

Exhibit "A"

2026-4631-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions and appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in the NORTHEAST QUARTER of SECTION NUMBER 19, TOWNSHIP 8 SOUTH, RANGE 13 EAST, of the GREENBURG DISTRICT, 7th WARD, Parish of St. Tammany, State of Louisiana, being more fully described and delineated as follows, to-wit:

Starting at the Northwest corner of the Northwest Quarter of the Northeast Quarter of SECTION NUMBER 19, TOWNSHIP 8 SOUTH, RANGE 13 EAST, GREENSBURG DISTRICT, LOUISIANA, RUN along the North boundary of SECTION NUMBER 19, SOUTH 89 degrees 45 minutes East, 1,327.26 feet; thence due South 1,344.21 feet to the Northeast corner of LOT NUMBER 7 and point of beginning; thence continue due South 116.0 feet to the Southeast corner of LOT NUMBER 7; thence due West 396.68 feet to the Southwest corner of Lot Number 7; thence North 16 degrees 45 minutes East, 121.13 feet to the Northwest corner of Lot Number 7; thence due East 361.38 2 feet to the Point of Beginning.

All in accordance with plat of survey made by James C. Moore, Sr., Civil Engineer, dated October, 1958, attached to act passed before William N. Campbell, N.P., for the Parish of St. Tammany, State of Louisiana, dated October 11, 1958, and according thereto, the said property is described as LOT NUMBER 7.

Administrative Comment

July 9, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4631-ZC

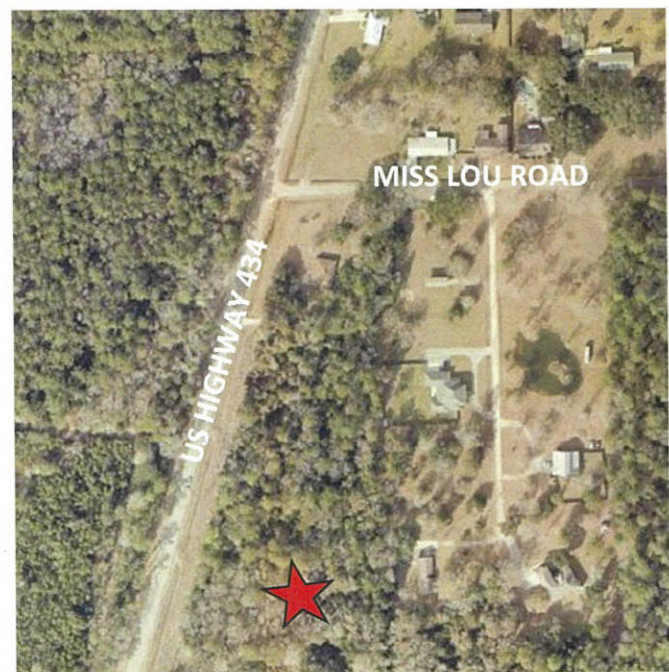
MICHAEL B. COOPER
PARISH PRESIDENT

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 LA Highway 434 and south of Miss Lou Road, being 62300 LA Highway 434; Lacombe; S19, T8S, R13E; Ward 7, District 7

Petitioner: Charlie Ricks **Posted:** May 15, 2026
Owner: Charlie Rick Investment, LLC – Charlie Rick **Commission Hearing:** June 2, 2026
Size: 1.01 acres **Determination:** Approved



Current Zoning:

L-1 (large Lot Residential District)

Requested Zoning:

NC-1 (Neighborhood Commercial District)

Future Land Use:

Mixed-Use

Residential Medium Intensity

Flood Zone: Effective Flood Zone: C; Preliminary
Flood Zone: X; CDA: No

Elevation Requirements:

FFE is 12" above crown of street elevation
Any structures within the utility ROW will need approval from the utility provider

FINDINGS

1. The applicant is requesting to rezone 1.01 acres from L-1 Large Lot Residential District to NC-1 Neighborhood Commercial District. The subject property is located on the east side of LA Highway 434 and south of Miss Lou Road, being 62300 LA Highway 434, Lacombe.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA
25-5744	SA	L-1 (Large Lot Residential District)

Site and Structure Provisions

3. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	L-1 (Large Lot Residential District)
South	Undeveloped	L-1 (Large Lot Residential District)
East	Residential	L-1 (Large Lot Residential District)
West	Undeveloped	L-1 (Large Lot Residential District)

Administrative Comment

July 9, 2026

Department of Planning and Development



ZONING STAFF REPORT

2026-4631-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

5. As seen in Table 2, subject property abuts undeveloped residential parcels zoned L-1 Large Lot Residential District to the north, south, and west, and developed residential parcels zoned L-1 Large Lot Residential District to the east.
6. 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.
 - a. The minimum lot area is 1 acre and the minimum lot width is 150'.
 - b. Permitted uses. Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility.
7. The purpose of the NC-1 Neighborhood Office District is to provide for the location of some small professional offices near residential developments in order to provide neighborhood-scale services to residents with minimal impact on residential development in the area.
 - a. The maximum building size allowable within the NC-1 District is 5,000 square feet
 - b. Permitted uses include Animal services, Community home*, Day care home, Dwelling, single-family, Dwelling, two-family, Medical facility, clinic, Office, Short term rental*, Stormwater retention or detention facility, Veterinary clinic, no outdoor kennels, Permitted temporary uses.
8. If approved the applicant can apply for a commercial building or site work permit to construct any of the above-mentioned uses. Commercial development must meet all commercial requirements including landscaping, parking and drainage regulations within the Unified Development Code.

Consistency with New Directions 2040

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. Strategy 5:1: Reserve land fronting existing, undeveloped corridors for commercial uses.

Standards for Review (Sec. 200-3.3.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.

Administrative Comment

July 9, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4631-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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







2026-4631-ZC

May 15, 2026 at 9:05:01 AM

62286 LA 434

Lacombe LA 70045

United States

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4631-ZC

will be heard at the St. Tammany
Parish Council Chamber - 25400
Koop Drive Mandeville, LA at 6:00 PM on

June 2, 2026

For more information
visit <https://www.sttammany.gov/planning-zoning>
or call (504) 833-2222

2026-4631-ZC

