

EXHIBIT "A"

2025-4383-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND together with all buildings and improvements thereon and all rights ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 44, Township 7 South, Range 10 East, St. Tammany Parish, State of Louisiana, and more fully described according to a survey by Land Surveying, Inc. Jeron R. Fitzmorris, Surveyor dated August 20, 1980 revised October 7, 1980; Survey No. 2109, filed with the Act of Correction registered in the official records of St. Tammany Parish, Louisiana on May 20, 1981 in COB 1014, folio 617, {CIN 463119} and attached hereto as Exhibit "2", as follows, to wit:

From the Southeast corner of Section 44, Township 7 South, Range 10 East. Run West 120.1 feet; thence North 03 degrees 50 minutes West 2166.6 feet thence North 03 degrees 50 minutes West 547.8 feet to a point on Dummyline Road; thence run along the right of way of Dummyline Road South 70 degrees 00 minutes East 448.77 feet to the point of beginning. From said point of beginning, run South 06 degrees 23 minutes West 247.78 feet; thence South 06 degrees 23 minutes West 125.13 feet thence North 70 degrees 15 minutes West 215.31 feet; thence North 70 degrees 13 minutes west 76.42 feet; thence North 10 degrees 11 minutes East 153.48 feet; thence South 75 degrees 38 minutes East 136.2 feet; thence North 10 degrees 07 minutes West 230.13 feet to a point on Dummyline Road; thence along Dummyline Road South 70 degrees 00 minutes East 210 feet back to the point of beginning. Said parcel contains 1.86 acres per the map filed as Exhibit "2".

COUSHATTA CIR

L-1

DUMMY LINE

L-1

KOPPENOL

Bayou De Zaire

L-2



Administrative Comment

December 4, 2025

Department of Planning and Development



ZONING STAFF REPORT
2025-4383-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 south side of Dummyline Road and west of LA Highway 1077, Madisonville; S44, T7S, R10E; Ward 1 District 4

Petitioner: Ricky Koppenol **Posted:** October 19, 2025
Owner: Ricky Koppenol, Sr. and Sheila Parker **Commission Hearing:** November 10, 2025
Size: 1.86 acres **Determination:** Approved



Current Zoning
L-1 Large Lot Residential District

Requested Zoning
L-2 Large Lot Residential District

Future Land Use
Residential Medium Intensity

Flood Zone
Effective Flood Zone: A13
Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:
BFE 11' + 1' Freeboard = 12' FFE

FINDINGS

- The applicant is requesting to rezone 1.86-acres from L-1 Large Lot Residential District to L-2 Large Lot Residential District. The property is located on the south side of Dummyline Road and west of Turnpike Road, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA
10-2234	SA	L-1 Large Lot Residential District

Site and Structure Provisions

- The subject property is currently developed with a manufactured home.

Compatibility or Suitability with Adjacent Area

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

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West	Residential	L-1 Large Lot Residential District
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3. As shown in Table 2, the subject property is surrounded by undeveloped and residentially developed properties to the north, south, east and west and zoned L-1 Large Lot 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 required minimum parcel size within the L-1 Large Lot Residential District is one acre with a minimum lot width of 150'.
5. The 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 located 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 existing L-2 Large Lot Residential District requires parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.
6. If approved, the applicant could apply for a minor subdivision to subdivide the property into two parcels.

Consistency with New Directions 2040

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:

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

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.

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

