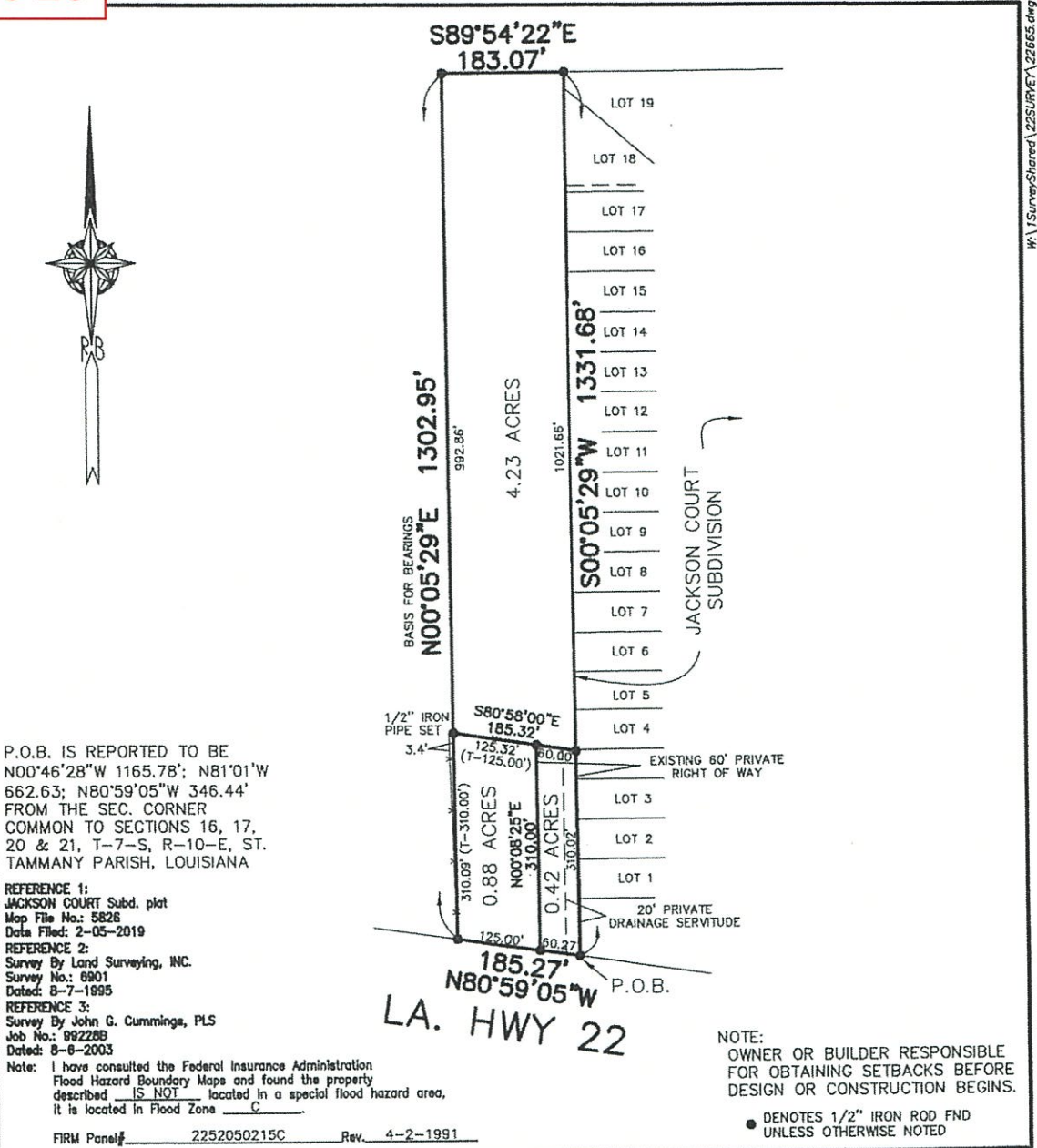
AND

ALL THAT CERTAIN PIECE OR PARCEL OF GOUND, together with all buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more full described as follows: Commencing from the Section corner common to Sections 16, 17, 20, and 21 of said township and range, thence North 00 degrees 46 minutes 28 seconds West 1165.78 feet to an 1-1/2 inch iron pipe found, thence North 81 degrees 01 minutes West 662.63 feet along the North side of State Highway 22 to a 5/8 inch iron rod found; thence North 80 degrees 59 minutes 05 seconds West 346.44 feet along the north side of said highway to a 1/2 inch iron rod set, thence North 00 degrees 05 minutes 29 seconds East 310.02 feet to a 1/2 inch iron rod set and being the POINT OF BEGINNING. Thence North 80 degrees 58 minutes West 185.32 feet to a 1/2 inch iron rod found; thence South 89 degrees 54 minutes 22 seconds East 183.07 feet to a 1/2 inch iron rod set thence South 00 degrees 05 minutes 29 seconds West 1021.66 feet to the POINT OF BEGINNING, containing 4.23 acres.

AND

ALL THAT CERTAIN PARCEL OF GROUND, situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows: Commence from the corner common to Sections 8,9,16 and 17, township 7 South, Range 10 East; thence South 00 degrees 06 minutes 48 seconds East a distance of 2651.88 feet; thence North 75 degrees 19 minutes 28 seconds West a distance of 10.85 feet; thence South 89 degrees 36 minutes 57 seconds West a distance of 288.68 feet; thence North 84 degrees 28 minutes 53 seconds West a distance of 10.10 feet; thence North 89 degrees 54 minutes 22 seconds West a distance of 392. 28 feet; thence South 43 degrees 33 minutes 37 seconds East a distance of 68.95 feet; thence South 02 degrees 34 minutes 26 seconds West a distance of 575.20 feet; thence North 80 degrees 52 minutes 43 seconds West a distance of 73.35 feet; thence North 83 degrees 12 minutes 46 seconds West a distance of 226.40 feet; thence South 14 degrees 26 minutes 51 seconds West a distance of 118.89 feet; thence South 85 degrees 21 minutes 00 seconds West a distance of 90.22 feet; thence South 08 degrees 32 minutes 16 seconds West a distance of 264.40 feet; thence North 80 degrees 59 minutes 05 seconds West a distance of 257.05 feet THE POINT OF THE BEGINNING being the Southwest corner of Tract CA-2 on Louisiana Highway 22. FROM THE POINT OF BEGINNING go North 00 degrees 08 minutes 25 seconds East a distance of 310.00 feet; thence South 80 degrees 58 minutes 00 seconds East a distance of 60.00 feet: thence South 00 degrees 05 minutes 32 seconds West a distance of 310.00 feet to the North Right of Way of Highway 22; thence go North 80 degrees 59 minutes 05 seconds West a distance of 60.0 feet back to the POINT OF BEGINNING. Municipal address to be 1730 Louisiana 22, Madisonville, LA.

2024-4039-ZC



Survey of THREE PARCELS OF GROUND SITUATED IN SECTION 17, TOWNSHIP 7 SOUTH, RANGE 10 EAST ST. TAMMANY PARISH, LOUISIANA		
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. REG. NO. 04586		SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>C</u> SURVEY.
 Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586	Randall W. Brown Associates, Inc. Professional Land Surveyors 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 info@brownsurveys.com	Date: DECEMBER 1, 2022 Survey No. 22665 Project No. (CR5) JACKSONCT.TXT Scale: 1"= 200'± Drawn By: J.E.D. Revised:

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Administrative Comment

January 9, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4039-ZC

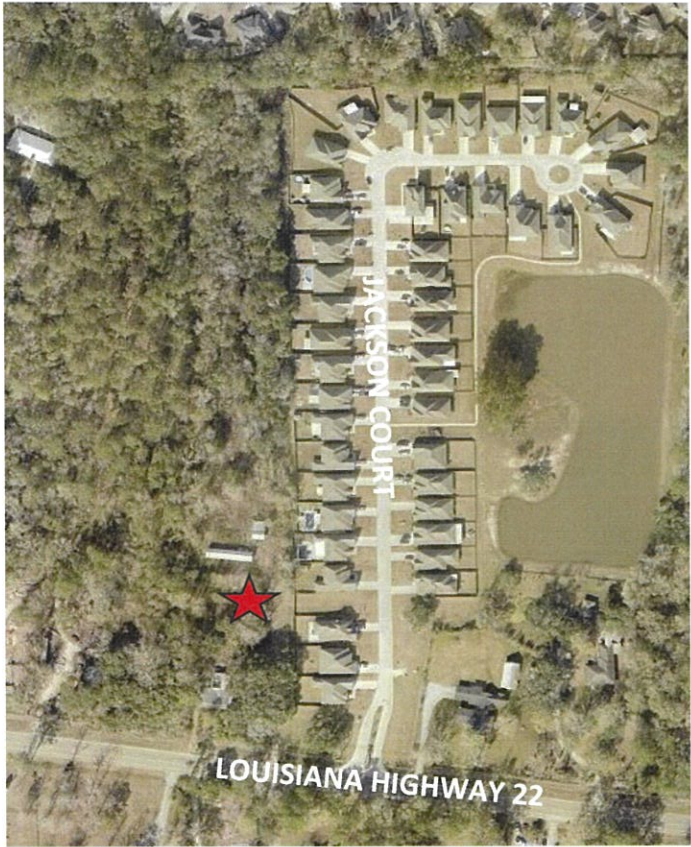
MICHAEL B. COOPER
PARISH PRESIDENT

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 Louisiana Highway 22, west of Jackson Court, Madisonville; S17, T7S, R10E; Ward 1, District 1

Petitioner: William Tennis **Council District:** 1
Owner: Ashley and William Tennis **Posted:** November 8, 2024
Size: 5.53 acres **Commission Hearing:** December 3, 2024
Determination: Approved



Current Zoning
L-1 Large Lot Residential District

Requested Zoning
L-2 Large Lot Residential District

Future Land Use
Residential: Low-Intensity

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 the 5.53-acre parcel from L-1 Large Lot Residential District to L-2 Large Lot Residential District. The property is located on the north side of Louisiana Highway 22, west of Jackson Court, Madisonville.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	L-1 Large Lot Residential District
17-3676	L-1 Large Lot Residential District	S-1 Suburban District and PUD Planned Unit Development

Site and Structure Provisions

3. The site is currently undeveloped.

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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Ruelle du Chene Subdivision	PUD (Planned Unit Development)
South (across Hwy 22)	Residential	L-1 (Large Lot Residential District) and NC-2 Neighborhood Commercial District
East	Jackson Court Subdivision	PUD (Planned Unit Development)
West	Undeveloped	L-1 (Large Lot Residential)

5. The subject property abuts property zoned PUD (Planned Unit Development) to the north and east, and residential/undeveloped properties to the south and west zoned L-1 Large Lot Residential District and NC-2 Neighborhood Commercial District.
6. The subject property originally contained a small portion that was designated greenspace for the adjacent Jackson Court PUD. However, a major amendment to the PUD which assimilated this greenspace into the subject property was approved by the St. Tammany Parish Planning and Zoning Commission on August 6, 2024. The original intention was to assimilate the greenspace and rezone the subject site into HC-2 Highway Commercial District (2024-3872-ZC).
7. The existing L-1 Large Lot Residential District calls for parcel sizes of 1 acre or greater with a lot width of 150 feet. The proposed L-2 Large Lot Residential District calls for a minimum half-acre parcel size with a lot width of 100 feet.
8. Per the petitioner’s application, the reason for the request is to apply for a minor subdivision on the property.

Consistency with New Directions 2040

2040 Designation: 2040 description

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

- i. Goal 0.0: Our land use, Land development, and land redevelopment decision-making, policies, and processes will be fair, transparent, and accessible to all Parish stakeholders.

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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.

