

EXHIBIT "A"

2025-4478-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, designated as Pantry Building Lot, being a portion of land situated in the West Half of the Southeast Quarter of the Northeast Quarter of Section 34, Township 8 South, Range 13 East, Greensburg Land District, St. Helena Meridian, all as more fully described as follows:

COMMENCING from a 5/8" iron rod at the North 1/4 Corner of Section 34, Township 8 South, Range 13 East, proceed along the West Line of the Southeast 1/4 of Section 34, S 1° 02' 28" W a distance of 2,680.71 feet to a point located on the apparent southern right of way line of U.S. Highway 190.

THENCE, continue along aforesaid section line S 1° 02' 23" W a distance of 1,218.89 feet to a point. THENCE, leaving aforesaid section line, proceed N 88° 57' 36" W a distance of 323.89 feet to the POINT OF BEGINNING.

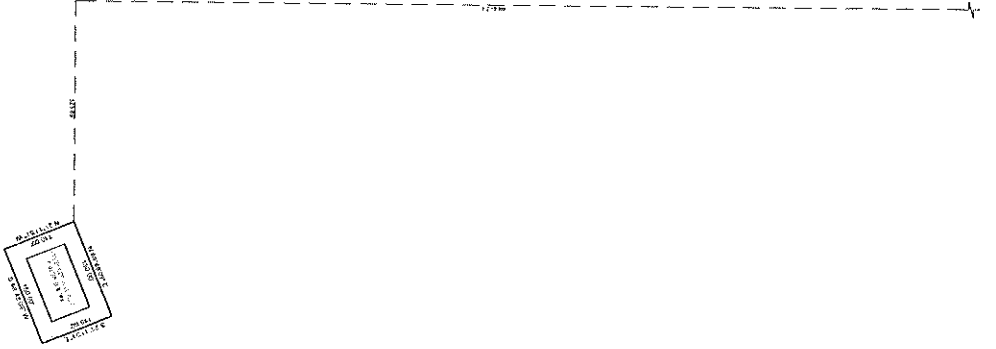
THENCE, proceed N 68° 48' 09" E a distance of 150.00 feet to a point.

THENCE, proceed S 21° 11' 51" E a distance of 110.00 feet to a point.

THENCE, proceed S 68° 48' 59" W a distance of 150.00 feet to a point.

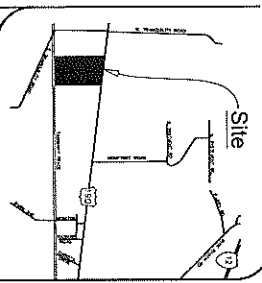
THENCE, proceed N 21° 11' 51" W a distance of 110.00 feet to the POINT OF BEGINNING.

The above described portion of ground contains 16,500.00 square feet or 0.379 acres. This description is based on a site plan for the proposed Giving Hope Retreat Pantry Building, dated 9/10/2025.



BLACK = PROPOSED

THIS DOCUMENT IS NOT
FOR CONSTRUCTION. IT IS
FOR INFORMATION ONLY.
IT IS NOT TO BE USED FOR
CONSTRUCTION OF A PROJECT.



- GENERAL NOTES:
- AS PER FEMA PRELIMINARY FIRM 225020328D DATED 06/07/21 THE WETLANDS AND FLOOD HAZARD ZONING MAPS FOR THE PROJECT AREA (225020328D) SHALL BE CONTACTED BEFORE ANY EXCAVATION.
 - THIS IS A PRELIMINARY PLAN. THE FINISHED FLOOR ELEVATION IS INDICATED AT THIS LOCATION. APPROVALS PRIOR TO OCCUPANCY ESTABLISHED PER APPROVED ENGINEERING PLANS SHALL BE OBTAINED PRIOR TO CONSTRUCTION TO FOLLOW IBC 2021 IBC 2021.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

Giving Hope Retreat - Pantry Building
 31294 U.S. Hwy 190
 Lacombe, LA 70445
St. Tammany Parish, State of LA.
PROPOSED SITE PLAN

Drawn by: **DSB**
 Date: **05/10/2025**
 Scale: **1" = 100'**
 Sheet No: **1**



R-2

R-2

PF-1

190

NC-2

K-BAR-B

ED-2

K-BAR-B

R-2

PF-1

TAMMANY TRACE

PF-2





ZONING STAFF REPORT
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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 US Hwy 190, east of Transmitter Road and north of Tammany Trace, Lacombe, Louisiana; S34, T8S, R13E; Ward 9 District 11

Petitioner: David Bottner

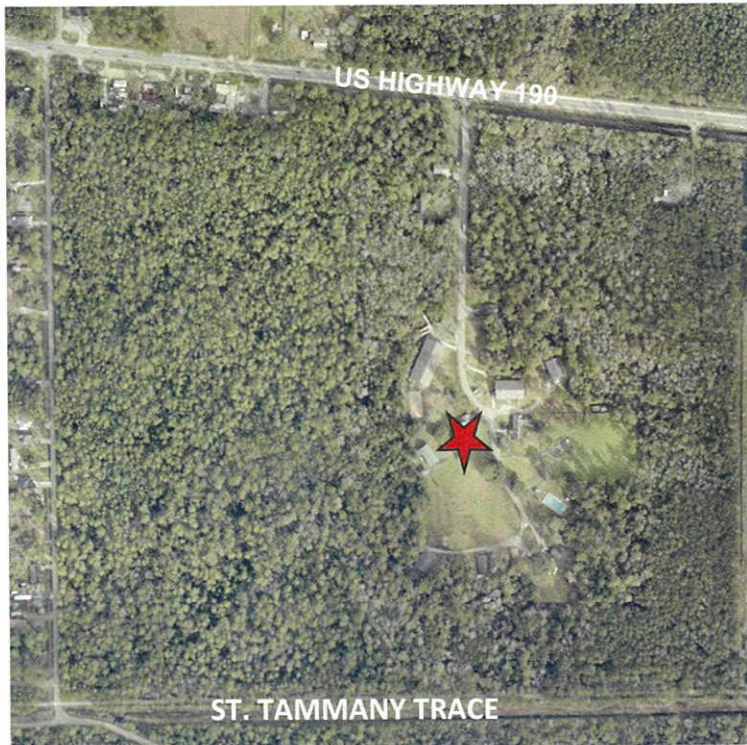
Posted: December 17, 2025

Owner: Mission Properties – David Bottner

Commission Hearing: January 6, 2026

Size: .379 acres

Determination: Approved



Current Zoning:

ED-2 (Secondary Education District) & RES-1 (Resilience Overlay District)

Requested Zoning:

ED-2 (Secondary Education District)

Future Land Use:

Residential – Low Intensity

Flood Zone

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

Elevation Requirements:

FFE is 12" above crown of street elevation

FFE based on RES-1 overlay is 3" above crown of street elevation

FINDINGS

- The applicant is requesting to rezone .379 acres from ED-2 (Secondary Education District) & RES-1 (Resilience Overlay District) to ED-2 (Secondary Education District). The parcel located on the south side of US Hwy 190, east of Transmitter Road and north of Tammany Trace, Lacombe.

Zoning History

Ordinance	Prior Classification	Amended Classification
90-034	Unknown	ID
15-3307	ID	ED-2

Site and Structure Provisions

- The subject property is currently developed with an existing rehabilitation center.

Compatibility or Suitability with Adjacent Area

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Hwy 190)	Undeveloped	HC-1 (Highway Commercial District) & R-2 (Rural Residential District)
South	Undeveloped	PF-1 (Public Facilities District)
East	Residential	PF-1 (Public Facilities District) & ED-1 (Educational District)
West	Commercial	NC-2 (Neighborhood Commercial District) & R-2 (Rural Residential District)

- As shown in Table 2, the subject parcel abuts undeveloped properties zoned HC-1 (Highway



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Commercial District) and R-2 (Rural Residential District) to the north, a developed school zoned PF-1 (Public Facilities District) to the east, an undeveloped parcel zoned R-2 (Rural Residential District) to the west, and an undeveloped tract zoned PF-2 to the south.

4. The existing ED-2 (Higher Education District) is to provide for the location of public or private schools that serve students of driving age or serve larger student populations.
5. The purpose of the RES-1 (Resilience Overlay District) is to promote resilient building construction in areas prone to significant coastal or riverine flood risk. These standards are intended to preserve residents' investments in their homes and reduce exposure to flood risk and higher flood insurance premiums caused by future development.

Properties which maintain the RES-1 zoning classification are subject to additional design standards including no fill standards, a requirement to raise all new construction 3' above BFE, and pier and beam construction.

6. The purpose of the request is to remove the existing RES-1 zoning classification to construct a 6,000 sq. ft. pantry building. If approved, the applicant may apply for a commercial building permit without oversight of the RES-1 construction standards.
7. The Planning and Zoning Commission recommended to approve a proposed text change to the RES-1 and RES-2 Overlays as amended at the December 2, 2025 public hearing (2025-4443-ZC).

This proposal would allow the Department of Engineering to grant an exclusion to the special design standards established within RES-1 when it has been determined that the parcel or location of proposed development is not located within an Area of Special Concern, a Critical Drainage Area, within 550' of a repetitive loss structure, or impacted by any wetland areas as mapped by the U.S. Fish and Wildlife Wetland Map, the St. Tammany Parish Wetland Management Mapper, or best available mapping data.

This proposed text change will be introduced at the January 8, 2026 Council hearing and will be considered for final adoption at the February 5, 2026 Council hearing.

Consistency with New Directions 2040

Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

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.
- ii. Goal 1:4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.
- iii. Goal 3:3: Our waterways, watersheds, floodplains, and groundwater will be protected, maintained, and restored to maximize water quality and sustain a drinkable water supply.
- iv. Goal 4:3: Neighborhoods throughout the Parish will share high access to quality public facilities and services, including schools, public safety facilities, recreation facilities, and libraries.

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 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.

