

EXHIBIT "A"

2025-4219-ZC

A certain tract or parcel of land situated in the Subdivision of *Lacombe Park*, located in the Parish of Saint Tammany, State of Louisiana, and being more particularly described as follows:

Beginning at a found metal post marking the intersection of the southern right-of-way line of Twenty-Second Street and the eastern boundary of Lot 14; thence West along the southern boundary of Lot 14, a distance of 150.00 feet, to a 1-inch iron pipe marking the western boundary of said Lot 14; thence North, along the western boundaries of Lots 14, 15, 16, and Lot 3, a distance of 308.84 feet, to the northern right-of-way line of Pichon Road; thence East, along the northern right-of-way line of Pichon Road and the northern boundaries of Lots 3, 2, and 1, a distance of 150. Feet, (N89° 49' 22" E) thence South, along the eastern boundaries of Lots 1, 16, 15, and 14 and along the western right-of-way line of Twenty-Second Street, a distance of 309.31 feet, back to the point of beginning. There is a 20-foot alleyway between the northern portion of Lot 16 and the southern boundaries of Lots 1, 2, and 3. Said property consists of Lots 1, 2, 3, 14, 15, and 16, all located in the Subdivision of *Lacombe Park*. * ATTACHED Survey completed by Ivan Borgen, of J.V. Burkes & Associates, INC., dated August 20, 1981.

REFERENCE SURVEYS:

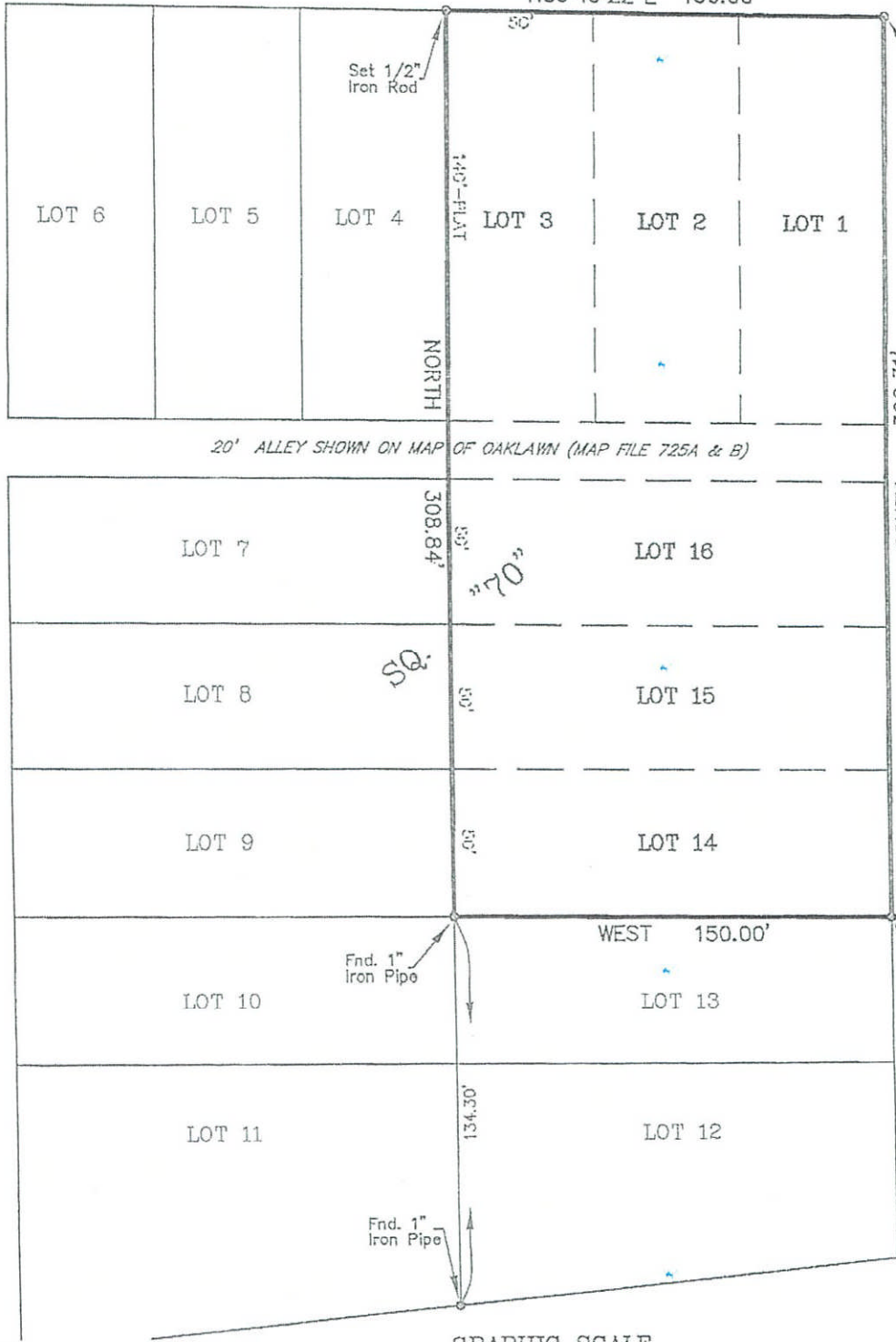
1.) SURVEY BY IVAN BORGES DATED 9/1/77,
REVISED 11/2/84, SURVEY NO 11958/41364.
2.) SURVEY BY IVAN BORGES DATED 8/20/81,
SURVEY NO. M1186.

2025-4219-ZC

PICHON ROAD
(aka LACOMBE BLVD.)

N89°49'22"E 150.00'

TWENTYTHIRD STREET
(NOT CONSTRUCTED)



TWENTYSECOND STREET

NOTE: LOT CONFIGURATION
SHOWN ON MAP OF LACOMBE
PARK DIFFERS FROM MAP OF
OAKLAWN.

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

ADDRESS: PICHON ROAD

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

I CERTIFY THAT THIS PLAT DOES REPRESENT AN
ACTUAL GROUND SURVEY AND THAT TO THE
BEST OF MY KNOWLEDGE NO ENCROACHMENTS
EXIST EITHER WAY ACROSS ANY OF THE
PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE
LOUISIANA "MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS" FOR A CLASS C SURVEY.
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE
ADDED HERETO UPON REQUEST, AS SURVEYOR HAS
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0380 C
F.I.R.M. Date 4/2/91
ZN: A B.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWING NO.
20160424

DATE:
6/23/16

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: JDL
CHECKED BY: JCL

SCALE:
1" = 60'

A SURVEY MAP OF
LOT 1-3, 14-16 & A PORTION
OF THE 20' ALLEY, SQ. 70,
LACOMBE PARK (aka OAKLAWN),
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED
TO: NINA EZELL CASBORN

SEAN M. BURKES
LA REG. No. 4785





ZONING STAFF REPORT
2025-4219-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 Pichon road and on the west side of 22nd Street, Lacombe, S48, T8S, R12E; Ward 7, District 7

Council District: 7

Petitioner: Donjeanai Casborn

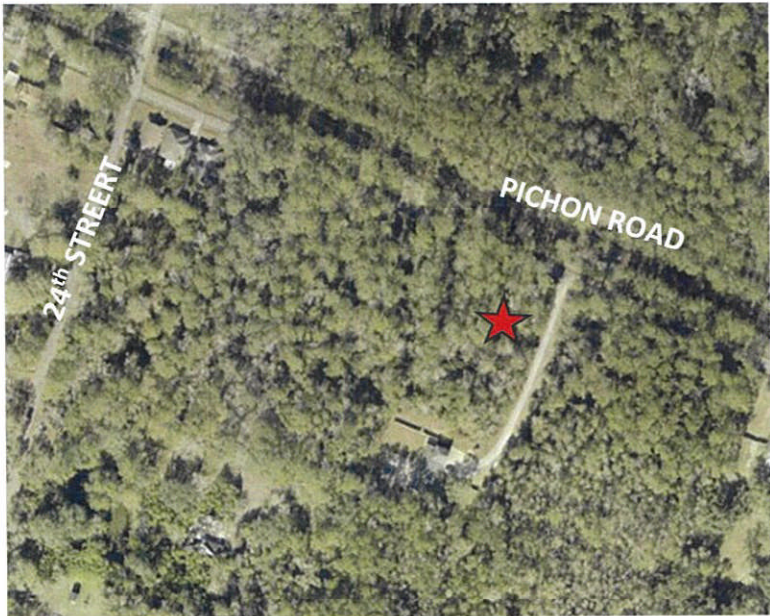
Posted: May 12, 2025

Owner: Donjeanai Casborn

Commission Hearing: June 3, 2025

Size: 1.06 acres

Determination: Approved, Denied, Postponed



Current Zoning

R-2 Rural Residential District

Requested Zoning

R-2 Rural Residential District and
MHO Manufactured Housing Overlay

Future Land Use

Coastal Conservation

Flood Zone

Effective Flood Zone: A10

Preliminary Flood Zone: X

Critical Drainage: Yes

Elevation Requirements:

BFE 11' + 1' Freeboard = 12' FFE

FINDINGS

1. The applicant is requesting to rezone the 1.06 -acre parcel from R-2 Rural Residential District to R-2 Residential District and MHO Manufactured Housing Overlay. The parcel is located on the south side of Pichon Road, east of 24th Street, Lacombe

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
09-2020	Unknown	R-2 Rural Residential

Site and Structure Provisions

2. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North (Across the Tammany Trace)	Undeveloped	HC-1 Highway Commercial
South	Residential	R-1 Rural Residential District
East	Undeveloped	R-1 Rural Residential District
West	Undeveloped	R-1 Rural Residential District

3. As shown in Table 2, the subject site is bordered by undeveloped property to the north zoned HC-1 Highway Commercial District. To the south, east, and west are residential and undeveloped parcels zoned R-2 Rural Residential District.
4. The R-2 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-2 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district,



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permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.

- 5. The purpose of the requested MHO Manufactured Housing Overlay is to provide areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.

Table 3: History of MHO Zoning in the Area		
Case Number	Address	Ordinance
ZC-10-07-085	27263 Perkins Rd. Lacombe, LA	10-2336

- 6. The neighborhood is developed with a mixture of single-family stick-built structures and manufactured homes.
- 7. Per the petitioner’s application, the reason for the request is to apply a building permit for the placement of a manufactured home.

Consistency with New Directions 2040

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



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