

Exhibit A

2025-4363-ZC

A certain parcel of land, lying and situated in Section 48, Township 8 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 21, 22 and 48, Township 8 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 12 Degrees 00 Minutes 00 Seconds East a distance of 3441.90 feet to a 1/2" iron rod found on the northerly right of way line of U.S. Highway 190 and the **Point of Beginning**.

From the **Point of Beginning** and leaving said northerly right of way line of U.S. Highway 190 run North 23 Degrees 41 Minutes 32 Seconds East a distance of 209.41 feet to a point; Thence run South 67 Degrees 57 Minutes 35 Seconds East a distance of 208.15 feet to a point; Thence run South 23 Degrees 47 Minutes 27 Seconds West a distance of 209.41 feet to a 1/2" iron pipe found on the northerly right of way line of U.S. Highway 190; Thence run along said northerly right of way line of U.S. Highway 190 North 65 Degrees 57 Minutes 33 Seconds West a distance of 207.79 feet and back to the **Point of Beginning**.

Said Lot 1 contains **1.00 acre of land more or less**, lying and situated in Section 48, Township 8 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

and

A certain parcel of land, lying and situated in Section 48, Township 8 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 21, 22 and 48, Township 8 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 12 Degrees 00 Minutes 00 Seconds East a distance of 3441.90 feet to a 1/2" iron rod found on the northerly right of way line of U.S. Highway 190; Thence leaving said northerly right of way line of U.S. Highway 190 and run North 23 Degrees 41 Minutes 32 Seconds East a distance of 209.41 feet to a point and the **Point of Beginning**.

From the **Point of Beginning** run North 23 Degrees 41 Minutes 32 Seconds East a distance of 209.41 feet to a point; Thence run South 67 Degrees 57 Minutes 37 Seconds East a distance of 208.51 feet to a point; Thence run South 23 Degrees 47 Minutes 27 Seconds West a distance of 209.41 feet to a point; Thence run North 65 Degrees 57 Minutes 35 Seconds West a distance of 208.15 feet and back to the **Point of Beginning**.

Said Lot 2 contains **1.00 acre of land more or less**, lying and situated in Section 48, Township 8 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

and

A certain parcel of land, lying and situated in Section 48, Township 8 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 21, 22 and 48, Township 8 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 12 Degrees 00 Minutes 00 Seconds East a distance of 3441.90 feet to a 1/2" iron rod found on the northerly right of way line of U.S. Highway 190; Thence leaving said northerly right of way line of U.S. Highway 190 and run North 23 Degrees 41 Minutes 32 Seconds East a distance of 418.82 feet to a point and the **Point of Beginning**.

From the **Point of Beginning** run North 23 Degrees 41 Minutes 32 Seconds East a distance of 625.39 feet to a 1/2" iron pipe found, Thence run South 65 Degrees 07 Minutes 23 Seconds East a distance of 209.631 feet to a 1/2" iron rod found; Thence run South 23 Degrees 47 Minutes 27 Seconds West a distance of 622.32 feet to a point; Thence run North 65 Degrees 57 Minutes 37 Seconds West a distance of 208.51 feet and back to the **Point of Beginning**.

Said Lot 3 contains **2.995 acre of land more or less**, lying and situated in Section 48, Township 8 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana

APPROVED:

CHAIRMAN OF PLANNING & ZONING COMMISSION DATE _____

SECRETARY OF PLANNING & ZONING COMMISSION DATE _____

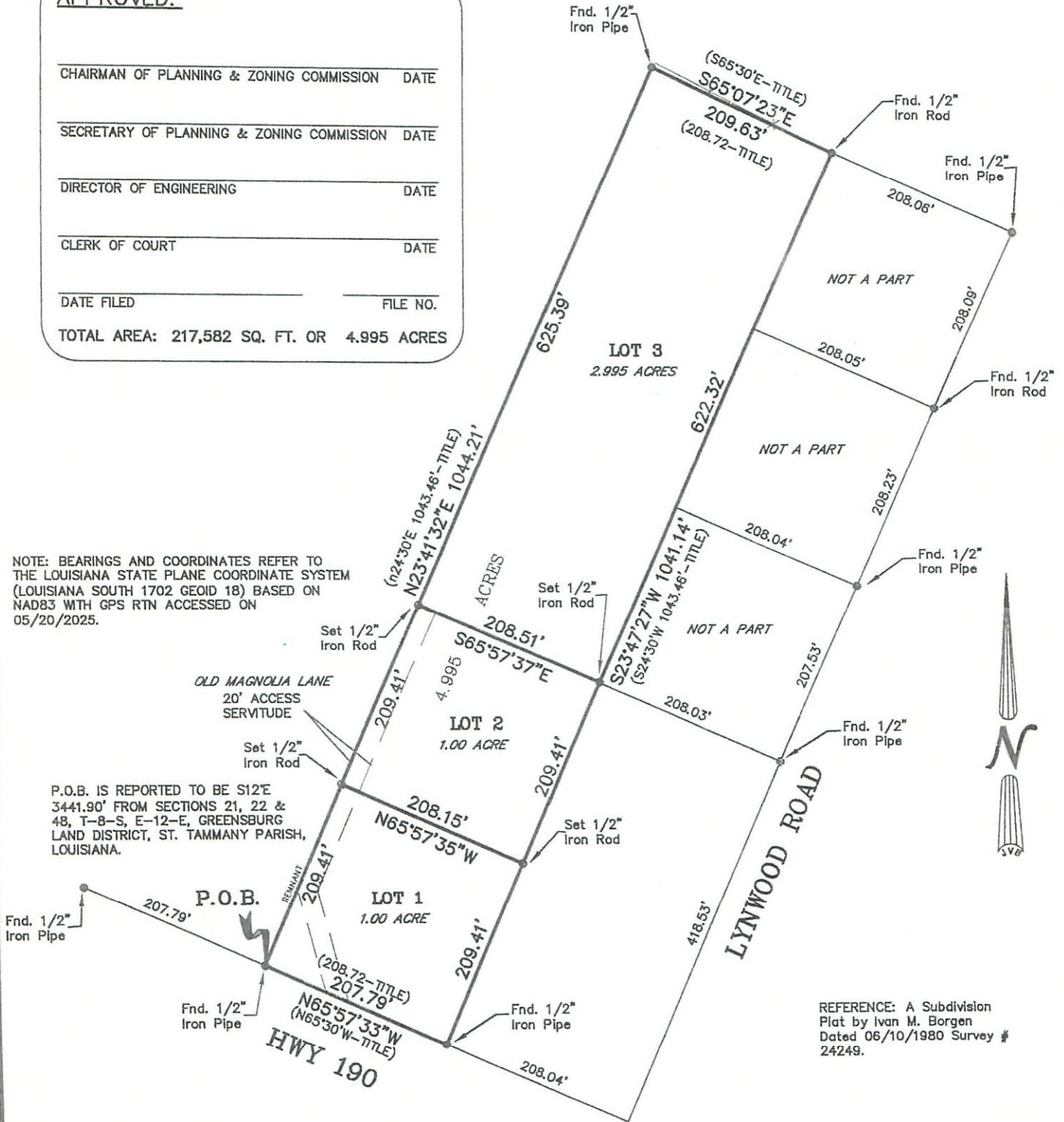
DIRECTOR OF ENGINEERING DATE _____

CLERK OF COURT DATE _____

DATE FILED _____ FILE NO. _____

TOTAL AREA: 217,582 SQ. FT. OR 4.995 ACRES

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 GEOD 18) BASED ON NAD83 WITH GPS RTN ACCESSED ON 05/20/2025.



REFERENCE: A Subdivision Plat by Ivan M. Borgen Dated 06/10/1980 Survey # 24249.

GRAPHIC SCALE



(IN FEET)
1 INCH = 150 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*
Side Setback.....*
Rear Setback.....*

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross
- Fence
- Power Line
- ⊙ Power Pole

ADDRESS: 25203 HWY. 190

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0380 C
F.I.R.M. Date 04/02/1991
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

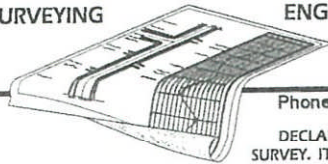
DRAWING NO. 20250177
DATE: 05/20/2025

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

DRAWN BY: VLL
CHECKED BY: JDL

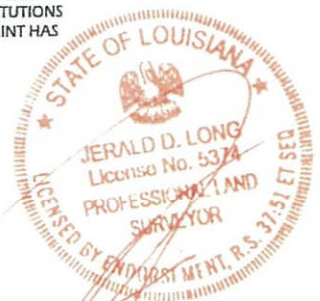
SCALE: 1" = 150'



DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A MINOR SUBDIVISION PLAT OF 4.995 ACRES INTO LOTS 1, 2 & 3 IN SECTION 48, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: STEVEN ARMSTRONG



JERALD D. LONG
LA. REG. No. 5374

2025-4363-ZC



RAYMOND RD

L-1

L-1

LYNNWOOD DR

NC-2

HC-2

L-1

190

S-1

HC-2

HC-2

R-2

PF-2

JOHNS RD

E

MONIQUE RD

November 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4363-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 north side of Highway 190 and west of Lynnwood Road, Lacombe; S48, T8, R12E; Ward 4, District; S48, T8S, R12E; Ward 4, District 7

Council District: 7

Petitioner: Steven Armstrong

Posted: September 18, 2025

Owner: Steven Armstrong and Meghan Dove Armstrong

Commission Hearing: October 7, 2025

Size: 4.995 acres

Determination: Approved

Current Zoning

Lot 1, 2, & 3: L-1 Large Lot Residential District

Requested Zoning

- Lot 1:** HC-2 Highway Commercial District and RO Rural Residential District
- Lot 2:** L-1 Large Lot Residential District and RO Rural Overlay
- Lot 3:** L-1 Large Lot Residential District and RO Rural Overlay

Future Land Use

- Commercial
- Residential: Medium-Intensity

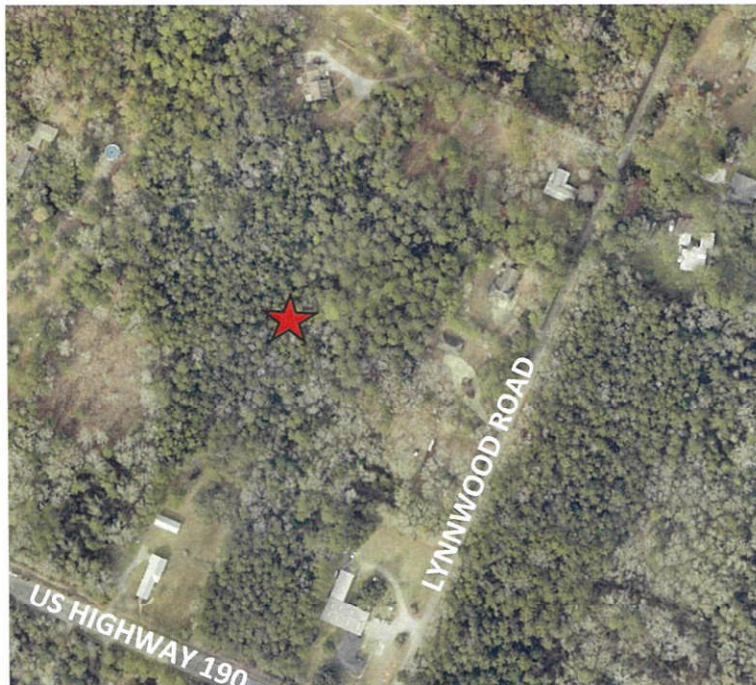
Flood Zone

- Effective Flood Zone C
- Preliminary Flood Zone X

Critical Drainage: No

Elevation Requirements:

FFE is 12" above crown of street elevation



FINDINGS

1. The applicant is requesting to rezone the 4.995 parcel from (Lot 1) L-1 Large Lot Residential District to HC-2 Highway Commercial District and RO Rural Overlay, (Lots 2 & 3) L-1 Large Lot Residential District to L-1 Large Lot Residential District and RO Rural Overlay.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
88-046	Unknown	SA
09-2020	SA	L-1 Large Lot Residential District

Site and Structure Provisions

1. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

2. Table 3: Surrounding Land Use and Zoning

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District

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South (across US Highway 190)	Undeveloped	R-2 Rural Residential District
West	Residential	L-1 Large Lot Residential District
East	Commercial	HC-2 Highway Commercial and L-1 Large Lot Residential District

3. The subject site abuts developed residential property to the north and undeveloped property to the west which is zoned L-1 Large Lot Residential District. To the east residential and commercial property is zoned HC-2 Highway Commercial District and L-1 Large Lot Residential District. To the south across Highway US 190 is residential property zoned R-2 Rural Residential District.
4. The existing 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 and which are convenient to commercial and employment centers.
 - a. The existing L-1 Large Lot Residential District requires a minimum parcel size of 1 acre and minimum lot width of 150'.
5. (Lot 1) The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service use, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses include the following:

Animal service; Art studio; Athletic field; Auto repair and service*; Automobile sales; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Food processing; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Kennels, commercial; Laboratory; Liquor store; Marina, commercial; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking Lot; Personal service establishment; Place of Worship; Playground; Printing establishment; Recreational vehicle park; Residential care facility; Restaurant, delicatessen; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Restaurant, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental*; Stormwater retention or detention facility; Tower, radio, telecommunications, television, or microwave; Veterinary clinic, no outdoor kennels; Veterinary clinic, outdoor kennels; Warehouse, self-storage; Wholesale goods.

6. (Lot 2 and 3) The requested RO Rural Overlay was established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business. Permitted uses include the following:

Agriculture uses, Farming and any other agricultural use, Agricultural buildings, Limited commercial and industrial uses supporting agricultural production limited to buildings no larger than 5,000 square feet, Wholesale/retail greenhouses and nurseries, Roadside farm stands, Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor, trailers, and excavation equipment is permitted as an accessory to the above listed uses when stored on an operable, licensed transport vehicle, where the area utilized, for storage is not more than 10 percent of the property; Residential uses, Single-family dwelling units, Private garages and accessory structures, One garage apartment or guest house, Accessory single- or multi-family

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farm tenant dwellings on unsubdivided farm land when residents are employed on the property and when gross density does not exceed one family per acre, Private landing strips or heliports.

7. If approved, the applicant could develop the 4.995 acres with any one of the aforementioned allowable uses. Any commercial development will require the site to meet St. Tammany Parish required general development standards including parking, landscaping, and drainage.

Consistency with New Directions 2040

Commercial: Areas are concentrations offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

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 1.3: The character of existing residential, areas expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- iii. Strategy 5:1: Reserve land fronting existing, undeveloped corridors for commercial use.

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.

Administrative Comment

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