

Exhibit "A"

2024-3913-ZC

All that certain parcel of land in SECTION 32, TOWNSHIP 8 SOUTH, RANGE 15 EAST, St. Tammany Parish, Louisiana, more fully described as follows:
From the corner common to sections 29,30,31 and 32 go Southerly 1353.6 feet to the POINT OF BEGINNING;
Thence go South 89 degrees 55 minutes 00 seconds East-2,639.00 feet to a point;
thence go South-781.40 feet to a point;
thence go South 49 degrees 58 minutes 06 seconds West-892.49 feet to a point;
thence go North 89 degrees 50 minutes 00 seconds West-1,958.00 feet to a point;
thence go North 00 degrees 06 minutes 00 seconds East-1,353.60 feet to the POINT OF BEGINNING. Containing in all 77.6 acres of land, more or less.



30' 29'
31' 32'

RIVER

GARDENS

SUBD.

HEMLOCK DRIVE

589°55'00"E 2039.00'

PEACHTREE DRIVE

P.O.B.

N00°06'00"E 1353.60'

77.6 ACRES

N89°50'00"W 1958.00'

S49°58'06"W 892.49'

SOUTH 781.40'

CURRENT: SUBD. AGR.
PROPOSED: R.U.D.

REZONING PLAT
SEC. 32. T8S. R15E
ST. TAMMANY PARISH, LOUISIANA

PREPARED BY:
J. V. BURKES & ASSOC., INC.
2990 GAUSE BOULEVARD EAST - SUITE B
SLIDELL, LOUISIANA 70461 504 649-0075

SCALE: 1"=200'
DATE: 2-15-2000
JOB NO.: 1000280



31
32

RIVER

GARDENS

SUBD.

HEMLOCK DRIVE

589°55'00"E 2639.00'

PEACHTREE DRIVE

N00°06'00"E 1353.60'

N89°50'00"W 1958.00'

SOUTH 781.40'

S49°58'00"W 892.49'

LOT SUMMARY
PHASE 1: 151
PHASE 2: 11
TOTAL LOTS: 162
AVG. LOT SIZE 70X130'

CURRENT SUBD. ASR
PROPOSED RUD

REZONING PLAT
SEC. 32. T8S. R15E
ST. TAMMANY PARISH, LOUISIANA

TOTAL: 77.63 ACS.
PHASE 1: 53 ACS.
PHASE 2: 4.63 ACS.
PARCEL: 19.80 ACS.
25.33%

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SCALE 1"=200'
DATE: 2-15-2000
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REMARKS:



2024-3913-ZC



Administrative Comment

October 3, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3913-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 Military Road, north of I-10, south of Sycamore Drive, Slidell; S32, T8S, R15E; Ward 8, District 9

Council District: 9

Petitioner: St. Tammany Government

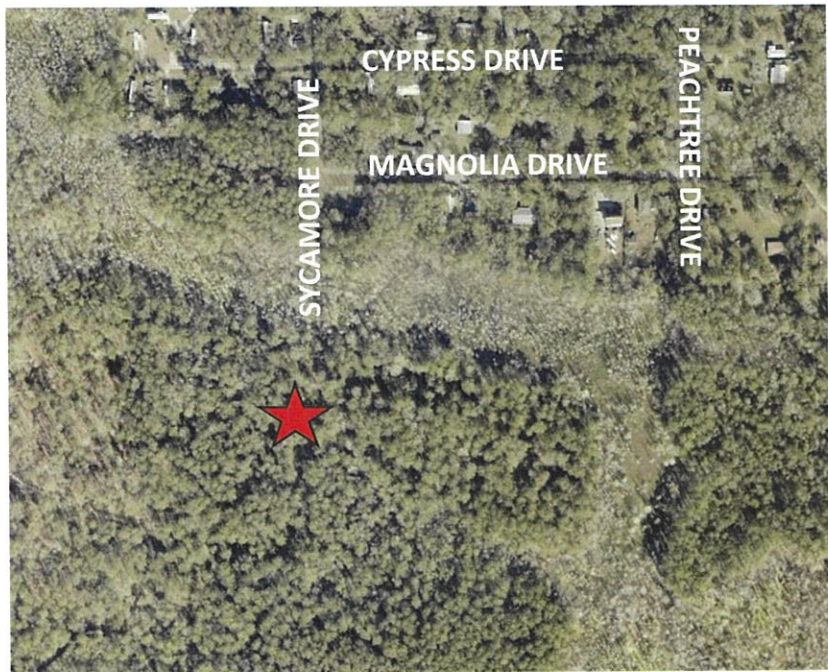
Posted: August 16, 2024

Owner: Oak Island Corporation, Inc. – Toby Lowe

Commission Hearing: September 3, 2024

Size: 77.39 acres

Determination: Approved



Current Zoning

Lofton Estates – PUD Planned Unit Development Overlay

Requested Zoning

R-1 (Rural Residential District)

Future Land Use

Rural & Agricultural

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 13' + 1' Freeboard = 14' FFE

FINDINGS

1. The applicant is requesting to rezone 77.39-acre parcel from PUD Planned Unit Development Overlay to R-1 Rural Residential District. The site is located on the east side of Military Road, north of I-10, south of Sycamore Drive, Slidell

Zoning History

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

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SA Suburban Agriculture
00-194	SA Suburban Agriculture	PUD Planned Unit Development

Site and Structure Provisions

3. The site is currently undeveloped.

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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	Residential	L-2 Large Lot Residential District (River Gardens Subdivision)
South	Undeveloped	R-1 Rural Residential District
East	Undeveloped	R-1 Rural Residential District
West	Undeveloped	R-1 Rural Residential District

5. The subject parcel abuts the River Gardens residential subdivision to the north zoned L-2 Large Lot Residential District, as well as undeveloped property zoned R-1 Rural Residential District to the south, east and west.

6. Per Sec. 130-1674(D) of the Unified Development Code:

(3) - Review and approval of a PUD overlay is a multi-step process, requiring zoning commission and planning commission approval (except in those cases where minor subdivision approval is authorized, or an exemption applies). Approval of a PUD overlay does not change the underlying zoning classification of the property until approval of the preliminary plat. PUD overlay approvals that have been granted approval by the parish council, after consideration by the zoning commission, shall remain in effect for a period of not more than two years from the date of approval by the parish council, unless a portion or phase of the proposed development has been granted preliminary plat approval by the planning commission in accordance with chapter 125, pertaining to subdivisions.

(4) - If no portion or phase of the original PUD, which has been granted zoning approval by the parish council, is granted preliminary approval within two years of the date of the parish council's original approval of the PUD, the owner/developer shall be required to submit an application for a new PUD overlay review and approval by the zoning commission and parish council, and pay all applicable fees.

7. The reason for the request is to rezone the property to the most appropriate zoning classification as no preliminary plat gained approval within two years of the PUD Planned Unit Development being approved.

Consistency with New Directions 2040

Rural and Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

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.

