

EXHIBIT A

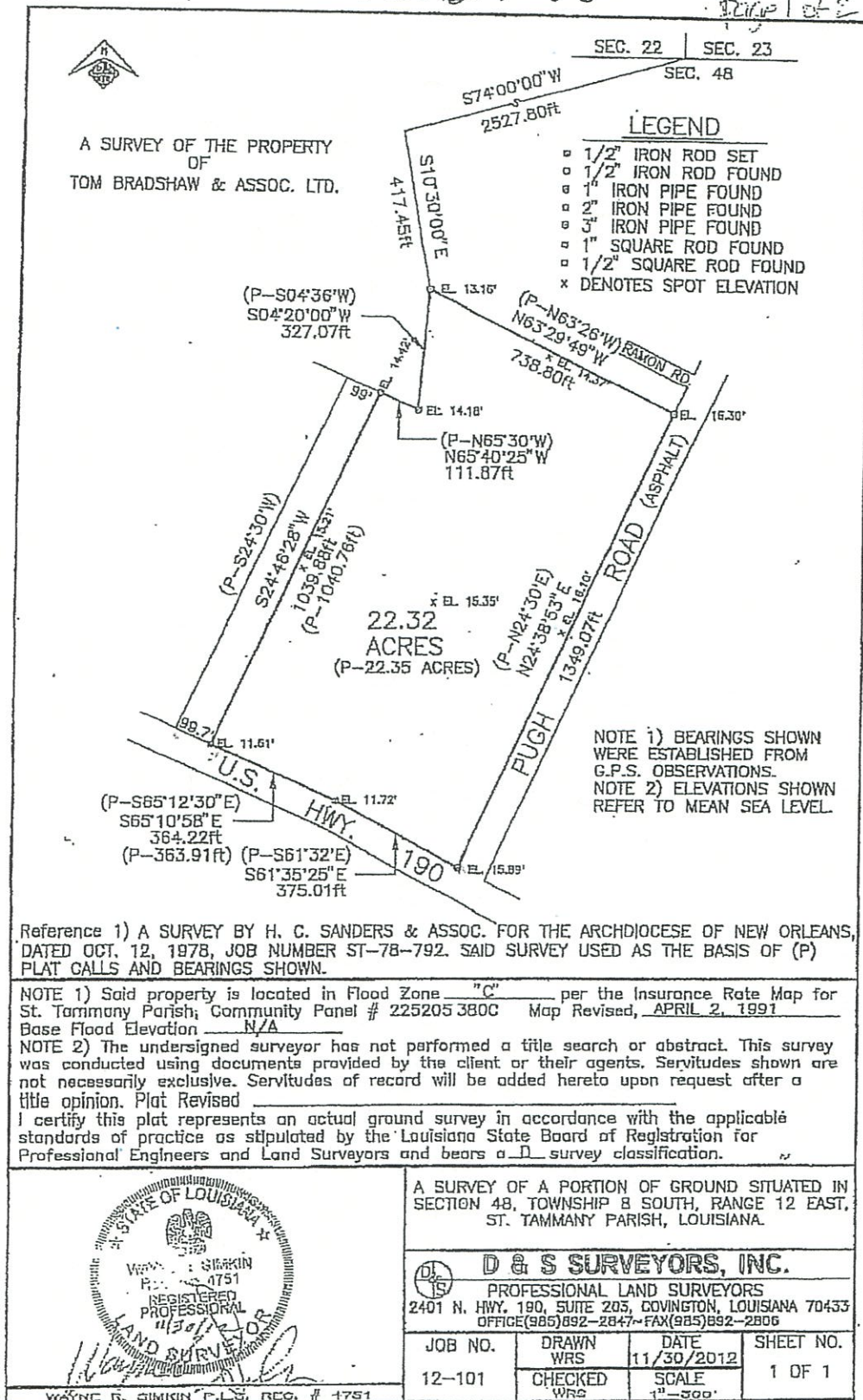
2025-4216-ZC

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 48, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows:

From the section corner common to Sections 22, 23 and 48, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana go S74°00'00"W 2527.80 ft to a point; thence S10°30'00"E 417.45ft to a 3" iron pipe and point of beginning from the point of beginning go S04°20'W (P-S04°36"W) 327.07 ft to a 1" iron pipe; thence N65°40'25"W (P-N65°30'W) 111.87ft; thence S24°46'28"W (P-S24°30'W) 1039.88ft (P-1040.76ft) to a 1" square rod located on the north edge of U.S. Hwy. 190; thence S65°10'58"E (P-S65°12'30"E) 364.22ft (P-363.91 ft) to a ½" iron rod located on the north edge of U.S. Hwy. 190; thence 861°35'25"E (P-S6T32'E) 375.01ft to a ½" iron rod located at the intersection of the north edge of U.S. Hwy. 190 and the west edge of Pugh Road; thence leave U.S. Hwy. 190 along Pugh Road N25°38'53"E (P-N24°30'E) 1349.07ft to a ½" iron rod located on the west edge of Pugh Road; thence leave said road N63°29'49"W (P-N63°26'W) 738.80 ft to 3" iron pipe and the point of beginning.

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2025-4216-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 at the northwest corner of US Highway 190 and Pugh Road, Lacombe, S48, T8S, R12E; Ward 4, District 7

Petitioner: Shelby P. LaSalle, Jr.

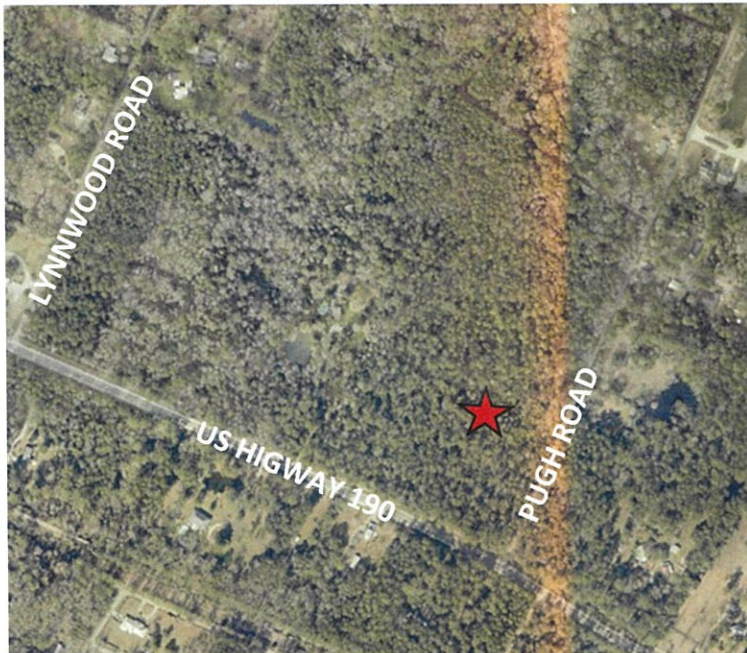
Posted: October 17, 2025

Owner: Calvin & Mary Minor, Jr.

Commission Hearing: November 10, 2025

Size: 22.32 acres

Determination: Denied



Current Zoning

L-1 Large Lot Residential District

Requested Zoning

S-2 Suburban Residential District

Future Land Use

Residential Medium Intensity and 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

- The applicant is requesting to rezone the 22.32-acres from L-1 Large Lot Residential District to S-2 Suburban Residential District. The parcel is located on the northwest corner of US Highway 190 and Pugh Road, Lacombe.

Zoning History

Ordinance	Prior Classification	Amended Classification
88-046	Unknown	SA
09-2020	SA	L-1 Large Lot Residential

Site and Structure Provisions

- The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	L-1 Large Lot Residential District
South (across HWY 190)	Residential	R-2 Rural Residential District
East	Residential	L-1 Large Lot Residential District
West	Residential and Undeveloped	L-1 Large Lot Residential District

- As seen in Table 2, the subject site is surrounded by residentially developed and undeveloped properties zoned L-1 Large Lot Residential District to the north, east and west and residentially developed and undeveloped tracts zoned R-2 Rural Residential District to the south.

- The objective of 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



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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.

- a. The minimum lot size requirements within the L-1 Large Lot Residential District includes one acre lots with 150' of lot width.

5. The objective S-2 Suburban Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses. All commercial uses are prohibited in the S-2 District.

The minimum lot size requirements within the S-2 Suburban Residential District includes 7,500 sq. ft. lot sizes with 75' of lot width.

6. Water Resources/Magnolia Water. Connection to these utilities would likely require line extensions and the applicant must contact the utility provider specifically to inquire about available capacity.
7. According to FEMA, a Repetitive Loss Structure is a building that has had two or more National Flood Insurance Program (NFIP) claims of more than \$1,000 paid by the NFIP within any 10-year period since 1978. Acknowledging repetitive loss structures highlights existing flood vulnerability within the petitioned site. There are no repetitive loss structures within the immediate vicinity of the subject parcel. As of 2023, the closest repetitive loss structure is 4,100 feet away.
8. If approved, the applicant could proceed with a Concept Plan Review through the Major Subdivision Review Process. Based on a gross density calculation, which does not account for required street buffers, infrastructure, or potentially unmitigated wetlands, the 22.32-acre parcel could yield up to 129 lots under the S-2 Suburban District zoning classification.

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.

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 1:1:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.
- ii. Strategy 1:1:2: Locate high intensity land uses adjacent to high-capacity transportation corridors.
- iii. 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.



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- 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.

