

EXHIBIT A

2024-4062-ZC

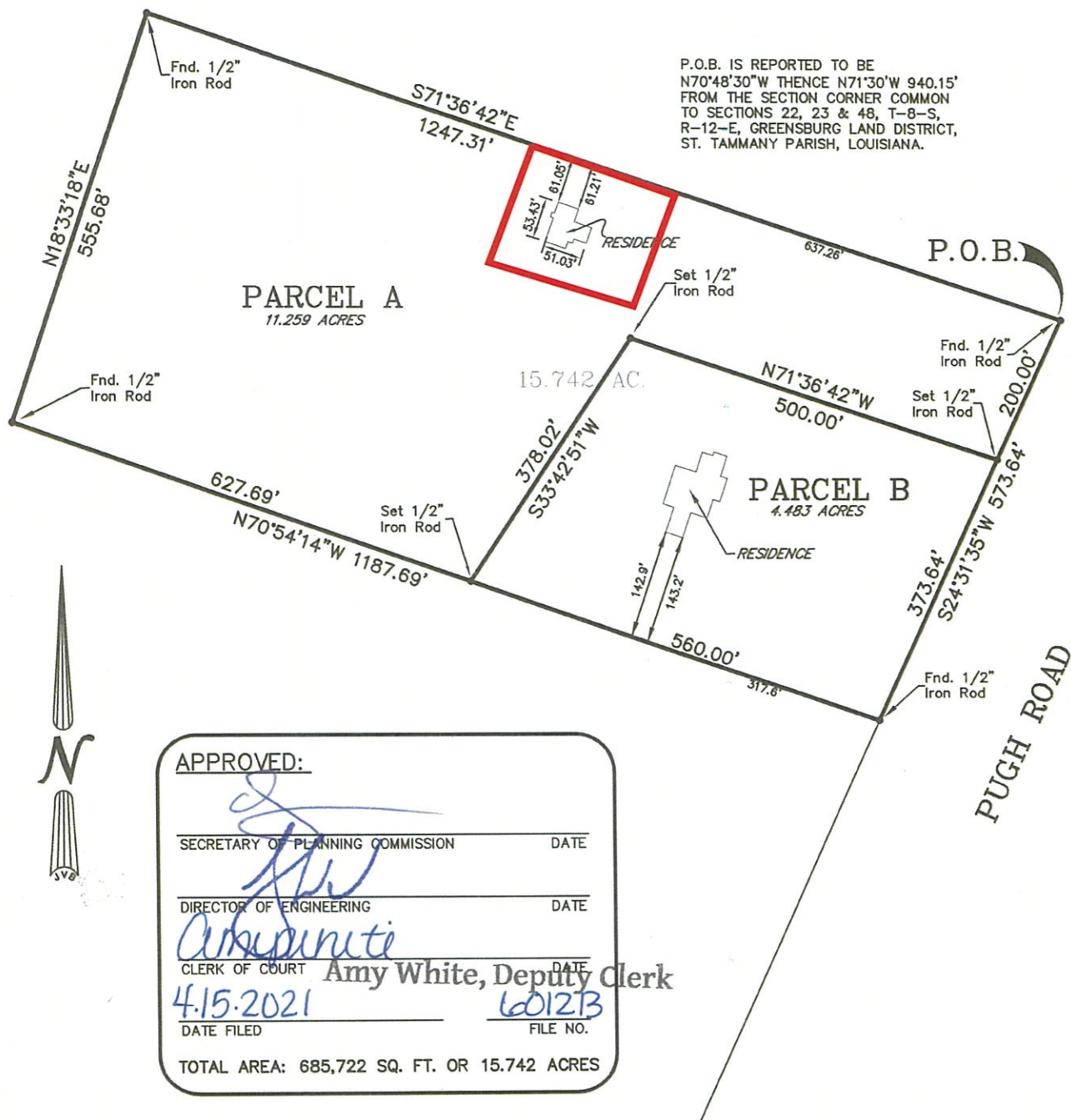
A certain parcel of land, lying and situated in Section 48, Township 8 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 22, 23 & 48, Township 8 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 71 Degrees 30 Minutes 00 Seconds West a distance of 940.15 feet to a point; Thence run North 70 Degrees 48 Minutes 30 Seconds West a distance of 30.57' to a point on the westerly right of way line of Joseph Pugh Road; Thence leaving said westerly right of way line of Joseph Pugh Road run North 71 Degrees 36 Minutes 42 Seconds West a distance of 563.50 feet to a point; Thence run South 18 Degrees 22 Minutes 43 Seconds West a distance of 11.66 feet to a point and the Point of Beginning.

From the Point of Beginning run South 18 Degrees 50 Minutes 45 Seconds West a distance of 153.62 feet to a point; Thence run North 71 Degrees 09 Minutes 45 Seconds West a distance of 150.96 feet to a point; Thence run North 18 Degrees 48 Minutes 08 Seconds East a distance of 153.34 feet to a point; Thence run South 71 Degrees 16 Minutes 16 Seconds East a distance of 151.08 feet and back to the Point of Beginning.

Said portion of Parcel A contains 0.532 acres of land more or less, lying and situated in Section 48, Township 8 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

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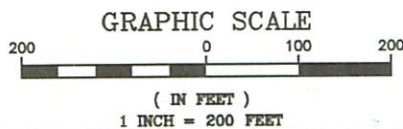


LEGEND

○ 1/2" Iron Rod Set

● 1/2" Iron Rod Found

⊕ Cross



BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: 61309 JOSEPH PUGH ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN
ACTUAL GROUND SURVEY AND THAT TO THE
BEST OF MY KNOWLEDGE NO ENCROACHMENTS
EXIST EITHER WAY ACROSS ANY OF THE
PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE
LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY
BOUNDARY SURVEYS FOR A CLASS D SURVEY.
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE
ADDED HERETO UPON REQUEST, AS SURVEYOR HAS
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0380 C
F.I.R.M. Date 4/2/91
ZN: C B.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWING NO.
20210183

DATE:
03/04/2021

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

DRAWN BY:
JDL

CHECKED BY:
SMB

SCALE:
1" = 200'

REVISED: 4/9/21 PER PARISH

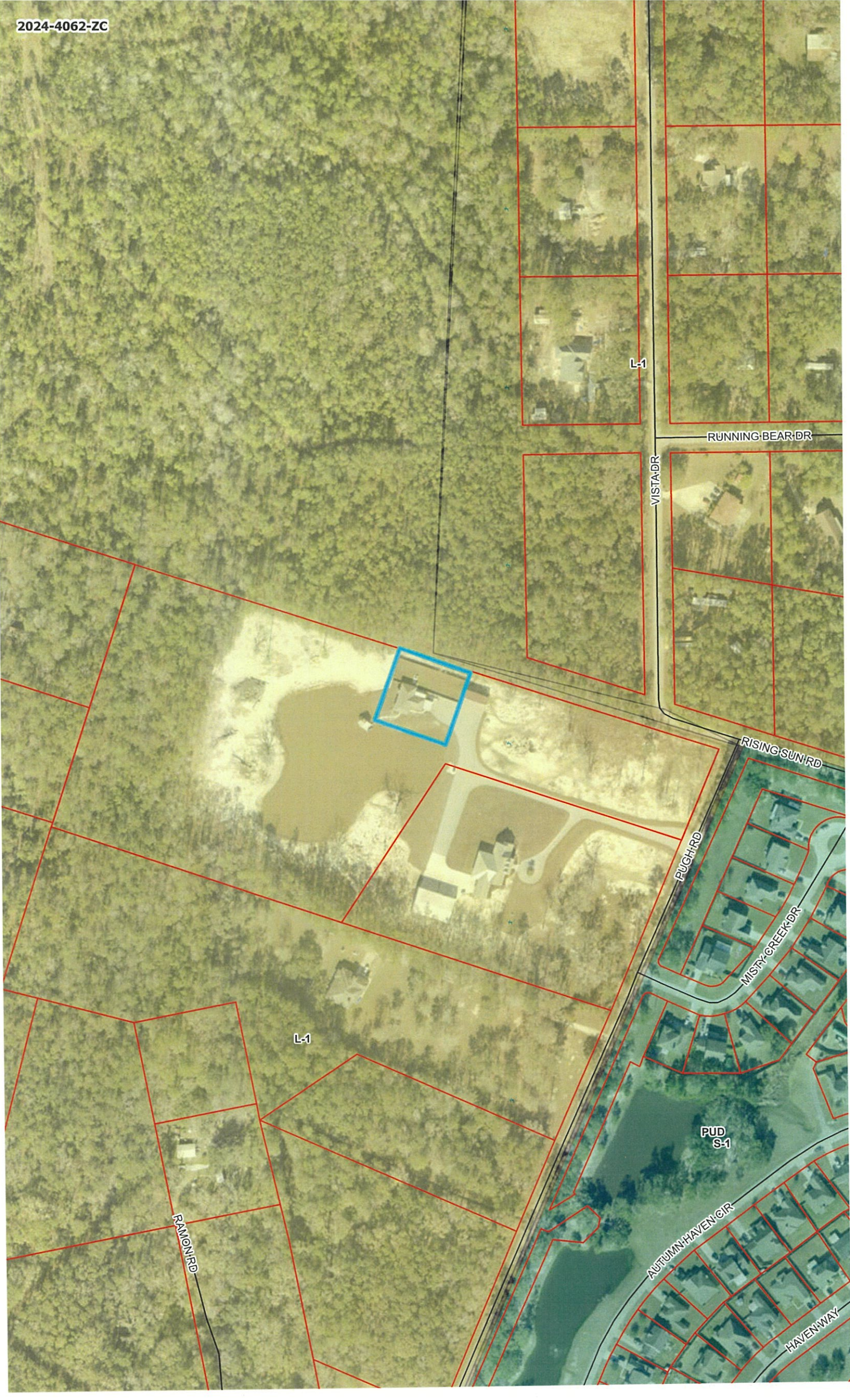
Phone: 985-649-0075 Fax: 985-649-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.

**A MINOR SUBDIVISION MAP OF A
15.742 ACRE PARCEL INTO PARCELS A & B IN
SECTION 48, T-8-S, R-12-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: **RANDY LASARRE**

SEAN M. BURKES
LA REG. No. 4785



Administrative Comment

February 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
2024-4062-ZC

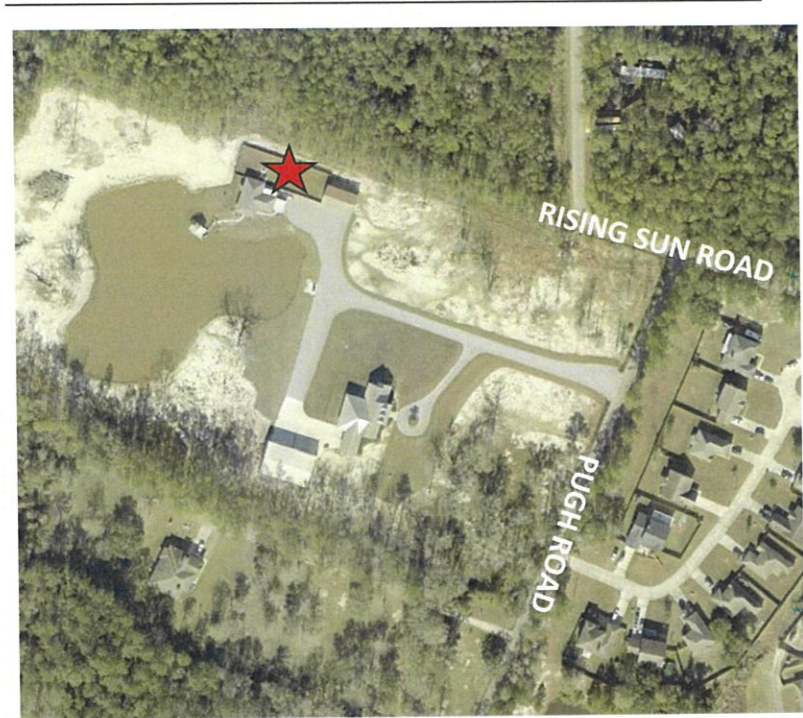
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the on the west side of Pugh Road, north of Raymond Road being 61315 Joseph Pugh Road, Lacombe: S48, T8S, R12E; Ward 4, District 7
Council District: 4

Petitioner: Randy Lassere
Owner: Randy & Amanda Lassere
Size: .532 acres
Posted: December 16, 2024
Commission Hearing: January 7, 2025
Determination: Approved



Current Zoning

L-2 (Large Lot Residential District)

Requested Zoning

L-2 (Large Lot Residential District)
and RO (Rural Overlay)

Future Land Use

Residential: Medium-Intensity and 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

FINDINGS

1. The applicant is requesting to rezone .532-acre from L-2 (Large Lot Residential District) to L-2 (Large Lot Residential District) and RO (Rural Overlay). The property is located on the west side of Pugh Road, north of Raymond Road being 61315 Joseph Pugh Road, Lacombe.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-046	Unknown	SA Suburban Residential District
09-2020	SA Suburban Residential District	R-2 Rural Residential District

Site and Structure Provisions

3. The site is currently developed with a single-family dwelling.

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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District
South	Residential	L-1 Large Lot Residential District
East (across Pugh Road)	Residential	PUD Planned Unit Development (Autumn Haven Subdivision)
West	Residential	L-1 Large Lot Residential District

- 5. The subject property abuts L-1 Large Lot Residential Districts on the north, south and west sides and the single-family residential subdivision (Autumn Haven), on the east side of Pugh Road, zoned PUD Planned Unit Development Overlay.
- 6. The purpose of the L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services.
- 7. The purpose of the RO Rural Overlay is to allow 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.
- 8. Per the petitioner's application, the reason for the request is to allow for a dog breeding business. The request is only to rezone a portion of the property where the business is going to be taking place.

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.

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.

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

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 5.3: Local and small businesses will receive efficient and supportive Parish services.

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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 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.

