

## Exhibit A

### 2025-4352-ZC

A certain parcel of ground situated in Sections 7 and 8, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the corner common to Sections 7, 8, 17 and 18, T-8-S, R-15-E, and the POINT OF BEGINNING, run South 88 degrees 29 minutes 08 seconds West a distance of 555.00 feet; thence North 14 degrees 00 minutes 17 seconds West a distance of 428.28 feet; thence North 15 degrees 40 minutes 17 seconds East a distance of 488.09 feet thence North 16 degrees 25 minutes 15 seconds West a distance of 171.91 feet; thence North 44 degrees 52 minutes 21 seconds West a distance of 673.73 feet; thence North 32 degrees 05 minutes 14 seconds West a distance of 396.75 feet; thence North 20 degrees 19 minutes 52 seconds West a distance of 485.85 feet; thence North 02 degrees 31 minutes 14 seconds East a distance of 280.05 feet; thence North 89 degrees 17 minutes 39 seconds East a distance of 901.43 feet to the West bank of the West Pearl River; thence along said bank South 02 degrees 31 minutes 14 seconds West a distance of 148.89 feet; thence South 20 degrees 19 minutes 52 seconds East a distance of 211.29 feet; thence South 32 degrees 05 minutes 14 seconds East a distance of 203.26 feet; thence South 44 degrees 52 minutes 21 seconds East a distance of 295.70 feet; thence South 79 degrees 06 minutes 35 seconds East a distance of 209.48 feet; thence South 49 degrees 25 minutes 24 seconds East a distance of 320.75 feet; thence South 56 degrees 35 minutes 11 seconds East a distance of 296.92 feet; thence South 28 degrees 46 minutes 15 seconds East a distance of 144.30 feet; thence South 06 degrees 44 minutes 24 seconds East a distance of 77.04 feet; thence South 21 degrees 39 minutes 04 seconds West a distance of 233.86 feet; thence South 14 degrees 30 minutes 07 seconds West a distance of 280.90 feet; thence South 33 degrees 58 minutes 28 seconds West a distance of 331.60 feet; thence South 15 degrees 40 minutes 17 seconds West a distance of 104.67 feet; thence South 14 degrees 00 minutes 17 seconds East a distance of 133.15 feet; thence South 37 degrees 44 minutes 41 seconds East a distance of 192.15 feet; thence South 62 degrees 00 minutes 11 seconds East a distance of 192.86 feet; thence South 77 degrees 48 minutes 38 seconds East a distance of 299.57 feet; thence South 63 degrees 14 minutes 36 seconds East a distance of 151.86 feet; thence North 84 degrees 47 minutes 41 seconds East a distance of 190.64 feet; thence South 81 degrees 13 minutes 30 seconds East a distance of 121.59 feet; thence South 71 degrees 06 minutes 44 seconds East a distance of 402.83 feet; thence South 64 degrees 39 minutes 05 seconds East a distance of 455.56 feet; thence South 56 degrees 56 minutes 31 seconds East a distance of 197.99 feet; thence South 48 degrees 58 minutes 19 seconds East a distance of 300.53 feet; thence South 37 degrees 26 minutes 11 seconds East a distance of 299.51 feet; thence South 29 degrees 46 minutes 59 seconds East a distance of 343.31 feet; thence South 12 degrees 38 minutes 20 seconds East a distance of 234.02 feet; thence South 18 degrees 57 minutes 53 seconds East a distance of 173.77 feet; thence South 23 degrees 55 minutes 29 seconds East a distance of 201.34 feet; thence South 29 degrees 04 minutes 27 seconds East a distance of 261.46 feet thence South 36 degrees 24 minutes 28 seconds East a distance of 221.73 feet; thence South 42 degrees 01 minutes 01 seconds East a distance of 439.51 feet; thence leaving said bank, South 89 degrees 19 minutes 15 seconds West a distance of 1,167.17 feet; thence North 29 degrees 04 minutes 27 seconds West a distance of 395.15 feet; thence North 23 degrees 55 minutes 29 seconds West a distance of 280.80 feet; thence North 18 degrees 57 minutes 53 seconds West a distance of 262.49 feet; thence North 12 degrees 38 minutes 20 seconds West a distance of 148.09 feet; thence North 29 degrees 46 minutes 59 seconds West a distance of 147.45 feet; thence North 37 degrees 26 minutes 11 seconds West a distance of 148.40 feet; thence North 48 degrees 58 minutes 19 seconds West a distance of 146.92 feet; thence North 56 degrees 56 minutes 31 seconds West a distance of 74.65 feet; thence North 64 degrees 39 minutes 05 seconds West a distance of 344.13 feet; thence North 67 degrees 45 minutes 40 seconds West a distance of 205.43 feet; thence South 84 degrees 47 minutes 41 seconds West a distance of 338.04 feet thence North 63 degrees 14 minutes 36 seconds West a distance of 294.57 feet; thence North 77 degrees 48 minutes 38 seconds West a distance of 589.53 feet thence North 00 degrees 29 minutes 44 seconds West a distance of 778.56 feet to the POINT OF BEGINNING;

Said parcel contains 151.251 acres of land, more or less.

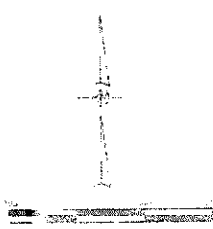
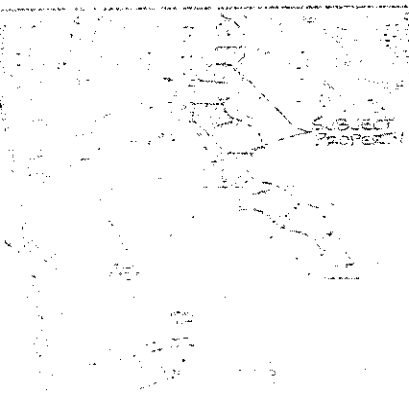
A certain parcel of ground situated in Sections 7 and 8, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the corner common to Sections 7, 8, 17 and 18, T-8-S, R-15-E, run South 88 degrees 29 minutes 08 seconds West a distance of 1320.95 feet; thence North 00 degrees 59 minutes 01 seconds West a distance of 1316.51 feet; thence South 88 degrees 37 minutes 22 seconds West a distance of 1326.82 feet; thence North 00 degrees 56 minutes 38 seconds West a distance of 2094.40 feet; thence North 89 degrees 17 minutes 39 seconds East a distance of 1552.55 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING, run North 27 degrees 14 minutes 03 seconds East a distance of 979.00 feet; thence North 06 degrees 45 minutes 22 seconds East a distance of 100.46 feet; thence North 89 degrees 17 minutes 39 seconds East a distance of 907.69 feet to the West bank of the West Pearl River; thence along said bank South 06 degrees 45 minutes 22 seconds West a distance of 380.91 feet; thence South 27 degrees 14 minutes 03 seconds West a distance of 664.23 feet; thence leaving said bank, South 89 degrees 17 minutes 39 seconds West a distance of 1,018.75 feet to the POINT OF BEGINNING;

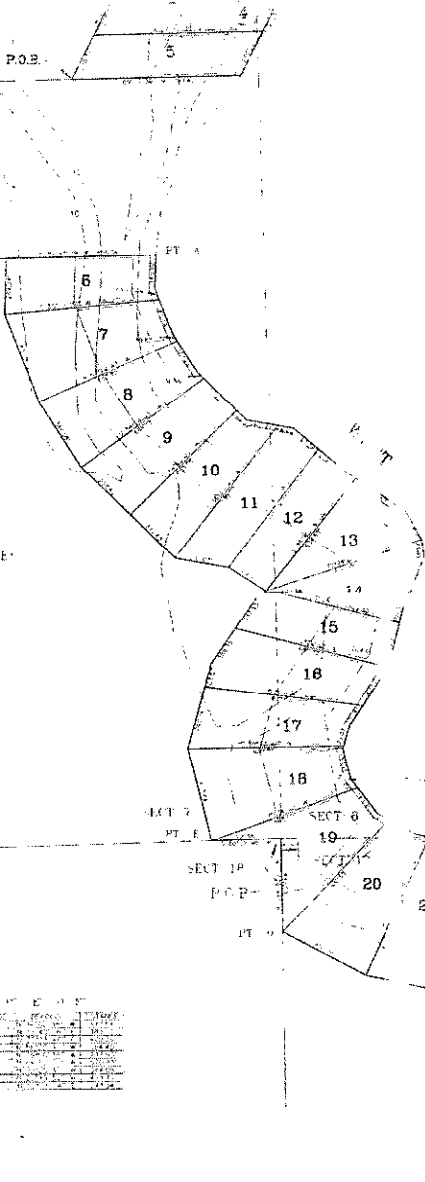
Said parcel contains 21.948 acres of land, more or less.

WEST PEARL RIVER VILLAGE, SUBD.  
SECTIONS 7, 8 & 17 T-8-S, R-13-E



WEST PEARL RIVER VILLAGE, SUBD.  
SECTIONS 7, 8 & 17 T-8-S, R-13-E  
ST. TAMMANY PARISH, LA.

ST. TAMMANY PARISH



TOTAL AREA 128.533 ACRES  
GREENSPACE AREA 63.851 ACRES  
GREENSPACE AREA 49.7%  
MAX. BUILDING HEIGHT 35 ABOVE BASE FLOOD ELEV.  
DENSITY 0.3 UNITS/ACRE  
NO ACCESS PARKING OR LOADING AREAS

ORDER-ES ALONG RIVER  
PT. A TO

SECTION	ORDER	ES
6	1	10
7	1	10
8	1	10
9	1	10
10	1	10
11	1	10
12	1	10
13	1	10
14	1	10
15	1	10
16	1	10
17	1	10
18	1	10
19	1	10
20	1	10
21	1	10
22	1	10
23	1	10
24	1	10
25	1	10
26	1	10
27	1	10
28	1	10
29	1	10
30	1	10
31	1	10
32	1	10

PT. A TO C

SECTION	ORDER	ES
6	1	10
7	1	10
8	1	10
9	1	10
10	1	10
11	1	10
12	1	10
13	1	10
14	1	10
15	1	10
16	1	10
17	1	10
18	1	10
19	1	10
20	1	10
21	1	10
22	1	10
23	1	10
24	1	10
25	1	10
26	1	10
27	1	10
28	1	10
29	1	10
30	1	10
31	1	10
32	1	10

PT. A TO D

SECTION	ORDER	ES
6	1	10
7	1	10
8	1	10
9	1	10
10	1	10
11	1	10
12	1	10
13	1	10
14	1	10
15	1	10
16	1	10
17	1	10
18	1	10
19	1	10
20	1	10
21	1	10
22	1	10
23	1	10
24	1	10
25	1	10
26	1	10
27	1	10
28	1	10
29	1	10
30	1	10
31	1	10
32	1	10

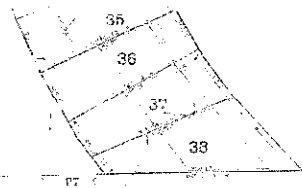


*Emilio Lombard*  
EMILIO LOMBARD  
LAND SURVEYOR  
NO. 12345  
STATE OF LOUISIANA

RECORDED  
PLAT

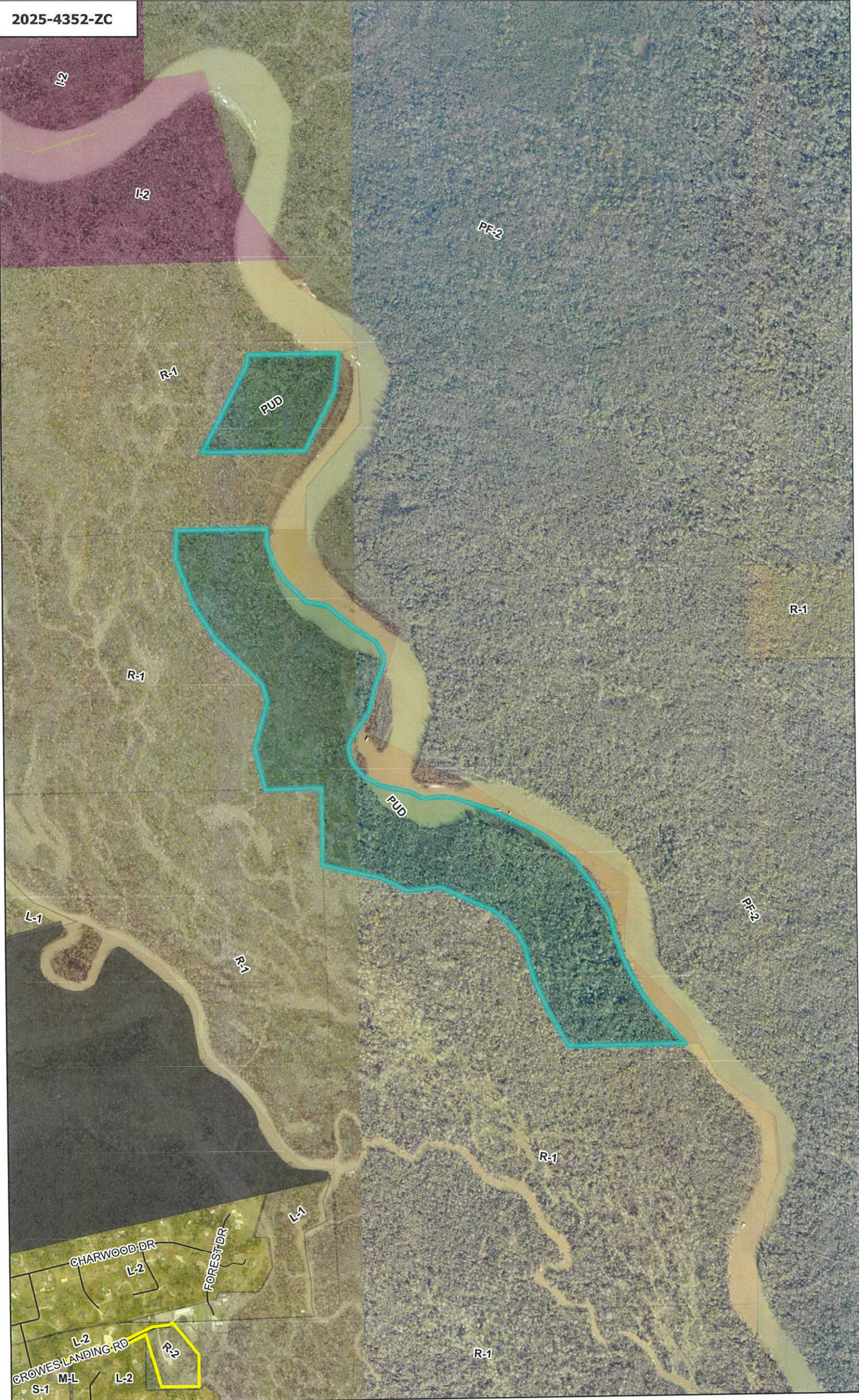
LAND SURV.	TO	N.A.	SEWER/DRAIN
WATER SUPPLY	TO	N.A.	WATER SYSTEM
STREET LIGHTS	TO	N.A.	STREET LIGHTS
STREET WIDENING	TO	N.A.	STREET WIDENING

*Emilio Lombard*  
*R. Kelly*  
*John Williams*  
8-13-2002 2445  
*Angela C. Steiner*



WEST PEARL RIVER VILLAGE SUBD.  
SECTIONS 7, 8 & 17, T-8-S, R-13-E  
ST. TAMMANY PARISH, LA.

KELLY MCHUGH & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
12345 GULF SHORE BLVD.  
METairie, LA 70002



Administrative Comment

December 4, 2025

Department of Planning and Development



ZONING STAFF REPORT  
2025-4352-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 east of Interstate 59, and on the west side of the Pearl River, generally parallel with the Louisiana 41 and Interstate 59 interchange, Pearl River S7, & S8, T8S, R15E Ward 8, District 9

**Petitioner:** St. Tammany Parish Government

**Owner:** Pearl River Basin Land & Development Company, LLC and Louisiana Wildlife and Fisheries

**Commission Hearing:** November 10, 2025

**Prior Determination:** Postponed for one month: October 7, 2025

**Size:** 173.199 acres

**Determination:** Approved



**Current Zoning:**

PUD Planned Unit Development

**Requested Zoning:**

R-2 Rural Residential District

**Future Land Use:**

Rural and Agricultural

**Flood Zone:**

Effective Flood Zone: A4

Preliminary Flood Zone: AE

**Critical Drainage:** Yes

**Elevation Requirements:**

BFE varies 15'-19' + 1' Freeboard = 16'-20' FFE

**FINDINGS**

1. The request consists of a zoning change of 173.199 acres from a PUD Planned Unit Development to R-2 Rural Residential District. The property is located east of Interstate 59, and on the west side of the Pearl River, generally parallel with the Louisiana 41 and Interstate 59 interchange, Pearl River.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)		
Zoning Case	Prior Classification	Amended Classification
ZC02-019	Unknown	PUD

*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	Undeveloped	R-1 Rural Residential District
South	Undeveloped	R-1 Rural Residential District

Administrative Comment

December 4, 2025

Department of Planning and Development



ZONING STAFF REPORT  
2025-4352-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

East (across the Pearl River)	Undeveloped	PF-2 Public Facilities District
West	Undeveloped	R-1 Rural Residential District

- 3. As shown in Table 2, the subject site abuts undeveloped parcels to the north, south, west which are zoned R-1 Rural Residential District. The property to the east, across the Pearl River is undeveloped land zoned PF-2 Public Facilities District.
- 4. A planned unit development or PUD describes a zoning designation and a process whereby limited deviation from the standards of this UDC is permitted to provide flexibility to accommodate innovative, high-quality site and building design that is otherwise not possible through the application of existing standards prescribed in the UDC.

The West Pearl River Village subdivision plat was recorded on August 8, 2002. The subdivision comprises 38 residential lots, each averaging 3.32 acres. Each lot has exclusive limited access from the Pearl River.

- 5. The R-2 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-2 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. Permitted uses include Agricultural and decorative ponds\*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home\*, Day care home\*, Dwelling, single-family, Electrical energy substation\*, Farmstands\*, Farm\*, Family-owned cemetery\*, Greenhouse\*, Nursery\*, Small wireless facility\*, Solar energy systems\*, Stormwater retention or detention facility.
  - a. The minimum lot size requirements within the R-2 Rural Residential District include 3-acre lot sizes and a minimum parcel width of 200’.
- 6. If approved, the Parish zoning map will be amended to reflect the most appropriate underlying zoning classification, thereby removing the Planned Unit Development (PUD) designation established in 2002. Following a detailed review of the approved standards and criteria outlined on the PUD subdivision plat, it has been determined that rezoning the subdivision to the R-2 Rural Residential Zoning District will not prevent its development as originally approved.

*Additional Development Requirements*

- 7. 100’ Scenic River No-Cut Buffer from top of bank (each side) of the West Pearl River. Contact the Louisiana Department of Wildlife and Fisheries regarding any fill and clearing and any proposed buildings within the 100’ buffer. Provide written authorization or permit for LDWF for any work within 100’ from top of bank of scenic river.
  - a. 50’ no cut buffer from top of bank (each side) of the waterways per the USGS maps. If they plan on crossing the waterway, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

*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,

Administrative Comment

December 4, 2025

Department of Planning and Development



ZONING STAFF REPORT  
2025-4352-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

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. Goal 1.3: The character of existing residential, areas expansive rural landscapes, and sensitive ecological areas will be preserved.

**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.

