

Exhibit "A"

2026-4674-ZC

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in any way appertaining, lying and being situated in the Rouville Subdivision of Oaklawn located in Section 39, Township 8 South, Range 13 East, G.L.D., near Lacombe, St. Tammany Parish, Louisiana, and being more fully described as the North half of Lot 10.

The Northern half of Lot No. 10 of Rouville Subdivision commences at the intersection of Ruth Street and Oaklawn Avenue, thence go South 19 degrees 42 minutes 26 seconds West, 325.35 feet to a point; thence go North 71 degrees 43 minutes 05 seconds West, 326.24 feet to a point; thence go North 19 degrees 09 minutes 23 seconds East, 332.82 feet to a point thence go South 70 degrees 24 minutes 29 seconds East, 329.44 feet to a point and the point of departure.

Administrative Comment

August 6, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4674-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

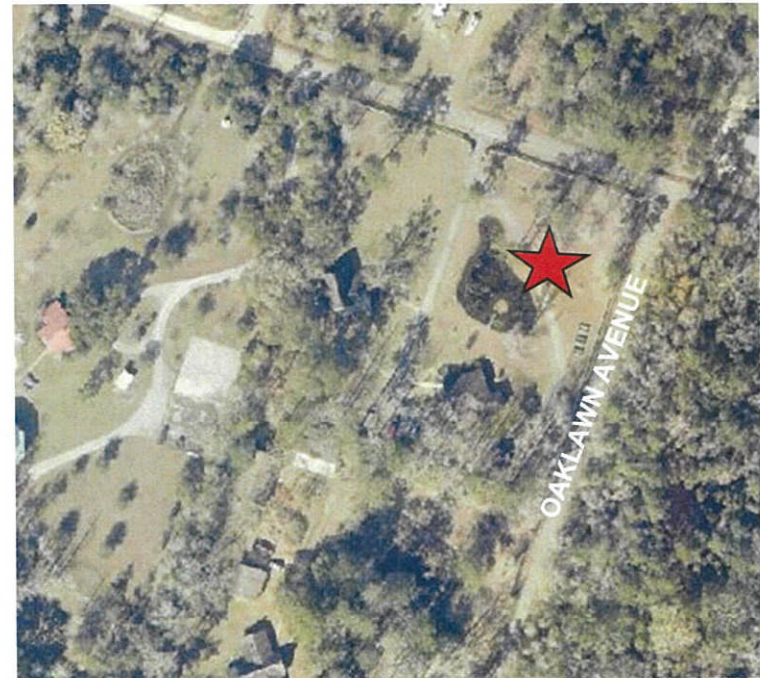
PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the south side of W. Ruth Road, west of Oaklawn Ave., Lacombe; S39, T8S, R13E; Ward 7, District 7.

Petitioner: Michael & Karen Gibbs
Owner: Michael & Karen Gibbs
Size: 2.5 acres

Posted: June 12, 2026
Commission Hearing: July 7, 2026
Determination: Approved



Current Zoning:
E (Estates Residential District)

Requested Zoning
L-1 (Large Lot Residential District)

Future Land Use:
Residential -Low Intensity
Flood Zone: Effective Flood Zone: C;
Preliminary Flood Zone: X

Critical Drainage: Yes

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

FINDINGS

1. The request consists of a zoning change of 2.5-acres from E (Estate Residential District) to L-1 Large Lot Residential District). The property is located on the south side of W. Ruth Road, west of Oaklawn Ave., Lacombe.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
25-5744	Unknown	E (Estates Residential District)

Site and Structure Provisions

2. The subject property is currently developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	E (Estates Residential District)
South	Residential	E (Estates Residential District)
East	Residential	E (Estates Residential District)
West	Residential	E (Estates Residential District)

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3. The subject property was rezoned from A-2 Suburban Residential District, which allowed one-acre lot sizes, to E Estates Residential District, which requires seven-acre lot sizes through the Coastal Resilience Land Use Study, adopted in 2025 (Ord. No. 25-5744). The purpose of the change to the underlying zoning was to reduce density within the study area by requiring larger lots which resulted in fewer structures per area. Per the study's report, "these changes take effect as land is developed, redeveloped, or sold in the future. In these cases, new zoning requirements will determine what permits can be issued and how land can be divided."
4. The subject property borders residentially developed property zoned E Estates Residential District to the west, south, and north, and undeveloped residential property zoned E Estates Residential District to the east. Most of the properties in the general vicinity do not meet the site and structure provisions of the E Estates District and are therefore considered legal non-conforming.
5. The E Estate District is intended to provide a single-family residential environment on a large, multi-acre lots. The E District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.
 - a. The minimum lot area required within the E District is 7 acres, except that public utility facilities may be located on lots of lesser areas upon Development Plan Review in accordance with minimum requirements.
 - b. Permitted uses include: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central, water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems*, Stormwater retention or detention facility
6. The L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
 - a. The minimum lot area required within the L-1 District is 1 acre, with a minimum lot width of 150'.
 - b. Permitted uses include: Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility*
7. If approved applicant can apply for a minor subdivision to subdivide the 2.5-acre parcel into two parcels with a minimum lot size of one acre.

Consistency with New Directions 2040

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

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.

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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 conditions, 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.



L-1

190

HC-1

CARROLL

RUTH

E

OAKLAWN

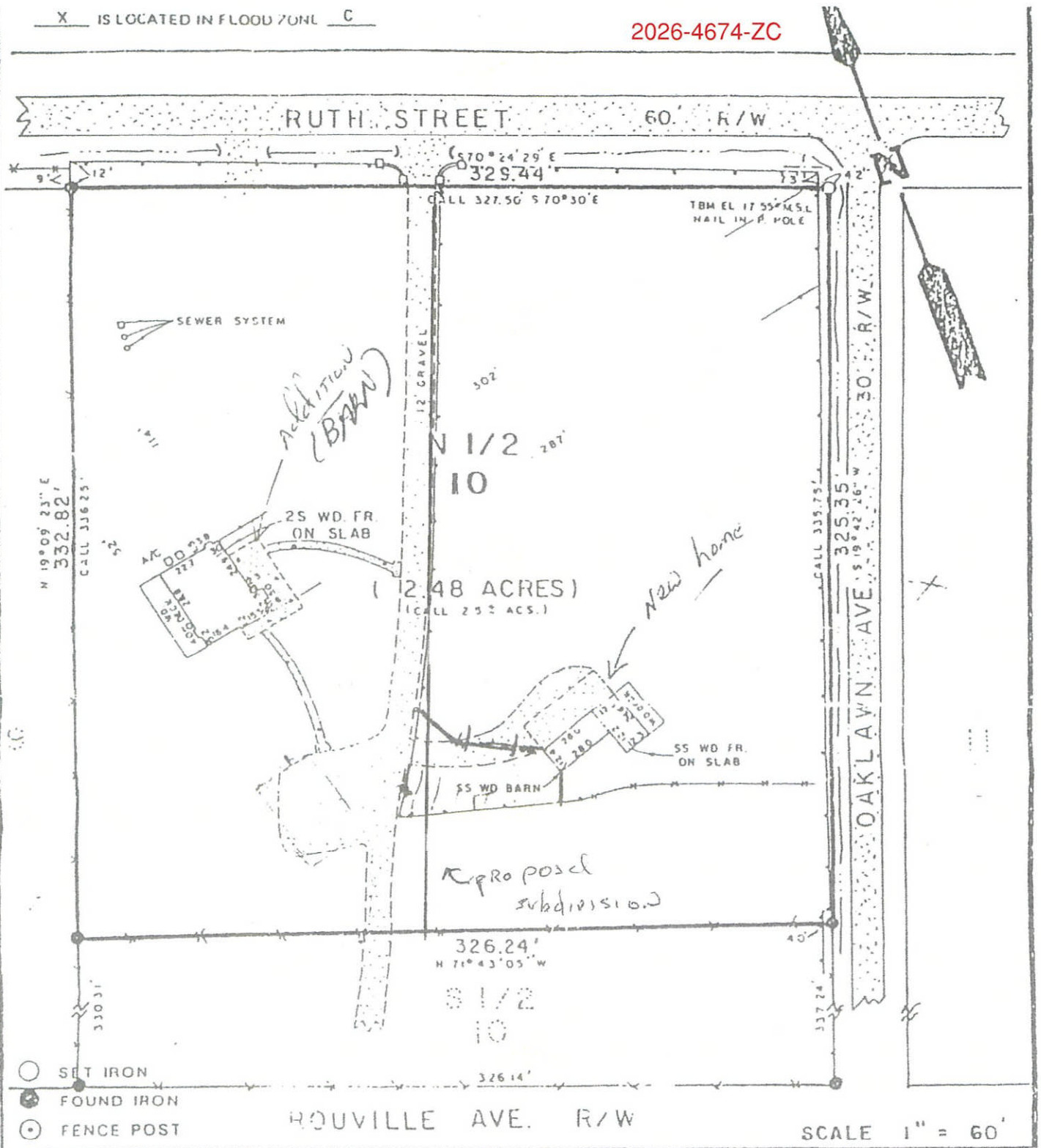
OAKLAWN

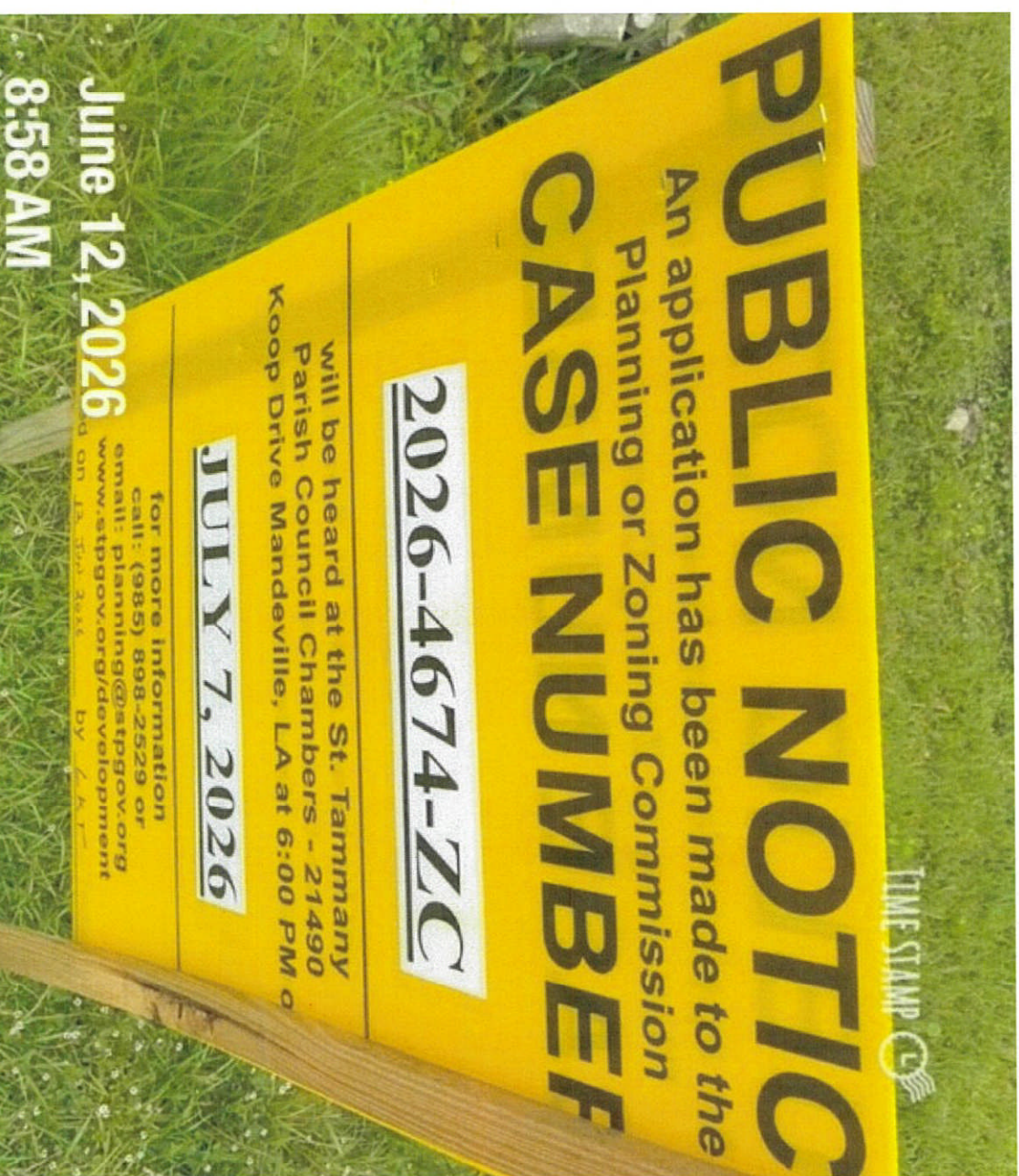
ROUVILLE



X IS LOCATED IN FLOOD ZONE C

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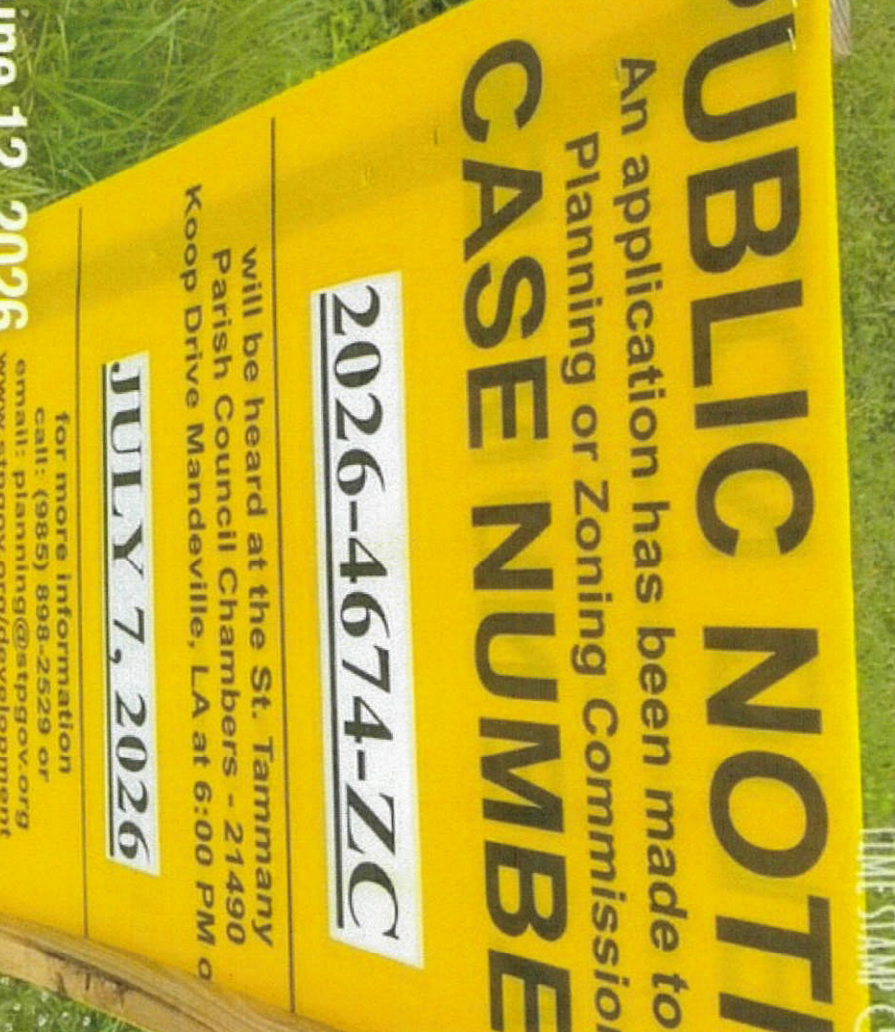
JULY 7, 2026

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

for more information
call: (985) 898-2529 or
email: planning@stp.gov or
www.stpgov.org/development
on 12-12-2026 by 12-12-2026

TIME STAMP

June 12, 2026 8:58 AM



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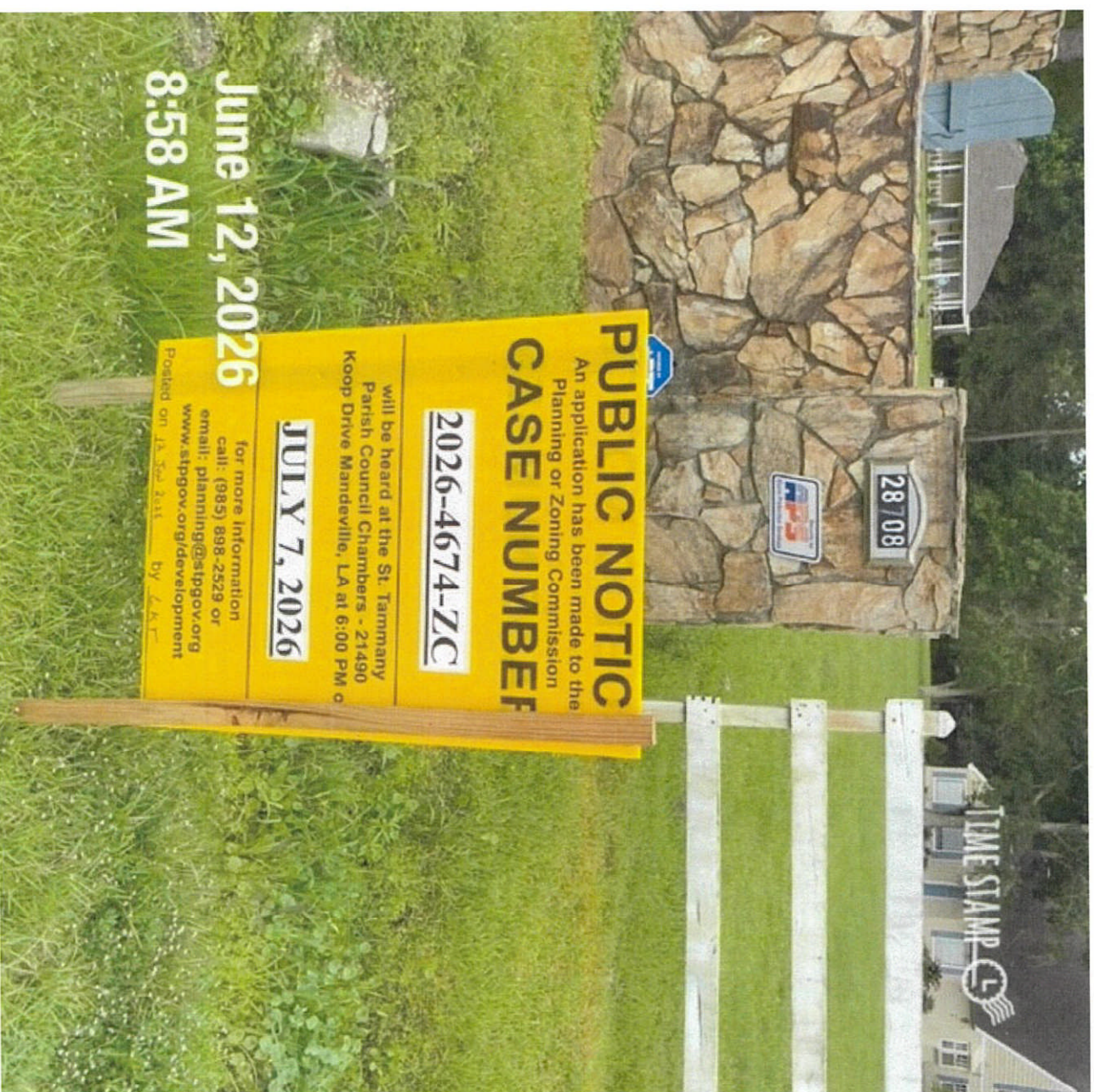
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Posted on 16 May 2025 by L&L

June 12, 2026
8:58 AM