

Exhibit "A"

2026-4651-ZC

Pinehurst Farm Subdivision– LOT 4

A certain tract of land located in St. Tammany Parish, Louisiana, being more particularly described as follows:

Bearings shown hereon are based on GNSS observations. **BEGINNING** at a 1/2 -inch iron pipe (found) on the southern right-of-way line of Louisiana Highway 36, said point being the northeast corner of the herein described tract; **THENCE** along the western right-of-way line of Otis Drive, South 00°35'49" east, a distance of 1,357.37 feet; **THENCE** along the northern right-of-way line of Stewart Avenue (not constructed), South 89°23'31" West, a distance of 619.63 feet to a 1/2 -inch iron pipe (found); **THENCE** along the eastern boundary of Lot 5, North 00°36'54" West, a distance of 1,532.60 feet to a 3/4-inch iron pipe (found); **THENCE** along the southern right-of-way line of Louisiana Highway 36, South 74°49'40" East, a distance of 644.36 feet **the POINT OF BEGINNING**.

SAID TRACT CONTAINING 20.562 acres, more or less.

Administrative Comment

July 9, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4651-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

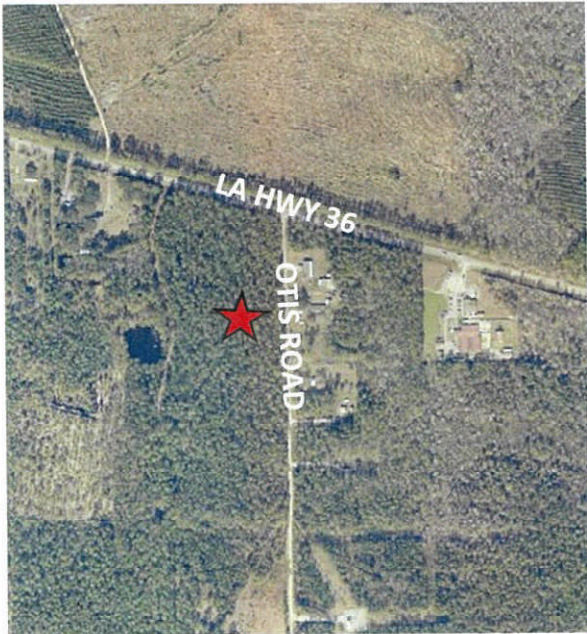
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of LA Highway 36 and west of Otis Drive, Abita Springs; S21, T7S, R13E; Ward 6, District 11

Petitioner: Chad Turner **Posted:** May 15, 2026

Owner: Cleco Power LLC - Blake Gremillion **Commission Hearing:** June 2, 2026

Size: 20.562 acres **Determination:** Approved



Current Zoning

S-2 (Suburban Residential District)

Requested Zoning

PF-1 (Public Facilities District)

Future Land Use

Mixed-Use

Flood Zone: Effective Flood Zone: C, Preliminary Flood Zone: X; CDA: No

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

FINDINGS

1. The applicant is requesting to rezone the 20.562-acre parcel from S-1 Suburban Residential District to PF -1 Public Facilities District. The property is located on the south side of LA Highway 36 and west of Otis Drive, Abita Springs.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
09-2127	Unknown	S-2 Suburban Residential District

Site and Structure Provisions

2. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	L-2 (Large Lot Residential District)
South	Undeveloped	S-1 (Suburban Residential District)
East	Developed & Undeveloped	S-1 (Suburban Residential District)
West	Undeveloped	S-1 (Suburban Residential District)

3. As shown in Table 2, the subject property abuts land zoned L-2 Large Lot Residential District to the north, and S-1 Suburban Residential District to south, east, and west.

Administrative Comment

July 9, 2026

Department of Planning and Development



ZONING STAFF REPORT

2026-4651-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

4. The existing S-2 (Suburban Residential District) is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses.
 - a. The minimum lot size requirements within the S-2 Suburban Residential District are 7,500 sq. ft. and 75' lot widths.
 - b. Allowable uses include: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Dwelling, single-family, Electrical energy substation*, Small wireless facility*, Stormwater retention or detention facility
5. The purpose of the PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public. Only those uses of land listed as permitted uses or the uses detailed in the list below are allowed within the PF-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC.
 - a. Permitted uses include Animal services, Animal services, breeding and care for farm or research animals, Animal services, housing government (indoor/outdoor), Animal services, training, Electrical energy substation*, Funeral home or crematorium, Government maintenance facility, Government office, Office, Place of worship, Post office, Small wireless facility*, Stormwater retention or detention facility*, Tower, radio, telecommunications, television or microwave*, Transportation terminal, Utility Facility*, Veterinary clinic, no outdoor kennels.
6. Per the petitioner's application, the reason for the request is to develop a utility facility. If approved, the utility provider will be required to meet minimum requirements per the standards within Sec. 400-8 for outdoor storage.

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. Strategy 2:1:6 Encourage the planting of wind-firm native tree species and work to eradicate non-native, invasive species.
- ii. Goal 6: New development and redevelopment will be environmental sustainable.

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

July 9, 2026

Department of Planning and Development



ZONING STAFF REPORT

2026-4651-ZC

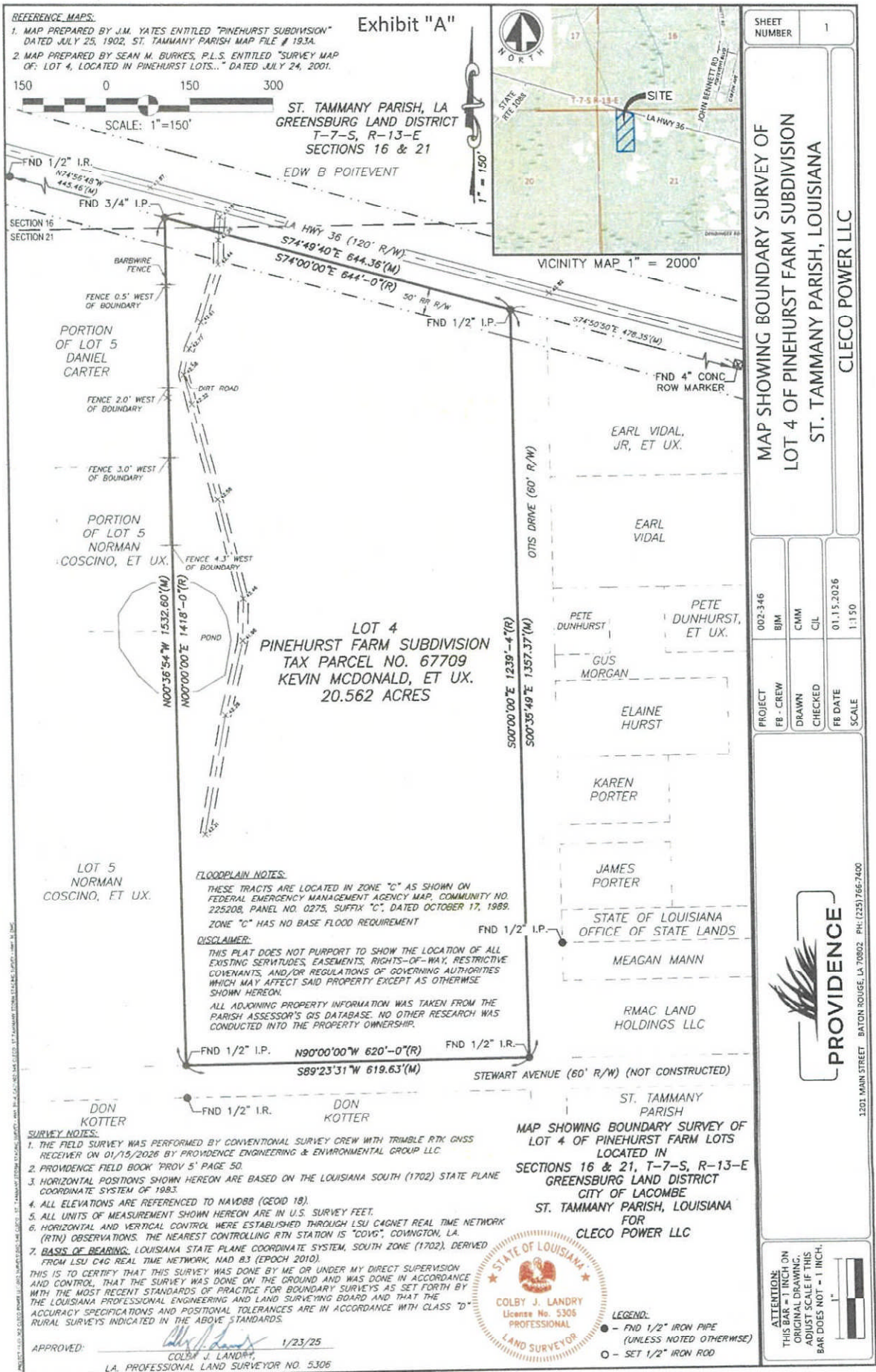
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

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.







2026-4651-ZC

21
PF-1

36

L-2

16

S-2

S-1

SIO

T7 - R13E

PUD

20

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4651-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

June 2, 2026

for more information
call: (985) 898-2529 or
email: planning@stp.gov
www.stp.gov/development

dated on

5-15-26

by

Richard S.

MAY

15 2026



PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4651-ZC
will be heard at the 3rd Tuesday
Parish Council Chambers at 21406
Sage Drive, Metairie, LA at 6:00 PM on
June 2, 2026
For more information
call (504) 885-2523 or
email planning@metairie.org
or visit www.mtgc.org/development

MAY 15 2026