

EXHIBIT "A"

2025-4396-ZC

COMMENCING AT A CORNER LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF DUMMYLINE ROAD AND BEING COMMON TO PROPERTY OWNED BY BETTY CONEJO (NOW OR FORMERLY) AND CORY PENNINGTON (NOW OR FORMERLY), SAID CORNER BEING MARKED BY A FOUND 1/2" IRON ROD; THENCE PROCEED S70° 47' 33" E A DISTANCE OF 382.80' TO A POINT BEING MARKED BY A SET 1/2" IRON ROD, SAID POINT BEING THE POINT OF BEGINNING; THENCE PROCEED S70 47'33"E A DISTANCE OF 289.72' TO A POINT BEING MARKED BY A FOUND 1/2" IRON ROD; THENCE PROCEED S18 23' 06"W A DISTANCE OF 225.007 TO A POINT BEING MARKED BY A FOUND 1/2" IRON ROD; THENCE PROCEED S70 47' 33"E A DISTANCE OF 100.00' TO A POINT BEING MARKED BY A FOUND 1/2" IRON ROD; THENCE PROCEED S189 23' 06"W A DISTANCE OF 150.85' TO A POINT BEING MARKED BY A FOUND 1/2" IRON ROD; THENCE PROCEED N79°38'56"W A DISTANCE OF 407.03' TO A POINT BEING MARKED BY A SET 1/2" IRON ROD; THENCE PROCEED N20° 07' 50"E A DISTANCE OF 438.54' TO THE POINT OF BEGINNING.





CURROW

L-1

KENSINGTON  
PUD

NC-2

L-1

DUMMY LINE RD

NC-2

NC-1

HC-1

NC-1

ED-1

R-1

L-2

21

NC-1

NC-2

NC-1

GC-1

NC-1

L-2

Administrative Comment

December 4, 2025

Department of Planning and Development



ZONING STAFF REPORT  
2025-4396-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

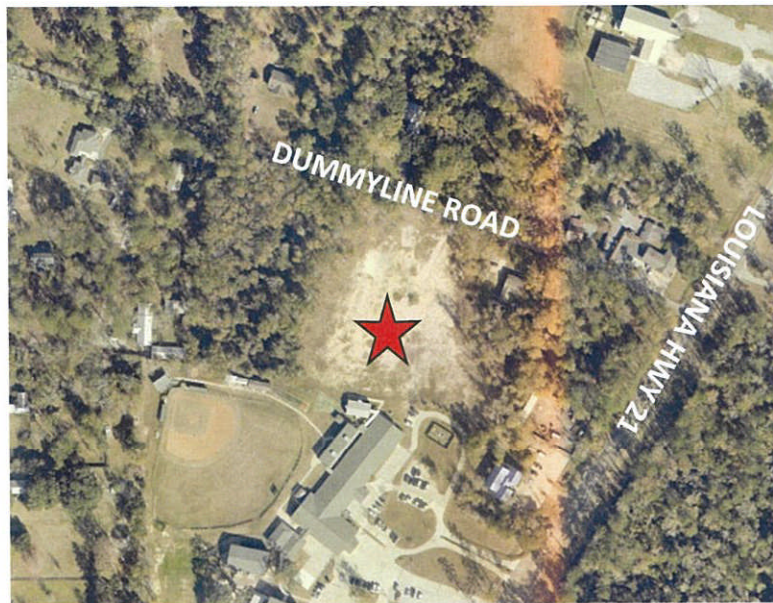
**Location:** Parcel located on the south side of Dummy Line Road, west of LA Highway 21, Madisonville; S41, T7S, R10E; Ward 1, District 4

**Petitioner:** Barry and Rhonda Butera  
**Owner:** Barry and Rhonda Butera

**Posted:** October 14, 2025

**Size:** 3.18 acres

**Commission Hearing:** November 10, 2025  
**Determination:** Approved



**Current Zoning**

L-1 Large Lot Residential

**Requested Zoning**

ED-2 Higher Education District

**Future Land Use**

Residential Medium Intensity and  
Commercial

**Flood Zone**

Effective Flood Zone: B

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 3.18-acres from L-1 Large Lot Residential District to ED-2 High Education District. Located on the south side of Dummy Line Road, west of LA Highway 21, Madisonville.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-060	Unknown	SA
10-2234	SA	R-1 Rural Residential District

*Site and Structure Provisions*

- 2. The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District
South	Educational	ED-1 Primary Education District
East	Residential and Commercial	HC-1 Highway Commercial
West	Residential	L-1 Large Lot Residential District

Administrative Comment

December 4, 2025

Department of Planning and Development



ZONING STAFF REPORT  
2025-4396-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

3. The subject site is bordered by residential property zoned L-1 Large Lot Residential District to the north and west, educational use zoned ED-1 Primary Education District to the south, and a mix of residential and commercial uses zoned HC-1 Highway Commercial to the east.
4. The 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 in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial uses are prohibited in the L-1 District.
  - 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 purpose of the ED-2 Higher Education District is to provide for the location of public or private schools that serve students of driving age or serve larger student populations.

Permitted uses: Art studio, Civic, Day care center, adult, Day care center, child, Educational facility, adult secondary, Educational facility, elementary or middle school, Educational facility, learning center, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Electrical energy substation\*, Small wireless facility\*, Stormwater retention or detention facility\*, Tower, radio, telecommunications, television or microwave\*.
6. If approved, the applicant could develop the site with any of the permitted uses listed under ED-2 Educational District.

*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.

**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.

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

- i. Strategy 1:1:2: Make land use studies, including hydrological and transportation studies, conducted by the Parish available in a public format.

*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.

Administrative Comment

December 4, 2025

Department of Planning and Development



ZONING STAFF REPORT  
2025-4396-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

- 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.

