

EXHIBIT "A"

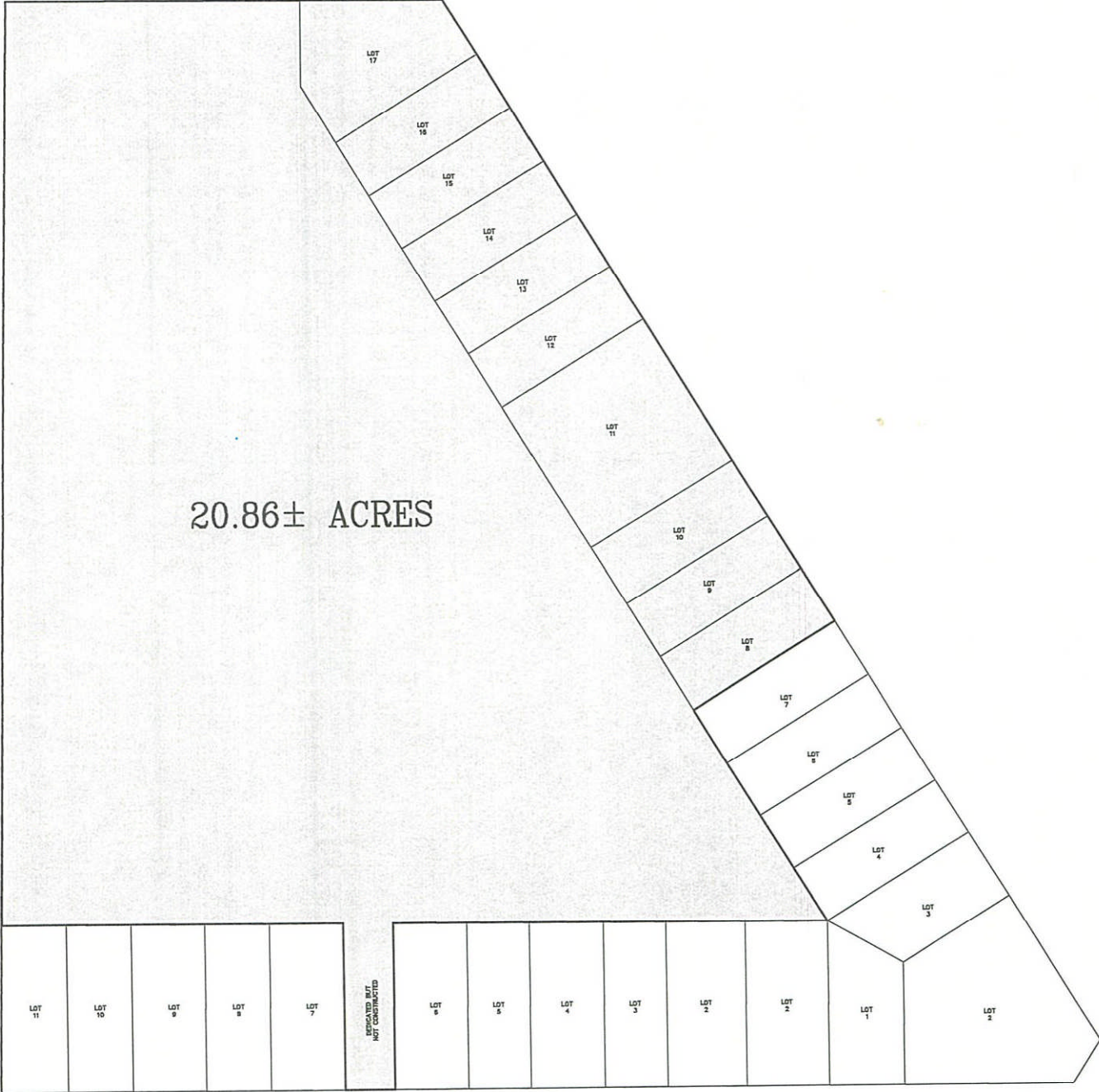
2025-4241-ZC

A CERTAIN PARCEL OF GROUND, CONTAINING 20.81 ACRES OF GROUND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 1 & 2, TOWNSHIP 6 SOUTH, RANGE 10 EAST AND SECTIONS 35 & 36, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, AND GO SOUTH 89 DEGREES 06 MINUTES EAST A DISTANCE OF 656.2 FEET; THENCE GO SOUTH 89 DEGREES 11 MINUTES EAST A DISTANCE OF 601.8 FEET; THENCE GO SOUTH 89 DEGREES 14 MINUTES EAST A DISTANCE OF 468.3 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 89 DEGREES 51 MINUTES 00 SECONDS EAST A DISTANCE OF 523.20 FEET; THENCE SOUTH 31 DEGREES 31 MINUTES 28 SECONDS EAST A DISTANCE OF 881.10 FEET; THENCE SOUTH 58 DEGREES 28 MINUTES 32 SECONDS WEST A DISTANCE OF 200.00 FEET; THENCE SOUTH 31 DEGREES 31 MINUTES 28 SECONDS EAST A DISTANCE OF 298.02 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 04 SECONDS WEST A DISTANCE OF 519.28 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 199.99 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 59 SECONDS WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 199.99 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 04 SECONDS WEST A DISTANCE OF 407.96 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 1105.60 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20.81 ACRES OF GROUND, MORE OR LESS.



2025-4241-ZC

NC-1

THOMPSON RD

R-2

NC-2

36

R-1

25

R-1

R-2

HC-2

R-1

TF

1078

1

NC-2

R-1

25





**ZONING STAFF REPORT**  
2025-4241-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 Bennett Bridge Road and the west side of Highway 25, Folsom; S1, T6S, R10E; Ward 3, District 3  
**Council District:** 3

**Petitioner:** Paul J. Mayronne      **Posted:** September 2, 2025

**Owner:** Lake Hills Subdivision, LLC – Jared J. Carso-Riecke, Smith – Riecke, LLC & R4 Holdings, LLC.

**Commission Hearing:** October 7, 2025

**Size:** 20.81 acres      **Prior Determination:** Postponed for one month – 9.2.2025

**Determination:** Denied



**Current Zoning:** M-L Low Multi-Family Residential District and HC- 2 Highway Commercial District

**Requested Zoning:** S-2 Suburban Residential District

**Future Land Use:** Mixed Use and Rural and Agriculture

**Flood Zone**

Effective Flood Zone: C; Preliminary Flood Zone: X

**Critical Drainage:** No

**Elevation Requirements:**

FFE is 12" above crown of street elevation

**FINDINGS**

- The applicant is requesting to rezone a 20.81-acre tract of land from M-L Low Multi-Family Residential District and HC-2 Highway Commercial District to S-2 Suburban Residential District. The property is located on the north side of Bennett Bridge Road and on the west side of Highway 25, Folsom.

*Zoning History*

<b>Ordinance</b>	<b>Prior Classification</b>	<b>Amended Classification</b>
1149 -ZC80-04-029A	Rural	A-7 Multi-Family District
88-934 ZC88-03-015 Ward 3 Comprehensive Rezoning adopted 04/21/1988	A-7 Multi-Family District	A-6 Multi-Family Residential District
Comprehensive Zoning of Northwest Area adopted by Council 04/01/2010	A-6 Multi-Family Residential District	A-6 Multi-Family Residential District
Unified Development Code Rewrite	A-6 Multi-Family Residential District	M-L Low Multi-Family Residential District



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*Site and Structure Provisions*

2. The majority of the property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

<b>Table 2: Surrounding Land Use and Zoning</b>		
<b>Direction</b>	<b>Surrounding Use</b>	<b>Surrounding Zoning Classification</b>
North	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
South	Residential and Commercial	TF (Two-Family Residential District), HC-2 (Highway Commercial District)
East (across HWY 25)	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
West	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)

3. As shown in Table 2, the subject property is bordered by R-1 (Rural Residential District) and RO (Rural Overlay) zoning to the north, east, and west and abuts TF (Two-Family Residential District) and HC-2 (Highway Commercial District) zoning and uses to the south.
4. The M-L (Low Multiple-Family Residential District) is intended to provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and utility uses.
  - a. The maximum net density allowable within the ML District is 1 unit per 4,000 square feet of property.
  - b. Roughly 16.85 acres of the subject property is zoned M-L Low Multiple Family Residential District.
  - c. As currently zoned, the owner of the property could develop a gross total of 183 units of multi-family residential dwellings by-right.
5. The S-2 (Suburban Residential District) is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses.
  - a. The minimum lot size requirements within the S-2 Suburban Residential District are 7,500 sq. ft. and 75' lot widths.
  - b. If the request to rezone the property to S-2 is approved, the applicant could apply for a Concept Subdivision review with an allowable gross density of 120 lots.
6. If the request for S-2 Suburban Residential District is approved, the exiting commercial structure currently located along Highway 25 will be considered legal non-conforming.
7. Per the St. Tammany Parish Multi-Modal Transportation Plan, this segment of Highway 25 typically experiences light congestion; however, congestion increases when traffic approaches the US 190 interchange in Covington.
8. There appears to be community sewer and water infrastructure in the immediate area, however, the applicant should contact the Department of Utilities to verify if capacity is available.



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*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.

**Mixed-Use:** areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

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.
- iii. Strategy 1:5:1: Locate high intensity land uses adjacent to high-capacity transportation corridors.

*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.



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