

EXHIBIT "A"

2025-4410-ZC

All those certain lot or portion of land together with all the buildings and improvements thereon and all the right, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining being situated in St. Tammany Parish, Louisiana, in that portion thereof designated as Forest Glen Subdivision of Lacombe Park, being 2489A of the records of St. Tammany Parish and being more fully described as:

Lot 2 of Square 100, said lot fronts 35 feet on US Highway 190, same width in the rear, by a depth of 100 feet more or less, subject to that certain right-of-way to the state of Louisiana of record at COB 116 folio 378 of the records of St. Tammany Parish

2025-4410-ZC

N PONTCHARTRAIN DR

N 29TH ST

NEHL ST

L-1

NC-2

HC-2

NC-2

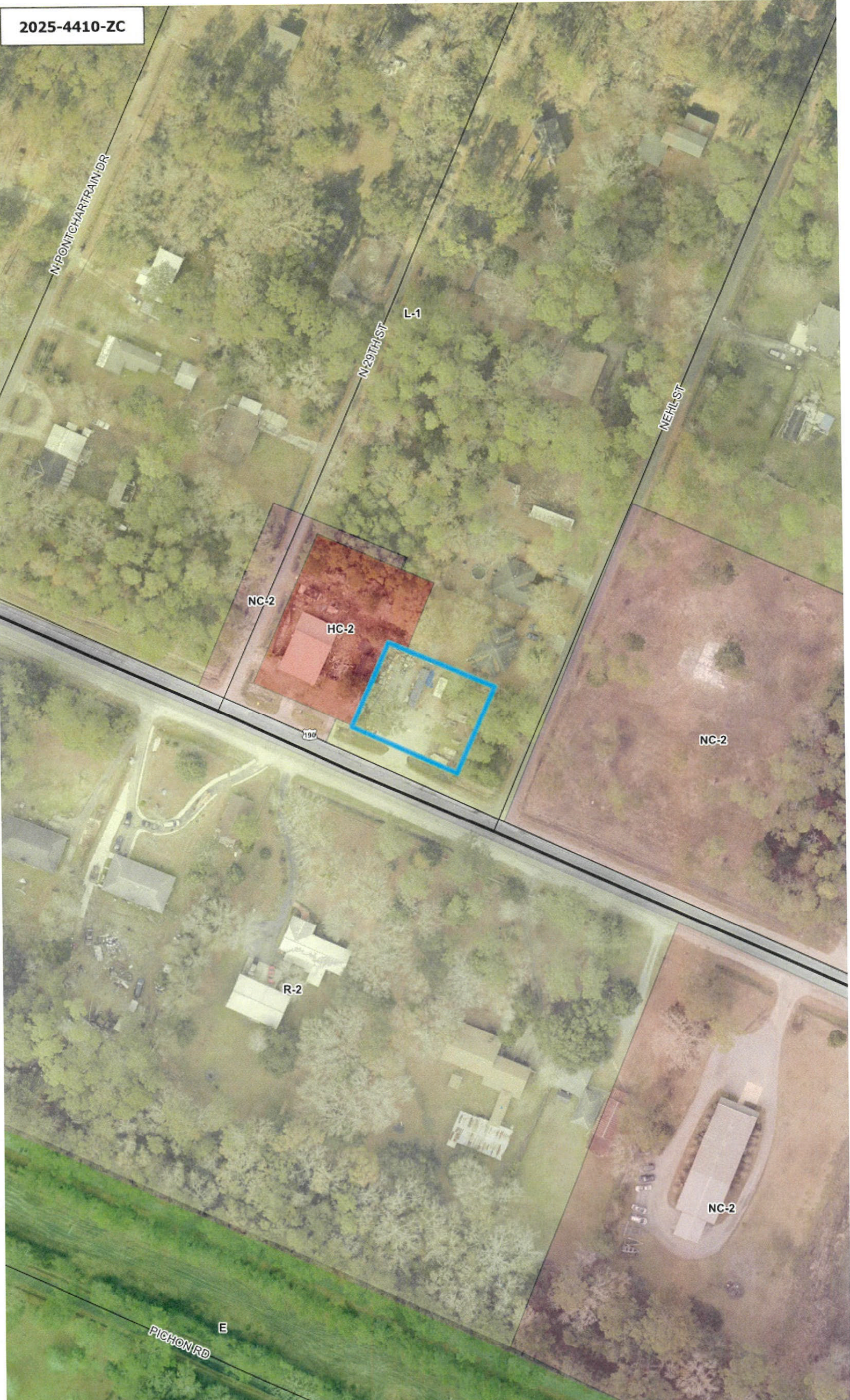
190

R-2

NC-2

PICHON RD

E



Administrative Comment

February 5, 2026

Department of Planning and Development



ZONING STAFF REPORT
2025-4410-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the north side of US Highway 190, east of N. 29th Street, west of Nehl Street, Lacombe; S48, T8S, R12E; Ward 7 District 7

Petitioner: Arturo DeLeon

Posted: November 17, 2025

Owner: DeLeon & Sons, LLC

Commission Hearing: January 6, 2025

Size: .218 acres

Prior Commission Hearing: Postponed December 2, 2025

Determination: Approved as Amended to HC-2 (Highway Commercial District)



Current Zoning:

L-1 (Large Lot Residential District)

Requested Zoning:

I-1 (Light Industrial and Warehouse District)

Future Land Use: Mixed Use

Flood Zone

Effective Flood Zone: C

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 .218 acres from L-1 Large Lot Residential to I-1 Light Industrial and Warehouse District. The parcel is located on the north side of US Highway 190, east of N. 29th Street, west of Nehl Street.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
87-036A	Rural	SA
09-2020	SA	L-1 Large Lot Residential

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	Residential	R-2 Rural Residential District
East	Residential	L-1 Large Lot Residential District
West	Commercial	HC-2 Highway Commercial District t

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3. As shown in Table 2, the subject site abuts residential properties zoned L-1 Large Lot Residential District to the north and east, a commercial property zoned HC-2 Highway Commercial District to the west, and properties zoned R-2 Rural Residential District to the south.
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 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.
5. The purpose of the I-1 Light Industrial and Warehouse District is to provide for the location of industrial uses of moderate size and light to moderate intensity in such a fashion and location as to minimize the conflict with nearby residential and non-industrial uses.

Permitted Uses include the following: Auto repair and service*, Civic, Entertainment, indoor, Gas station, Microbrewery* or Micro distillery*, Office, Outdoor display of building, pool, and playground equipment, Recreation, commercial, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Brewery or Distillery*, Contractor storage yard, Distribution or Warehousing Facility, Excavation, commercial*, Food processing, Manufacturing, artisan, Manufacturing, light, Outdoor storage yard, Public Safety Training Facilities, Warehouse, Electrical energy substation*, Small wireless facility*, Stormwater retention or detention facility*, Tower, radio, telecommunications, television or microwave*.

6. The property in question will face development challenges due to the industrial buffer requirements, specifically the 35-foot side and rear buffer needed between industrial and non-industrial uses (Exhibit 600-3-13). Given the property's dimensions of 70' x 90.45', the buffer requirements would occupy a significant portion of the land, particularly reducing the width and leaving limited space for the intended outdoor storage yard. As a result, this would likely require multiple variances from the Board of Adjustments. To address this issue, staff recommends that the applicant amend the requested zoning designation to HC-2 (Highway Commercial District), which would allow outdoor storage as a conditional use. This change would offer more flexibility and reduce the likelihood for multiple variances.

If the applicant chooses to pursue an amendment to a lesser zoning classification, a subsequent Conditional Use Permit application will be required. This application requires several key documents to be reviewed and approved by the Planning and Zoning Commission, including a site plan, landscape plan, and drainage plan. These documents will help demonstrate that the property can be developed in compliance with commercial development standards, including proper landscaping and drainage, as required by 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. Goal 1:2: New development and redevelopment will be orderly, carefully planned, and predictable.

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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 conditions, 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.

