

## EXHIBIT "A"

2025-4285-ZC

A 4.32 ACRE PARCEL OF GROUND SITUATED IN A 12.295 ACRE PARCEL SITUATED IN SECTION 38, T-7-S, R-10-E ST. TAMMANY PARISH, LOUISIANA

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 38, 41 AND 44, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, AND GO WEST A DISTANCE OF 142.0 FEET; THENCE SOUTH 06 DEGREES 00 MINUTES EAST A DISTANCE OF 749.6 FEET; THENCE SOUTH 05 DEGREES 00 MINUTES EAST A DISTANCE OF 301.0 FEET; THENCE WEST A DISTANCE OF 486.0 FEET; THENCE SOUTH 02 DEGREES 21 MINUTES 25 SECONDS EAST A DISTANCE OF 482.01 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO SOUTH 02 DEGREES 21 MINUTES 25 SECONDS EAST A DISTANCE OF 201.71 FEET; THENCE SOUTH 06 DEGREES 04 MINUTES 57 SECONDS WEST A DISTANCE OF 294.56 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 45 SECONDS WEST A DISTANCE OF 345.97 FEET; THENCE NORTH 03 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 496.94 FEET; THENCE EAST A DISTANCE OF 396.53 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.323 ACRES OF GROUND, MORE OR LESS.



2025-4285-ZC

RODNEY RD

21

1077

NC-2

L-2

MOTICHECK RD

HC-2

38

L-2

I-3

DENDINGER MEMORIAL DR

L-2

CEMETERY ENTRANCE

NC-2

10

MADISONVILLE



Administrative Comment

September 4, 2025

Department of Planning & Development



**ZONING STAFF REPORT**  
2025-4285-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](http://stpgov.org/planning)

**Location:** Parcel located at the end of Dendinger Memorial Road and on the west side of LA Highway 21, Madisonville; S34, T7S, R10E; Ward 1, District 4

**Council District:** 4

**Petitioner:** Pamela Alexi and Leonard Vincent Jones

**Posted:** July 18, 2025

**Owner:** Pamela Alexi and Leonard Vincent Jones

**Commission Hearing:** August 5, 2025

**Size:** 4.32-acres

**Determination:** Approved

**Current Zoning**

CBF-1 (Community-Based Facilities)

**Requested Zoning**

L-2 (Large Lot Residential District)

**Future Land Use**

Institutional

**Flood Zone**

Effective Flood Zone A13

Preliminary Flood Zone AE

**Critical Drainage:** Yes

**Elevation Requirements:**

BFE 11' + 1' Freeboard = 12' FFE



**FINDINGS**

1. The applicant is requesting to rezone 4.32-acres from CBF-1 (Community-Based Facilities District) to L-2 (Large Lot Residential District). The parcel is located at the end of Dendinger Memorial Road and on the west side of LA Highway 21, Madisonville.

*Zoning History*

| Table 1: Zoning history of Subject Lot(s) |                      |                                    |
|---|----------------------|------------------------------------|
| Ordinance                                 | Prior Classification | Amended Classification             |
| 09-2116                                   | Unknown              | CBF-1 (Community-Based Facilities) |

*Site and Structure Provisions*

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

*Compatibility or Suitability with Adjacent Area*

| Table 2: Surrounding Land Use and Zoning |                         |  |
|--|-------------------------|--|
| Direction                                | Surrounding Use         | Surrounding Zoning Classification                                  |
| North                                    | Residential             | CBF-1 (Community Based Facilities)                                 |
| South                                    | Undeveloped             | L-2 (Large Lot Residential)  |
| East                                     | Cemetery and Commercial | L-2 (Large Lot Residential) and CBF-1 (Community Based Facilities) |



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|      |             |                             |
|------|-------------|-----------------------------|
| West | Undeveloped | L-2 (Large Lot Residential) |
|------|-------------|-----------------------------|

3. As seen in Table 2, the subject site abuts property which is zoned CBF-1 Community Based Facilities to the north and east, L-2 Large Lot Residential District to the east and south, and L-2 Large Lot Residential District to the west.
4. The existing CBF-1 Community-Based Facilities District is to provide for the location of public and quasi-public uses that are appropriate within proximity to residential districts. Permitted uses include:  
Club or lodge, Place of worship, Golf course and recreational facility, Habitat and wetland mitigation banks, Electrical energy substation\*, Small wireless facility\*, Stormwater retention or detention facility\*.
5. The requested L-2 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-2 Large Lot Residential District is in areas appropriate for urbanized single-family development 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 L-2 Large Lot Residential District requires parcel sizes of a ½ -acre or greater with a minimum parcel width of 100 feet.
  - b. If the rezoning request is approved, the gross density available on the subject property is 8 lots.
6. If approved, the applicant could apply for a subdivision review to create lots with a minimum ½ acre size.

*Consistency with New Directions 2040*

**Institutional:** areas provide adequate space in central, accessible areas for provision of public and public-serving facilities and services, such as large health care facilities, higher education campuses, and large fire and police stations.

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

- i. Goal 1:5: Adequate infrastructure and utilities will be available in areas permitted for new development.
- ii. 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.



## Administrative Comment

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- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

