

EXHIBIT “A”

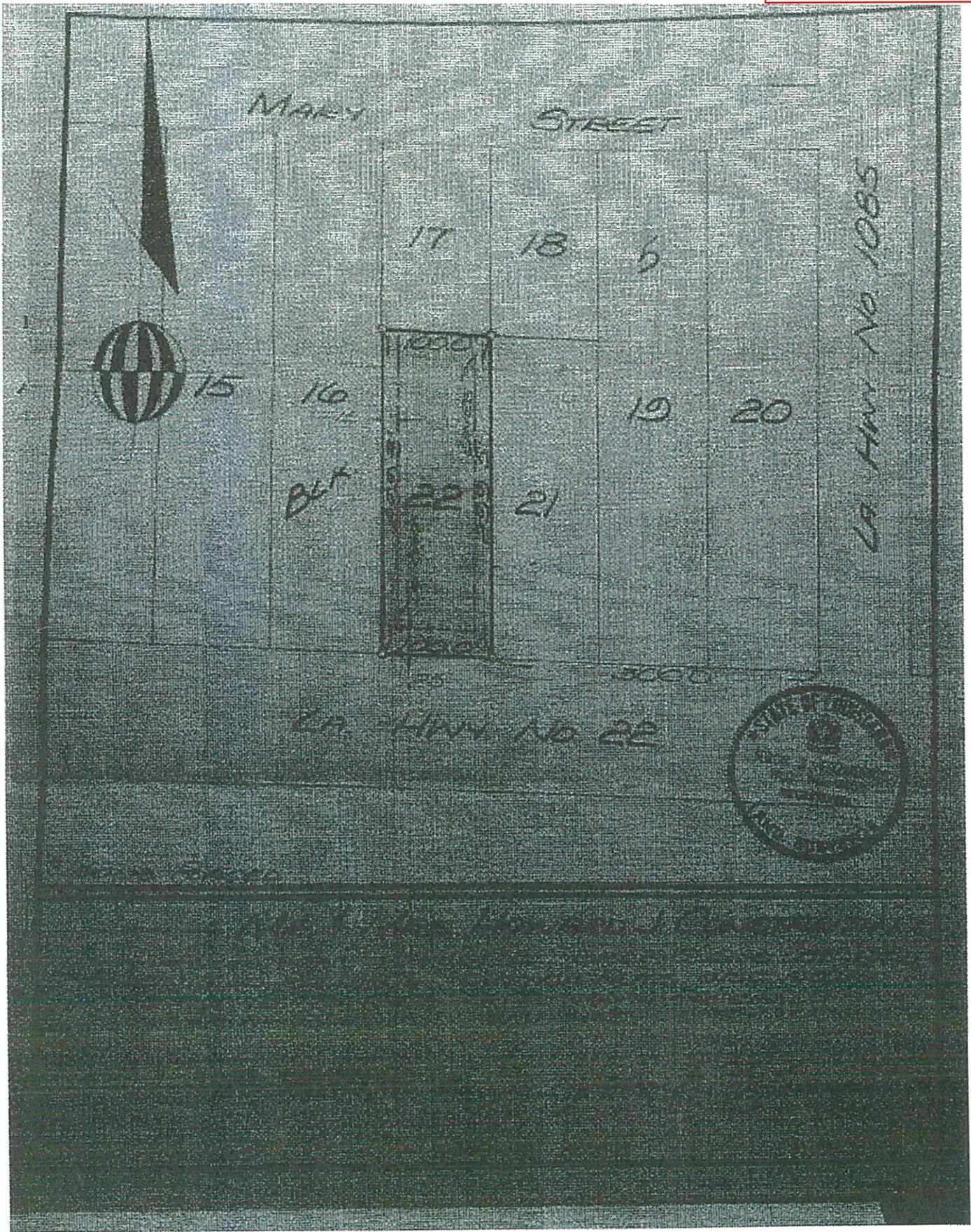
2024-4015-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and being a portion of Section 18, Township 7 South, Range 10 East, Greensburg District, Louisiana, and being more fully described as follows, to wit:

Beginning a point 300 feet West of the North line of State Highway 190-22 and the West line of Goodbee Road, said point being on the North line of Highway 190-22, continue in a westerly direction a distance of 100 feet to a point; thence at a right angle in a northerly direction a distance of 300 feet to a point; thence at a right angle in an easterly direction a distance of 100 feet to a point; thence at a right angle a distance of 300 feet back to the Point of Beginning.

On a plat of Subdivision by Robert A. Berlin, Surveyor, dated July 2, 1962, a copy of which is on file in the office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana, said parcel of ground is depicted as LOT TWENTY-TWO (22) of Square FIVE (5), LIVE OAK HILLS SUBDIVISION.

All being more fully described on Map and Plat of Survey by Land Surveying, Inc., dated May 31, 1983, as Job No. 3088.



Administrative Comment

January 9, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4015-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the north side of Louisiana Highway 22, west of LA Highway 1085, being Lot 22, Square 5, Live Oak Hills Subdivision, Madisonville; T7S, R10E; Ward 1, District 4
Council District: 4

Petitioner: Jones-Fussell, L.L.P.- Jeffery D. Scheon **Posted:** November 8, 2024
Owner: Diaz Realty Place No 3, LLC **Commission Hearing:** December 3, 2024
Size: .69 acres **Determination:** Approved



Current Zoning
L-2 (Large Lot Residential)
Requested Zoning
HC-2 (Highway Commercial District)
Future Land Use
Mixed-Use
Residential: Medium-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 .69-acre parcel from L-2 Large Lot Residential District to HC-2 Highway Commercial District. The property is located on the north side of Louisiana Highway 22, west of LA Highway 1085, being Lot 22, square 5, Live Oak Hills Subdivision, Madisonville.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
Unknown	Unknown	Unknown
09-2116	Unknown	L-2 (Large Lot Residential District) (Formerly A-3 Suburban District)

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	Residential	L-2 (Large Lot Residential District)
South (across Hwy 22)	Residential (Indian Trace Subdivision)	S-1 (Suburban Residential District)
East	Commercial	HC-2 (Highway Commercial)
West	Undeveloped	L-2 (Large Lot Residential District)

5. The subject property abuts residential zoning to the north zoned L-2 Large Lot Residential District and the Indian Trace Subdivision to the south across Hwy 22 zoned S-1 Suburban Residential District. To the east is the existing Diaz gas station and retail facility zoned HC-2 Highway Commercial District, and to the west is an undeveloped property zoned L-2 Large Lot Residential District.
6. The adjacent HC-2 Highway Commercial District properties to the east were zoned via two separate ordinances. The portion of the site that contains the gas station/convenience store was rezoned to HC-2 in 2021 via Council Ordinance # 21-4669, while the portion to the west of the aforementioned property that contains the retail space was rezoned earlier via Ordinance # 21-4668.
7. The purpose of the existing L-2 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The minimum parcel size for properties in the L-2 Large Lot Residential District is half an acre with a minimum 100' lot width.
8. 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 clinics, outdoor kennels; Warehouse, self-storage; Wholesale goods.

9. Per the petitioner's application, the objective of the request is to add the parcel to the adjacent gas station property and provide additional spaces for parking.

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Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

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 5.1.5: 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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