

Exhibit "A"

2026-4689-ZC

ONE CERTAIN PORTION OF GROUND, situated in Section 48, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana in that part known as FOREST GLEN ADDITION TO LACOMBE PARK, designated as a portion of Tract 507 and more fully described as follows:

From the intersection of the north right of way line of U.S. Highway 190 and the East property line of Tract 507, a distance of 734 feet to the POINT OF BEGINNING; thence measure North 71 degrees 30 minutes West a distance of 200 feet to a point on the West property line of Tract 507; thence measure North 18 degrees 30 minutes East along the West property line of Tract 507; a distance of 200 feet to a point on the East property line of Tract 507; thence measure South 18 degrees 30 minutes West along the East property line Tract 507; a distance of 200 feet to the POINT OF BEGINNING; containing 0.92 acres together with a 50 foot servitude of passage, all as more fully shown on the plat of survey by Richard T. Dading, Registered Professional Land Surveyor, dated August 30, 1985.

Being the same property acquired by owners by deed dated August 27, 1985, and recorded in COB Instrument Number 1229/135 and 1229/136 of the Official records at St. Tammany Parish, Louisiana.

Administrative Comment

August 6, 2026

Department of Planning and Development



ZONING STAFF REPORT

2026-4689-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 side of Henderson Road, north of Highway 190, Lacombe; S48, T8S, R12E; Ward 7, District 7

Petitioner: Earnest Henderson Jr.

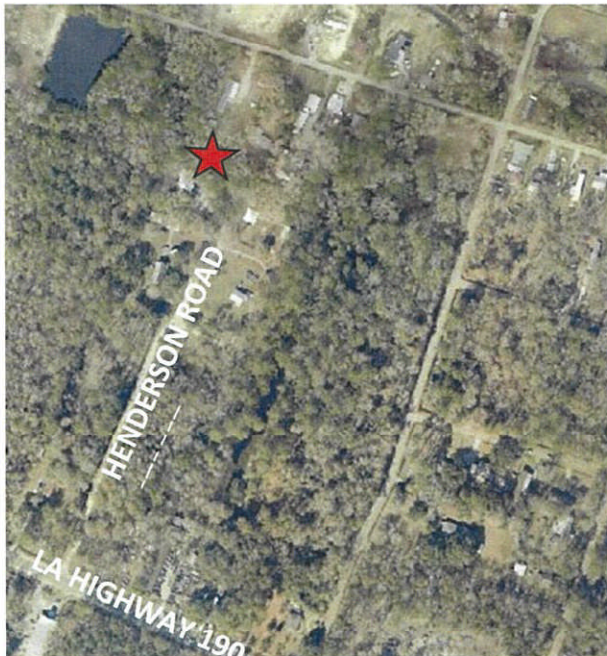
Posted: June 12, 2026

Owner: Earnest Hendeson Jr.

Commission Hearing: July 7, 2026

Size: .92 acres

Determination: Approved



Current Zoning:

S-1(Suburban Residential District)

Requested Zoning:

S-1 (Suburban Residential District) & MHO
(Manufactured Home Overlay)

Future Land Use: Residential – Medium Intensity

Flood Zone:

Effective Flood Zone: C
Preliminary Flood Zone: X

Critical Drainage: Yes

Elevation Requirements: Flood Zone C – FFE is
12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone .92 acres from S-1 (Suburban Residential District) to S-1 (Suburban Residential District) and MHO (Manufactured Home Overlay). The parcel is located on the west side of Henderson Road, north of Highway 190, Lacombe.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	C-2
09-2020	C-2	S-1 (Suburban Residential District)

Site and Structure Provisions

2. The subject property was previously developed with a stick-built residence that was destroyed by fire. As per Table 2 below, the property is flanked by parcels zoned S-1 Suburban Residential District to the north, south, east and west.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 Suburban Residential District
South	Undeveloped	S-1 Suburban Residential District
East	Residential	S-1 Suburban Residential District
West	Residential	S-1 Suburban Residential District

Zoning Meeting
July 7, 2026

Department of Planning and Development
St Tammany Parish, Louisiana

2026-4689-ZC

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3. As per Table 3 below, there are several ordinances which approved property to be rezoned to MHO Manufactured Housing Overlay within the surrounding area.

Table 3: MHO Manufactured Housing Overlay Zoning

Case Number	Request	Ordinance
2009 Comprehensive Rezoning		09-2020
ZC14-3107	From A-3 to A-3 and MHO	Approved per Council Ord. 14-3107
2017-683-ZC	From A-3 to A-3 and MHO	Approved per Council Ord. 17-3791
2021-2307-ZC	From A-4 to A-4 and MHO	Approved per Council Ord. 21-4599
2025-4176-ZC	From S-1 to S-1 and MHO	Approved per Council Ord. 25-5807

4. If approved, the applicant could apply for a building permit to place a manufactured home on-site.

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.

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

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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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25TH

L-1

JACKSON

41

3 - R12E

S-1
48

HENDERSON

3-2

L-2

MCGEEH

HC-2

180

HC-3

24TH



PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4689-ZC

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

JULY 7, 2026

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

Posted on 6/12/26 by MR

JUN 12 2026



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