

EXHIBIT "A"

2025-4439-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, with all the buildings and improvements thereon and all rights, ways means, privileges, servitudes, prescriptions, and appurtenances thereunto belonging or in anywise appertaining thereto situated in Section 27, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, more fully described as follows, to—wit:

From the Section corner common to Sections 22, 23, 26 and 27 Township 5 South, Range 10 East, St. Tammany Parish, Louisiana run North 00 degrees 33 minutes 46 seconds West, 25.21 feet to a point; thence South 89 degrees 47 minutes 00 seconds West, 2617.86 feet to a point; thence South 00 degrees 01 minutes 46 seconds East 2162.87 feet to a point; thence South 89 degrees 58 minutes 14 seconds West, 2537.74 feet to a point; thence South 00 degrees 01 minutes 46 seconds East, 287.40 feet to the Point of Beginning.

From the Point of Beginning run South 00 degrees 01 minutes 46 seconds East, 150.00 feet to a point on the North Right-of-Way of Louisiana Highway Number 1077; thence run along said Right—of—Way, North 88 degrees 59 minutes .59 seconds West, 100.02 feet to a point; thence North 00 degrees 02 minutes 56 seconds West, 150.00 feet to a point; thence South 88 degrees 59 minutes 59 seconds East, 100.07 feet back to the Point of Beginning.

This tract contains 0.34 acres

and

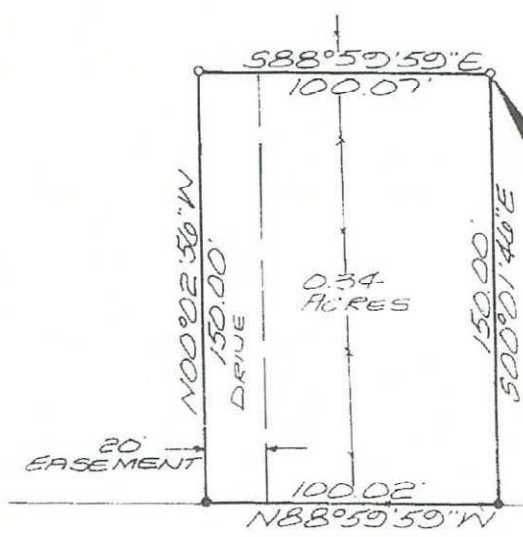
ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in STONELAKE ESTATES, PHASE TWO, in Section 27, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

LOT 32, STONELAKE ESTATES, PHASE TWO, ST. TAMMANY PARISH, LOUISIANA.

All in accordance with pint of subdivision by Alliance Engineering, dated October 8, 1984, as Map File No. 825-A of the records of St. Tammany Parish, Louisiana.

37254

THIS PROPERTY IS LOCATED IN FLOOD ZONE 3, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 225205 0125C, MAP REVISED 10-17-1989.



THIS POINT IS  
N00°33'40\"W, 25.21';  
S89°47'00\"W, 2017.80';  
S00°01'40\"E, 2102.87';  
S89°58'14\"W, 2537.74';  
S00°01'40\"E, 287.40'  
FROM THE SECTION  
CORNER COMMON TO  
SECTIONS 22, 23, 26 &  
27 T5S, R10E, ST.  
TAMMANY PARISH,  
LOUISIANA

LA. HWY. NO. 1077



MAP PREPARED FOR **ST. TAMMANY PARISH FIRE PROTECTION DISTRICT NUMBER 5**  
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 27, Township 5 South,  
Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING Inc.**  
COVINGTON, LOUISIANA

CERTIFIED CORRECT  
*Jason R. [Signature]*  
LOUISIANA REGISTERED LAND SURVEYOR

2025-4439-ZC

DUDEAUX RD

6

D02KWO

VALLEY CT

R-1

Cowpe

1077

WILLIERS

R-1

R-1

Cowpe



Administrative Comment

January 8, 2025

Department of Planning and Development



ZONING STAFF REPORT

2025-4439-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 north side of LA Highway 1077, east side of Boudreaux Road, west of Pine Drive, Folsom; S27, T5S, R10E; Ward 2, District 3

**Petitioner:** Andrew Mendheim

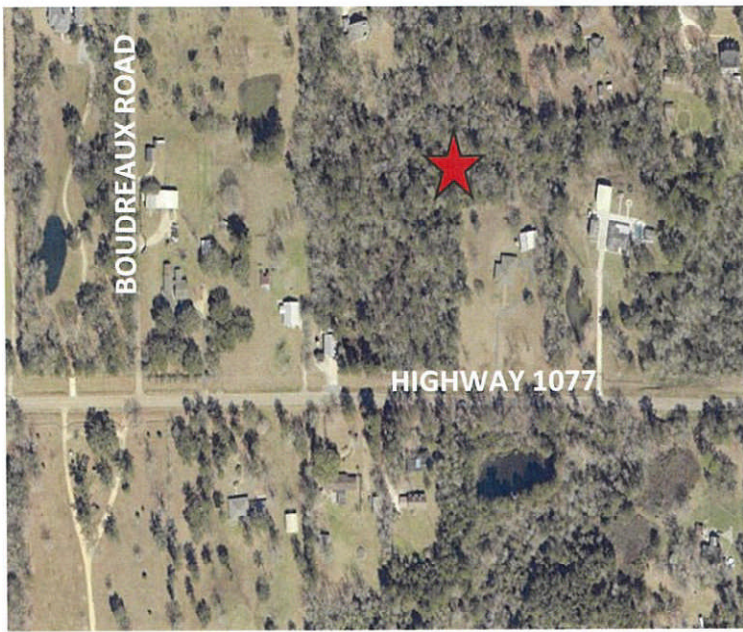
**Owner:** St. Tammany Parish Fire Protection District No. 5

**Size:** 3.81 acres

**Posted:** November 17, 2025

**Commission Hearing:** December 2, 2025

**Determination:** Approved



**Current Zoning**

R-1 (Rural Residential District) and RO (Rural Overlay)

**Requested Zoning**

PF-1 (Public Facilities District) and RO (Rural Overlay)

**Future Land Use**

Rural/Agricultural

**Flood Zone**

Effective Flood Zone: C

Preliminary Flood Zone: A

**Critical Drainage:** Yes

**Elevation Requirements:**

FFE is 12" above crown of street elevation

**FINDINGS**

1. The applicant is requesting to rezone 3.81-acres from R-1 Rural Residential District and RO Rural Overlay to PF-1 (Public Facilities District) and RO (Rural Overlay). The parcel is located on the north side of LA Highway 1077, east side of Boudreaux Road, west of Pine Drive, Folsom.

*Zoning History*

Ordinance	Prior Classification	Amended Classification
84-075B	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*

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
South	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
East	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
West	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)

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3. The subject site boarder's residential property zoned R-1 (Rural Residential District) and RO (Rural Overlay) to the north, south, east and west.
4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 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, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.

- a. The R-1 Rural Residential District calls for parcel sizes of 5 acres or with a minimum lot width of 300 feet.

- b. The RO Rural Overlay was established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.

5. The purpose of the PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public.

Permitted uses include : Animal services, Animal services, breeding and care for farm or research animals, Animal services, housing government (indoor/outdoor), Animal services, training, Civic, Electrical energy substation\*, Funeral home or crematorium, Government maintenance, facility, Government office, Marina, Boat Launch Facility, Office, Place of worship, Post office, Small wireless facility\*, Stormwater retention or detention facility\*, Tower, radio, telecommunications, television or microwave\*, Transportation terminal, Utility Facility\*, Veterinary clinic, no outdoor kennels.

6. If approved, the applicant could apply for a commercial building permit for one of the permitted uses listed within the Public Facilities District.

*Consistency with New Directions 2040*

**Rural/Agricultural:** areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

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

- i. Strategy 4:3:2: Coordinate with the Parish's Fire District to identify newly developed or other areas lacking fire protection.

*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.

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- 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.

