Exhibit "A"

2026-4801-ZC

ALL THAT CERTAIN PARCEL OF GROUND SITUATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 13 EAST & SECTION 33, TOWNSHIP 7 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE SECTION CORNER COMMON TO SECTIONS 3 & 4, T-8-S, R-13-E AND SECTIONS 33 AND 34, T-7-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA, AND GO SOUTH 89 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 1775.69 FEET TO THE **POINT OF BEGINNING.**

FROM THE POINT OF BEGINNING GO SOUTH 40 DEGREES 25 MINUTES 49 SECONDS WEST A DISTANCE OF 190.06 FEET; THENCE SOUTH 63 DEGREES 11 MINUTES 28 SECONDS WEST A DISTANCE OF 145.85 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 991.50 FEET, WITH A RADIUS OF 3597.00 FEET, WITH A CHORD BEARING OF SOUTH 55 DEGREES 17 MINUTES 40 SECONDS WEST, WITH A CHORD LENGTH OF 988.36 FEET; THENCE NORTH 30 DEGREES 18 MINUTES 39 SECONDS EAST A DISTANCE OF 694.82 FEET; THENCE NORTH 29 DEGREES 35 MINUTES 07 SECONDS EAST A DISTANCE OF 190.71 FEET; THENCE NORTH 33 DEGREES 07 MINUTES 33 SECONDS EAST A DISTANCE OF 195.51 FEET; THENCE NORTH 30 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 425.00 FEET; THENCE NORTH 40 DEGREES 54 MINUTES 11 SECONDS EAST A DISTANCE OF 100.05 FEET; THENCE NORTH 59 DEGREES 06 MINUTES 59 SECONDS EAST A DISTANCE OF 108.17 FEET; THENCE SOUTH 07 DEGREES 13 MINUTES 10 SECONDS EAST A DISTANCE OF 322.79 FEET; THENCE SOUTH 20 DEGREES 31 MINUTES 05 SECONDS EAST A DISTANCE OF 239.00 FEET; THENCE SOUTH 26 DEGREES 55 MINUTES 52 SECONDS EAST A DISTANCE OF 91.84 FEET; THENCE SOUTH 40 DEGREES 25 MINUTES 49 SECONDS WEST A DISTANCE OF 37.40 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.37 ACRES OF GROUND, MORE OR LESS.

Administrative Comment

November 5, 2026

Department of Planning and Development

ZONING STAFF REPORT
2026-4801-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 west sides of LA Highway 434 and future LA Highway 3241, Lacombe; S33, T7S, R13E and S4, T8S, R13E; Ward 6 and Ward 7, District 11

Petitioner: Tim Jackson

Owner: Weyerhaeuser NR Company

Size: 10.37 acres

Posted: September 14, 2026

Commission Hearing: October 6 , 2026

Determination: Approved



Current Zoning:
PUD (Planned Unit Development) &
L-1 (Large Lot Residential District)

Requested Zoning:
HC-3 (Highway commercial District)

Future Land Use: Mixed Use

Flood Zone: Effective Flood Zone: C;
Preliminary Flood Zone: X; Non-CDA

Elevation Requirements:
FFE is 12" above crown of street elevation

REQUEST

1. The applicant is requesting to rezone 10.37 acres from PUD Planned Unit Development and L-1 Large Lot Residential District to HC-3 Highway Commercial District. The property is located on the west sides of LA Highway 434 and the future LA Highway 3241, Lacombe.

2. The subject property is currently undeveloped and consists of approximately 10.37 acres. Approximately 5.33 acres are presently located within the Tamanend PUD and are the subject of a concurrent Major Amendment request (ZC07-07-041) to remove the property from the PUD boundary. The remaining 5.04 acres are located outside of the PUD and are presently zoned L-1 Large Lot Residential District.

3. The 5.33-acre and 5.04-acre properties are proposed to be consolidated through the minor subdivision process into a single 10.37-acre parcel (2026-4816-MSP).

4. The construction and realignment associated with Phase 3 of LA Highway 3241 and LA Highway 434, together with the associated right-of-way acquisition, altered the configuration of the Tamanend PUD and resulted in the approximately 5.33-acre portion of the subject property becoming separated from the primary PUD development area.

5. The subject property will now have frontage along the newly constructed 3241 Highway corridor, and as such, the applicant is requesting to rezone the property to HC-3 Highway Commercial District.

6. If the rezoning, concurrent PUD amendment, and minor subdivision are approved, the applicant can apply for the applicable permits for development of the property in accordance with the uses and development standards of the HC-3 Highway Commercial District.
    a. All commercial uses require the site to comply with the commercial development standards found within the St. Tammany Parish Unified Development Code.
    b. The 5.33-acre portion of the subject property is zoned with the Corridor Enhancement Subarea of the Central St. Tammany Overlay. This is a zoning overlay mapped along this section of Highway 434, which was adopted to elevate quality and character of non-residential development by emphasizing high-quality architecture and enhanced landscaping. The development of this property will require the site to be compliant with the regulations of the corridor.

c. Any proposed access to Highway 3241 and/or Highway 434 will be subject to review and approval by the Louisiana Department of Transportation and Development.

Zoning History

Table 1: Zoning history of Subject Lot(s)			
Property	**Ordinance**	**Prior Classification**	**Amended Classification**
5.33 acres	07-1652	SA Suburban Agricultural District	Tamanend PUD
5.04 acres	09-2020		L-1 Large Lot Residential District

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Residential	L-1 (Large Lot Residential District)
South	Undeveloped/Residential	Tamanend PUD Planned Unit Development
East	Undeveloped	Tamanend PUD Planned Unit Development and L-1 Large Lot Residential District
West	Church and Undeveloped	PF -1 Public Facilities District and L-1 Large Lot Residential District

7. As shown in Table 2, the subject site is flanked by residential and undeveloped property zoned L-1 Large Lot Residential District and the existing Tamanend PUD to the south and east, an existing church zoned PF-1 Public Facilities District and undeveloped land zoned L-1 Large Lot Residential District to the west, and residential development zoned L-1 Large Lot Residential District to the north.

Summary

8. The requested HC-3 Highway Commercial District represents a more intense zoning classification than the existing PUD and L-1 zoning. However, the subject property's location along the newly constructed Highway 3241/Highway 434 corridor distinguishes it from the surrounding residential properties which are interior to the existing PUD.

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.
ii. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses.
iii. Policy 1.2.1: The Future Land Use Map contained within the Comprehensive Plan shall predominantly guide the assignment of zoning districts throughout the Parish.

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.

Administrative Comment

November 5, 2026

Department of Planning and Development

ZONING STAFF REPORT | **PLANNING & DEVELOPMENT**

2026-4801-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

Ross Liner
Director

v. The proposed amendment is a more suitable zoning classification for the property than the current classification.

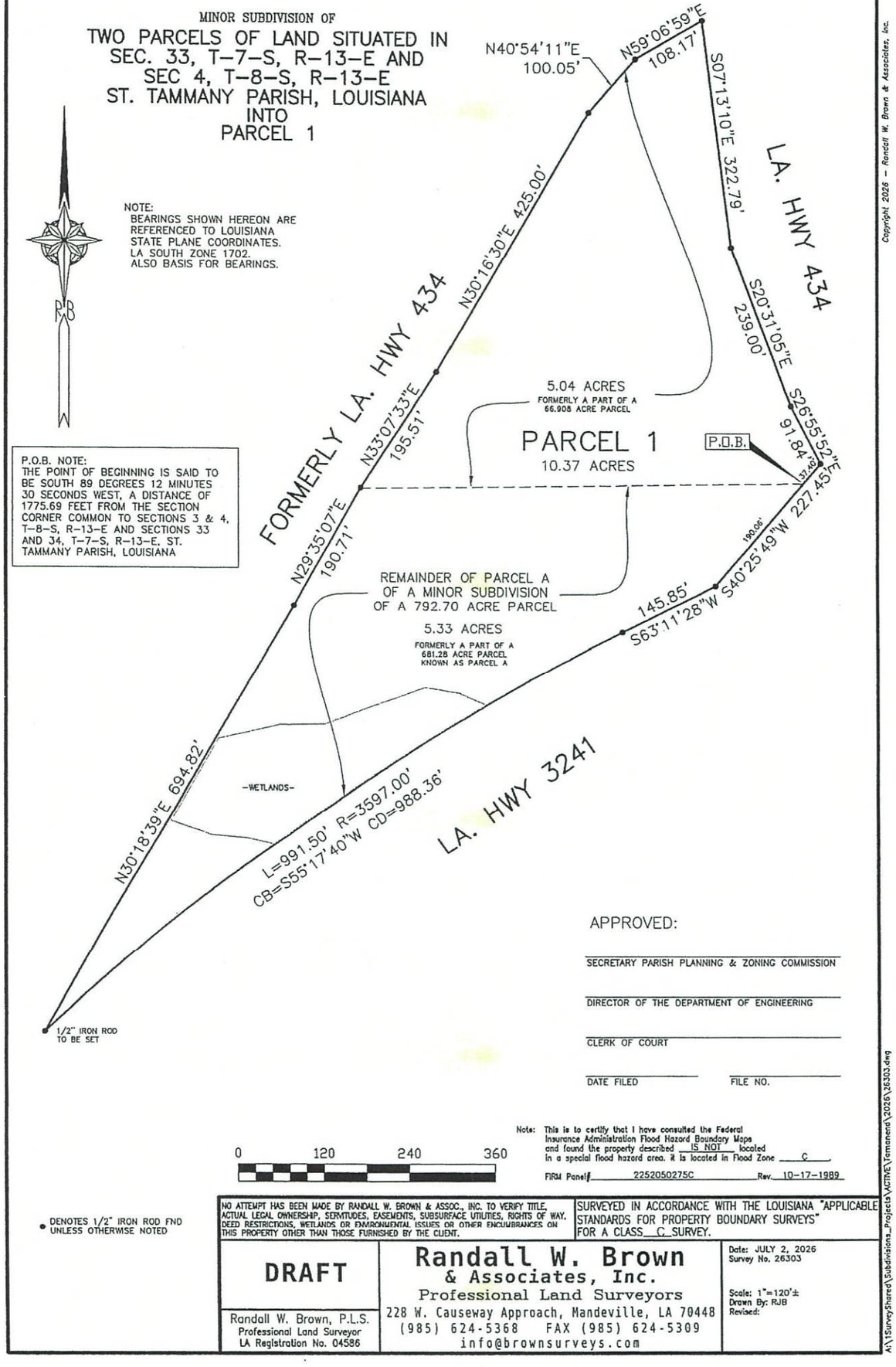
vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



2026-4801-ZC

MINOR SUBDIVISION OF

TWO PARCELS OF LAND SITUATED IN SEC. 33, T-7-S, R-13-E AND SEC 4, T-8-S, R-13-E ST. TAMMANY PARISH, LOUISIANA INTO PARCEL 1



NOTE:
BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702. ALSO BASIS FOR BEARINGS.

P.O.B. NOTE:
THE POINT OF BEGINNING IS SAID TO BE SOUTH 89 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 1775.69 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 3 & 4, T-8-S, R-13-E AND SECTIONS 33 AND 34, T-7-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA

APPROVED:

SECRETARY PARISH PLANNING & ZONING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone C

FIRM Panel# 2252050275C Rev. 10-17-1989

0 120 240 360

• DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, 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

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

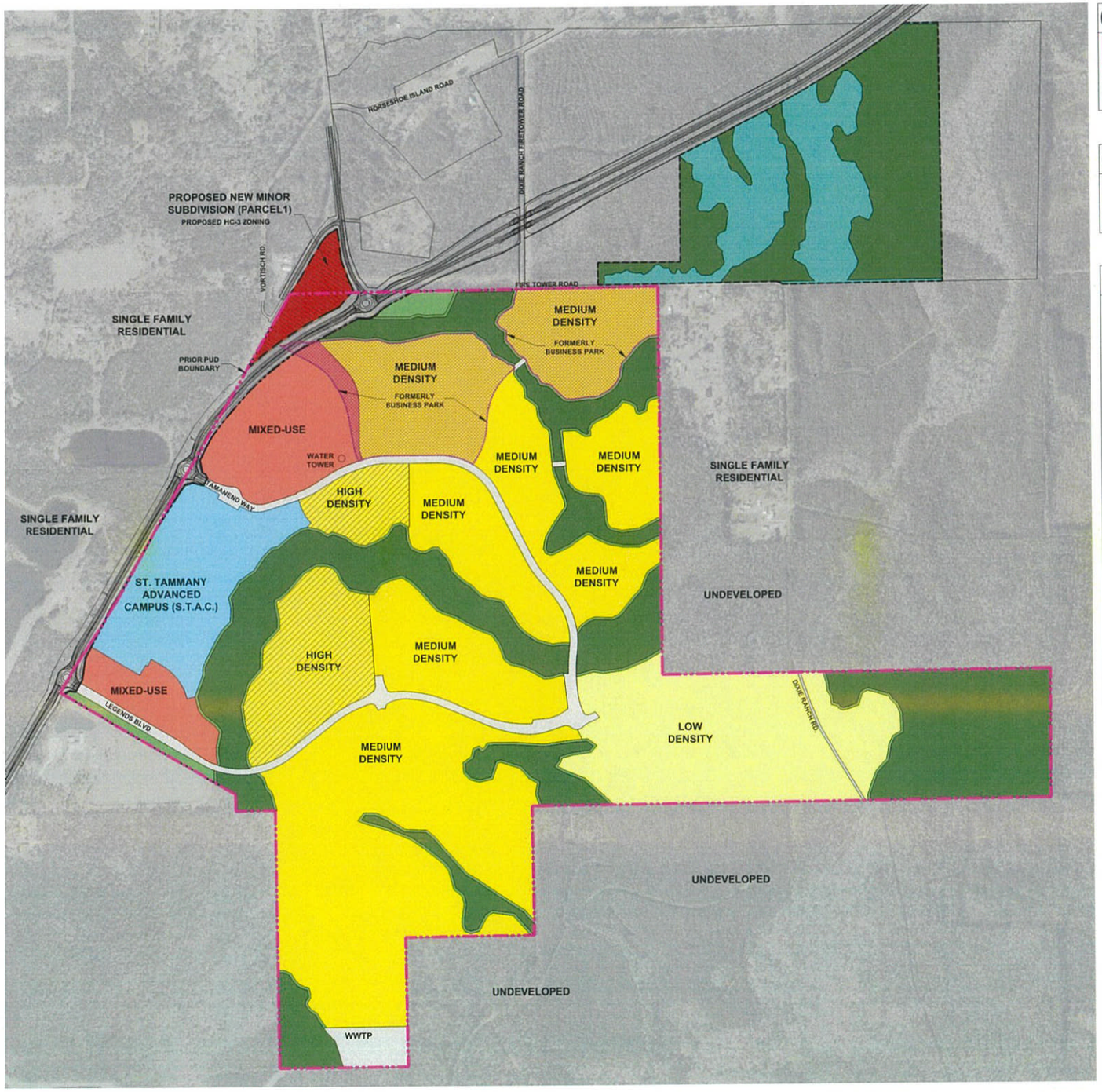
Randall W. Brown
& Associates, Inc.
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Date: JULY 2, 2026
Survey No. 26303

Scale: 1"=120'±
Drawn By: RJB
Revised:

Copyright 2026 - Randall W. Brown & Associates, Inc.

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01 PRIOR PUD KEY
SCALE: NTS

- BOUNDARY (PRIOR PUD)
- BUSINESS PARK (PRIOR PUD)

02 OUTPARCEL LAND USE CHART (NOT IN PUD)
SCALE: NTS

- PROPOSED HC-3 ZONING

03 PUD LAND USE CHART
SCALE: NTS

- PUD EXPANSION-OPEN SPACE-WETLAND
- PUD EXPANSION-OPEN SPACE-UPLAND
- PUD EXPANSION-TOTAL AREA
- OPEN SPACE
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MIXED-USE
- S.T.A.C.
- ROAD NETWORK/MISC.

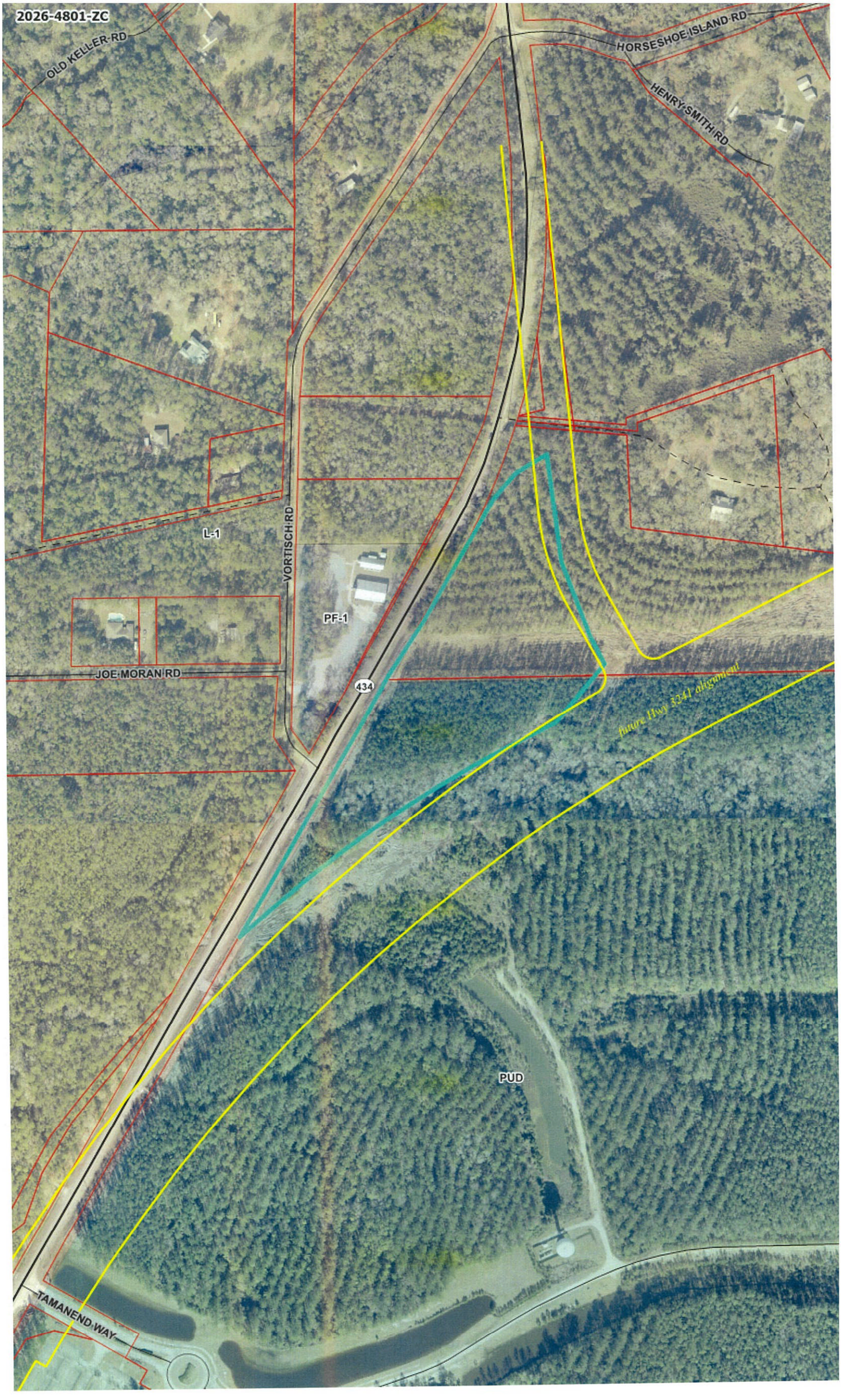
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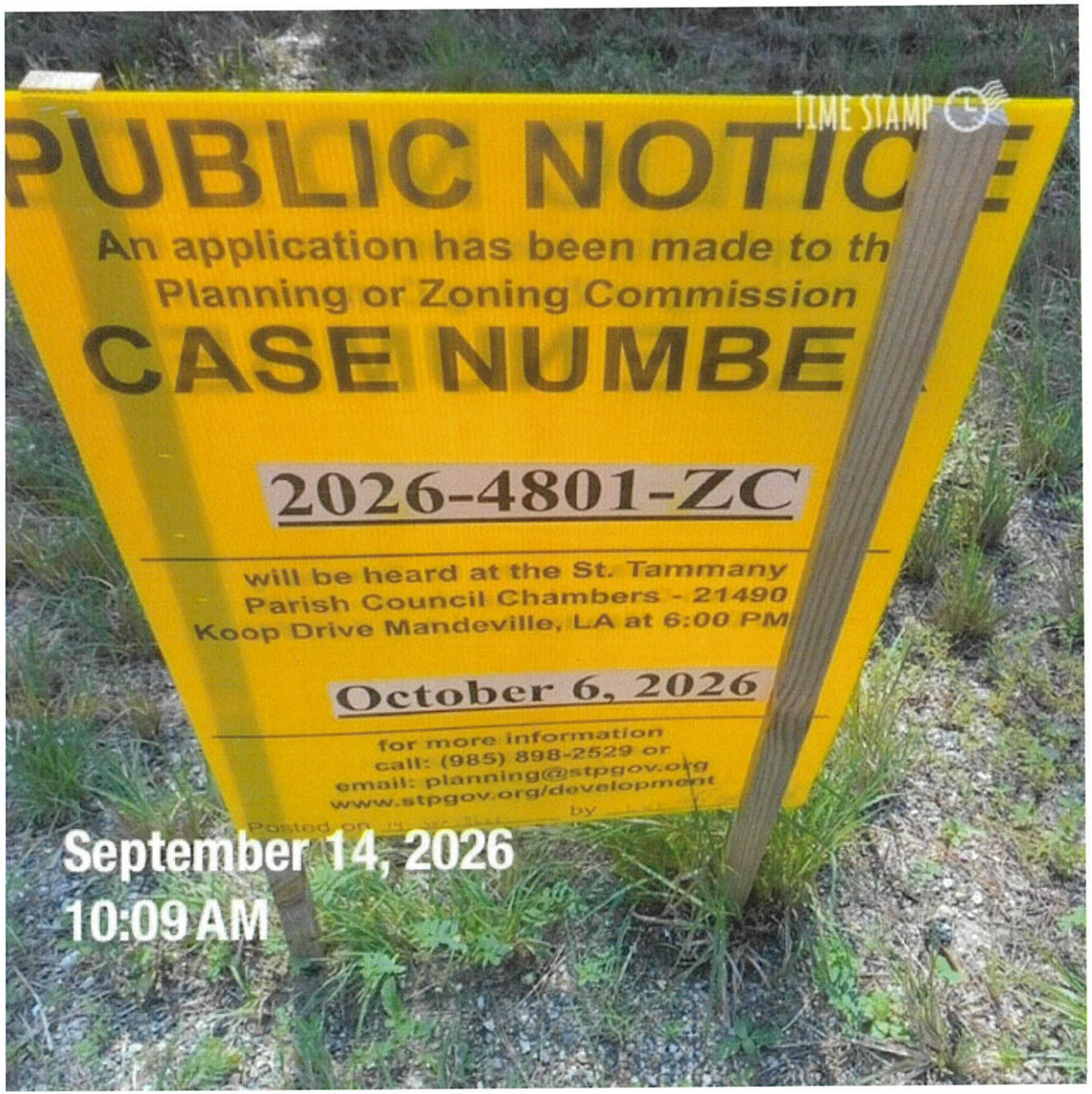
GM
KVANDICAPE ARCHITECTURE
DESIGN STUDIO

TAMANEND-GENERAL GRAPHIC

SCALE: 1"=500'-0"

AUGUST 6, 2026


2026-4801-ZC
OLD KELLER RD
HORSESHOE ISLAND RD
HENRY SMITH RD
L-1
VORTISCH RD
PF-1
JOE MORAN RD
434
future Hwy 3247 alignment
PUD
TAMANEND WAY


TIME STAMP
PUBLIC NOTICE
An application has been made to th
Planning or Zoning Commission
CASE NUMBE
2026-4801-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM
October 6, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on
by
September 14, 2026
10:09 AM


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