

**EXHIBIT "A"**

2024-4046-ZC

**S-1 (SUBURBAN RESIDENTIAL DISTRICT)**

**Legal Description -Tract 1**

*A certain parcel of land, lying and situated in Section 1, Township 9 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.*

*From the Section corner common to Sections 1,2 & 37, Township 9 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 45 Degrees 00 Minutes 00 Seconds East a distance of 2,813.4 feet to a point; Thence run South 45 Degrees 00 Minutes 00 Seconds West a distance of 651.6 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** run South 45 Degrees 00 Minutes East of 208. 7 feet to a point; Thence run South 45 Degrees 00 Minutes 00 Seconds West a distance of 104.35 feet to a point; Thence run North 45 Degrees 00 Minutes 00 Seconds West a distance of 208. 7 feet to a point; Thence run North 45 Degrees 00 Minutes 00 Seconds East a distance of 104.35 feet to point and back to the **Point of Beginning**.*

*Said parcel contains Tract 1 - 0.499 acres of land more or less, lying and situated in Section 1, Township 9 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

*Note: This description is based upon a survey by E.J. Champagne dated 05/27/1958 drawing No. 1547 and has not been field verified by this firm*

**L-2 (LARGE LOT RESIDENTIAL DISTRICT)**

**Legal Description - Tract 2**

*A certain parcel of land, lying and situated in Section 1, Township 9 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.*

*From the Section corner common to Sections 1,2 & 37, Township 9 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 45 Degrees 00 Minutes 00 Seconds East a distance of 2,813.4 feet to a point; Thence run South 45 Degrees 00 Minutes 00 Seconds West a distance of 755.95 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** run South 45 Degrees 00 Minutes 00 Seconds East of 208.7 feet to a point; Thence run South 45 Degrees 00 Minutes 00 Seconds West a distance of 104.35 feet to a point; Thence run North 45 Degrees 00 Minutes 00 Seconds West a distance of 208.7 feet to a point; Thence run North 45 Degrees 00 Minutes 00 Seconds East a distance of 104.35 feet to point and back to the **Point of Beginning**.*

*Said parcel contains Tract 2 -0.500 acres of land more or less, lying and situated in Section 1, Township 9 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

*Note: This description is based upon a survey by E.J. Champagne dated 05/27/1958 drawing No. 1547 and has not been field verified by this firm.*

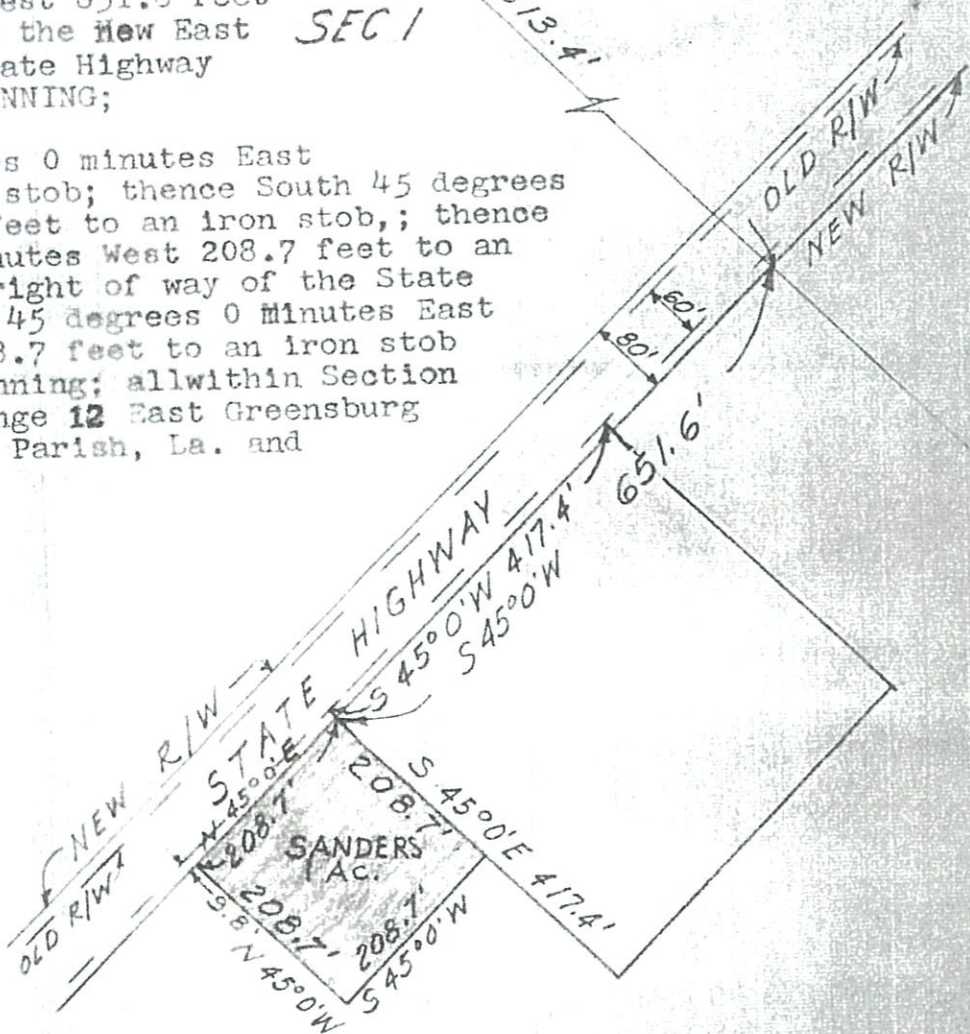
SEC 37

SEC 2

## PROCES VERBAL

Begin at the Section corner common  
to Sections 1, 2 and 37 Township  
9 South Range 12 East Greensburg  
District, La. and run South 45 degrees  
0 minutes East 2813.4 feet; thence South  
45 degrees 0 minutes West 651.6 feet  
to an iron stob on the the new East  
Right of way of the State Highway  
at the POINT OF BEGINNING;

thence South 45 degrees 0 minutes East  
208.7 feet to an iron stob; thence South 45 degrees  
0 minutes West 208.7 feet to an iron stob; thence  
North 45 degrees 0 minutes West 208.7 feet to an  
iron stob on the new right of way of the State  
Highway; thence North 45 degrees 0 minutes East  
along said highway 208.7 feet to an iron stob  
at the point of beginning; all within Section  
1 Township 9 South Range 12 East Greensburg  
District, St. Tammany Parish, La. and  
containing 1.0 acre.



PLAT OF LAND BELONGING TO  
FRANK W SANDERS

LOCATION SEC 1 T9 S R12 E GREENSBURG DISTRICT, LA  
SURVEY REQUESTED BY SANDERS  
SURVEY BY E.J. CHAMPAGNE SURVEYOR  
MAP BY F.H.M. SCALE 1" = 200' 27 MAY 1958  
DWG No 1547



Administrative Comment

March 6, 2025

Department of Planning & Development



ZONING STAFF REPORT  
20244-4046-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 east side of Lake Road, south of Sampson Road, Lacombe; S1, T9S, R12E; Ward 7, District 7

**Council District:** 7

**Petitioner:** Mary Louise Rachel      **Posted:** November 4, 2024

**Owner:** Mary Louise Rachel      **Commission Hearing:** December 3, 2024

**Size:** .99 acres

**Determination:** Approved as amended with .5 acres (Tract 2) being rezoned to L-2 Large Lot Residential District, with the remainder of the property (.49 acres, Tract 1) being rezoned to S-1 Suburban Residential District



**Current Zoning**

R-1 Rural Residential District

**Requested Zoning**

S-1 Suburban Residential District

**Future Land Use**

Coastal Conservation

**Flood Zone**

Effective Flood Zone A10

Preliminary Flood Zone AE

**Critical Drainage:**

No

**Elevation Requirements:**

ABFE 12' + 1 Freeboard = 13' FFE

**FINDINGS**

1. The applicant is requesting to rezone the .99-acre parcel from R-1 Rural Residential District to S-1 Suburban Residential District. The parcel is located on the east side of Lake Road, south of Sampson Road, Lacombe.

*Zoning History*

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

| Ordinance | Prior Classification    | Amended Classification         |
|-----------|-------------------------|--------------------------------|
| 87-036A   | Unknown                 | SA Suburban Agriculture        |
| 09-2020   | SA Suburban Agriculture | R-1 Rural Residential District |

*Site and Structure Provisions*

3. The site is currently developed with a single-family residence.

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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     | Undeveloped     | R-1 Rural Residential District    |
| South     | Undeveloped     | R-1 Rural Residential District    |
| East      | Undeveloped     | R-1 Rural Residential District    |
| West      | Undeveloped     | R-1 Rural Residential District    |

- 5. The subject site abuts undeveloped property zoned R-1 Rural Residential District on all sides.
- 6. The existing R-1 Rural Residential District calls for parcel sizes of 5 acres or greater with a minimum lot width of 300 feet. As the subject site is only .99 acres, it is considered a legal lot of record.
- 7. The proposed L-2 Large Lot Residential District has a minimum lot size of a half-acre with a minimum lot width of 100 feet.
- 8. If approved, the applicant could apply for a minor subdivision of the property to create two parcels that are at least a half-acre each.

Consistency with New Directions 2040

**Coastal Conservation:** areas are within the Parish’s “coastal zone” (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

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

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



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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 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.









