

Exhibit "A"

2026-4609-ZC

A parcel of land located in Section 14, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from the Quarter Section Corner common to Sections 11 & 14 in said Township and Range being a 3/4 inch iron rod found;
Thence South 00 degrees 17 minutes 21 seconds East 2250.75 feet to a 4 inch iron pipe found being the **Point of Beginning**,

Thence North 89 degrees 57 minutes East 630.54 feet to a 1/2 inch iron pipe found on the West Side of Ordogne Ruppert Road;

Thence South 00 degrees 14 minutes 56 seconds West 315.0 feet along the West Side of said Road to a 1/2 inch iron rod set;

Thence South 89 degrees 54 minutes 43 seconds West 629.15 feet along the North Side of said Road to a 1/2 inch iron rod found inside a 1/2 inch iron pipe;

Thence North 00 degrees 00 minutes 10 seconds West 315.41 feet to the **Point of Beginning**, containing 4.558 Acres.

NOTE: This description is based on a property boundary survey and plat by John G. Cummings, Professional Land Surveyor, Dated 03/12/2026, Job No, 26043.

Administrative Comment

June 4, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4609-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 in the northwest corner of Ordogne Ruppert Road, north of Ponchatrain Drive, Lacombe; S14, T8S, R12E; Ward 7 District 7

Petitioner: Jonathan Rohli

Posted: April 20, 2026

Owner: Jonathan Rohli

Commission Hearing: May 11, 2026

Size: 4.558 acres

Determination: Approved



Current Zoning:

L-1 Large Lot Residential District

Requested Zoning:

L-1 Large Lot Residential District
and
MHO Manufactured Housing
Overlay

Future Land Use:

Residential – Low Intensity

Flood Zone:

Effective Flood Zone: C; Preliminary Flood
Zone: X; CDA

Elevation Requirements:

FFE IS 12" above the crown of street

FINDINGS

1. The request consists of a zoning change of 4.558-acres from L-1 Large Lot Residential District to L-1 Large Lot Residential District and MHO Manufactured Housing Overlay. The property is located in the northwest corner of Ordogne Ruppert Road, north of Ponchatrain Drive, Lacombe.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Zoning Case	Prior Classification	Amended Classification
09-2020	SA Suburban Agriculture	L-1 Large Lot Residential District

Site and Structure Provisions

2. The 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	Undeveloped	L-1 Large Lot Residential District
East	Residential	L-1 Large Lot Residential District
West	Undeveloped	L-1 Large Lot Residential District

3. As shown in Table 2, the subject site abuts residential developed and undeveloped parcels to the north, south, east and west which are zoned L-1 Large Lot Residential District.

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- 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 and which are convenient to commercial and employment centers.
 - a. The required minimum parcel size is one acre with a minimum lot width of 150’.
- 5. The purpose of the MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.
- 6. If approved applicant can apply for a building permit to place a manufactured home on the property.
- 7. As seen in Table 3 there are 28 lots with manufactured housing overlay within a quarter mile of the requested zoning change.

Table 3: Lot & Subdivision		
Lot	Case	Ordinance
63418 Ordogne Ruppert Road	2022-2808-ZC	Approved per Council Ord. 22-4907
Lots 1 through 27, Lacombe Forest Subdivision	ZC09-08-023	Approved per Council Ord. 09-2133

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 carefully planned, and predictable.

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.

Administrative Comment

June 4, 2026

Department of Planning and Development

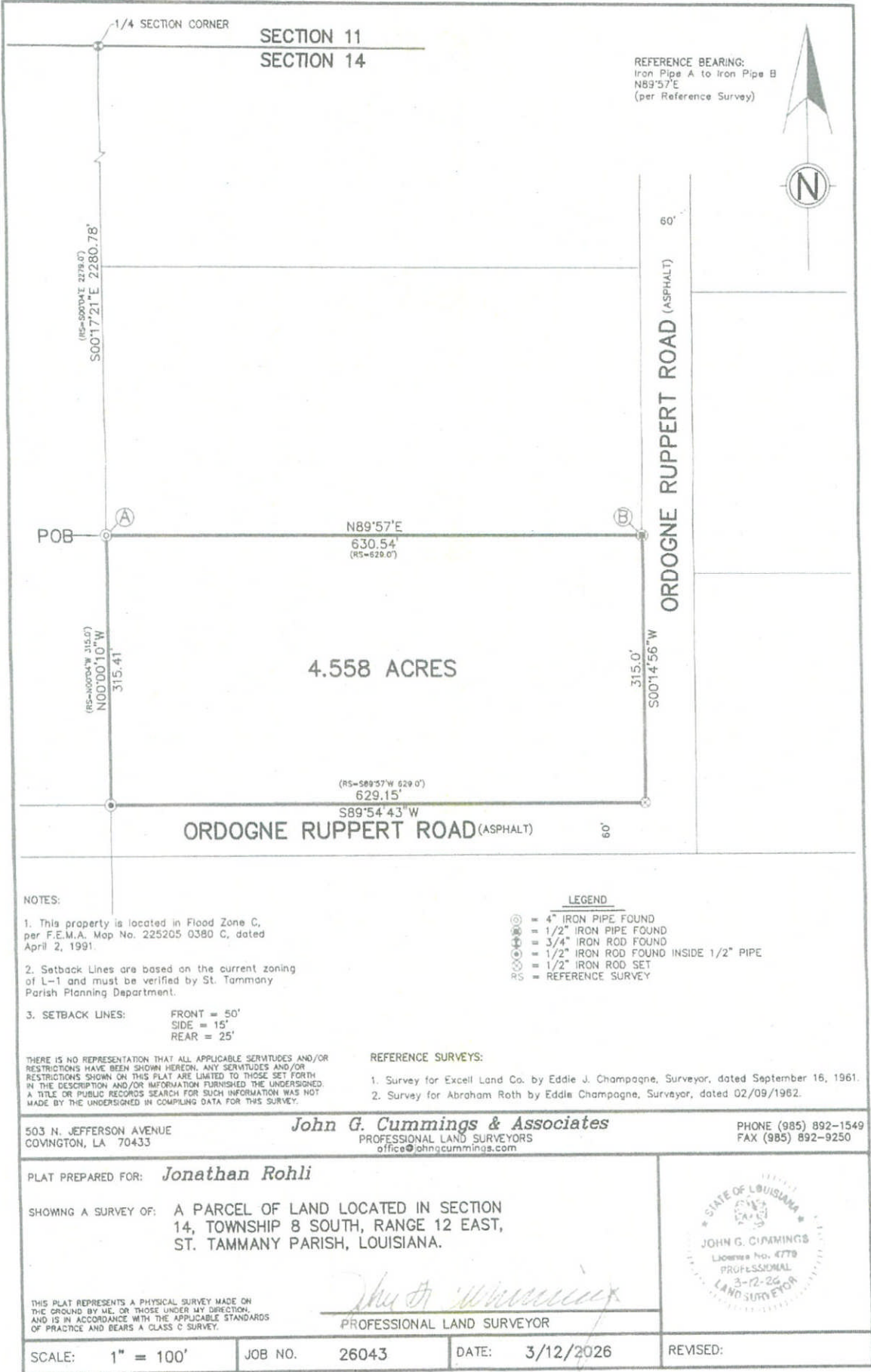


ZONING STAFF REPORT
2026-4609-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





April 20, 2026
11:10 AM

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4609-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
05/11/2026
for more information
call (985) 808-2529 or
email: planning@sttpgov.org
www.sttpgov.org/development
Posted on 4/20/26 by 64732



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Posted on 26 Apr 2026 by LKT

April 20, 2026

11:05 AM

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email: planning@sttga.org
www.sttga.org/development

April 20, 2026
11:05 AM