

EXHIBIT "A"

2025-4451-ZC

THAT CERTAIN PARCEL OF GROUND, together with all rights, ways, means, privileges, servitudes, prescriptions, and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Sections 30, Township 7 South, Range 12 East St Tammany Parish, Louisiana, more fully described as follows, to-wit:

South half of the Northwest Quarter; Northwest Quarter; the Southeast Quarter, and the South Half of the Southeast Quarter, Section 30, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana, Less and Except that said portion of said property transferred to the Louisiana State Highway Departments, (the "Property").



2025-4451-ZC

19

CROSSBRIDGE

L-1

DO4FW01009

CBF-1

HC-2

MAX JUDE

L-1

LITTLE CREEK

T7 - R12E

30

HC-3

ARMEL

PUD

12

ED-2

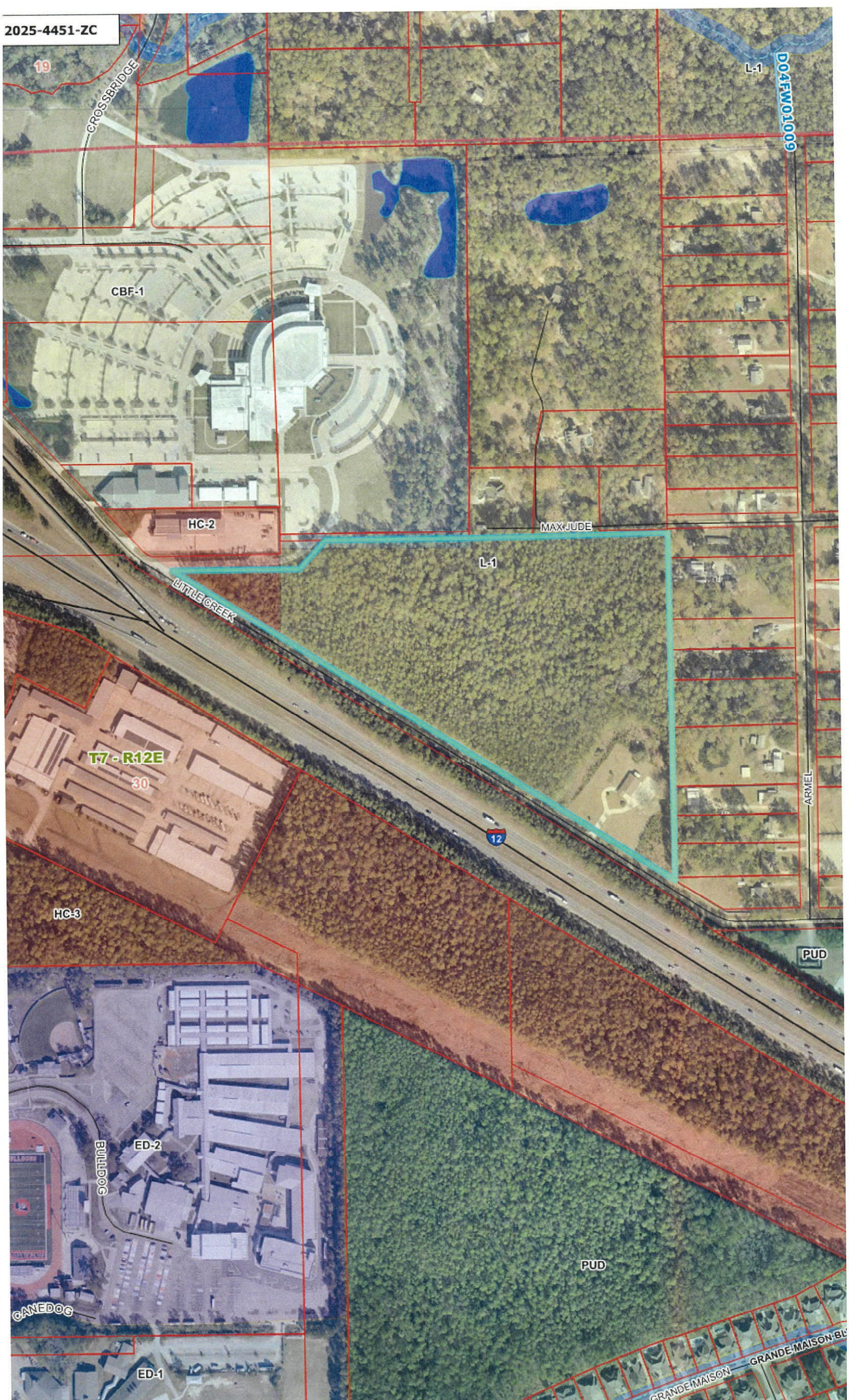
BULLDOG

PUD

GANEDOG

ED-1

GRANDE MAISON  
GRANDE MAISON BL



February 5, 2026

Department of Planning and Development



**ZONING STAFF REPORT**  
2025-4451-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

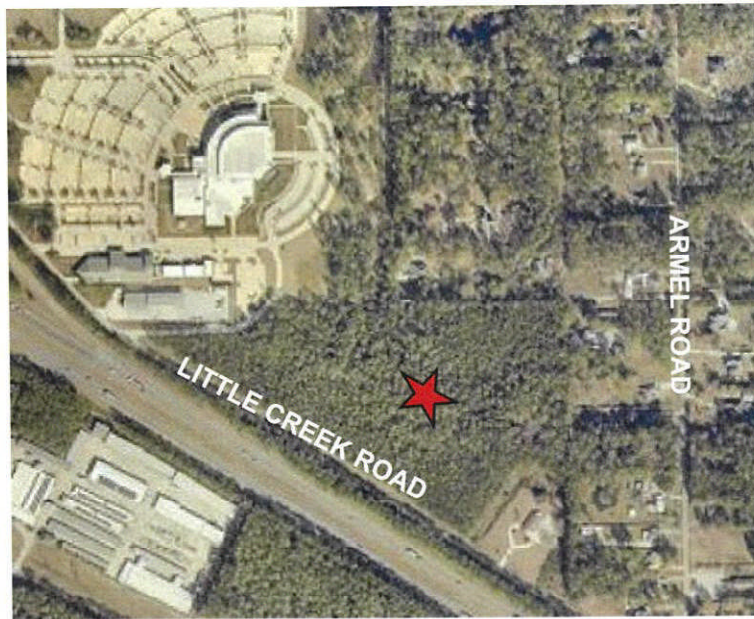
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the north side of Little Creek Road, west of Armel Road, Mandeville, Louisiana, S30, T7S, R12E, Ward 4, District 11

**Owner:** Arkansas-Louisiana Conference of Seventh-day Adventists      **Posted:** December 16, 2025

**Petitioner:** Rodney Dyke      **Commission Hearing:** January 6, 2026

**Size:** 28.71 acres      **Determination:** Approved



**Current Zoning:**

L-1 (Large Lot Residential District)

**Requested Zoning:**

PF-1 (Public Facilities District)

**Future Land Use:** Conservation Coastal

**Flood Zone**

Effective Flood Zone: C

Preliminary Flood Zone: AE

**Critical Drainage:** Yes

**Elevation Requirements:**

Proposed BFE 27' FFE 27'

**FINDINGS**

1. The applicant is requesting to rezone 28.71 acres from L-1 (Large Lot Residential District) to PF-1 (Public Facilities District). The parcel is located on the north side of Little Creek Road, west of Armel Road, Mandeville.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
84-184A	Unknown	SA
09-2020	SA	L-1

*Site and Structure Provisions*

2. The subject property is currently developed with an existing church.

*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), HC-2 (Highway Commercial District) and CBF (Community Based Facility)
South (Interstate I-12)	Residential	Interstate I-12
East	Residential	L-1 (Large Lot Residential District)
West	Commercial	HC-2 Highway Commercial District)

3. As shown in Table 2, the subject site is bordered to the north by properties zoned L-1 (Large Lot Residential District) and CBF (Community Based Facilities). To the west, the site abuts

February 5, 2026

Department of Planning and Development



**ZONING STAFF REPORT**  
2025-4451-ZC

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

commercial properties zoned HC-2 (Highway Commercial District). Interstate 12 forms the southern border, while additional residential properties zoned L-1 (Large Lot Residential District) are located to the east.

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 in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
  - a. The minimum lot size within the L-1 district is one acre with a minimum required lot width of 150'.
5. The purpose of the PF-1 (Public Facilities District) is to provide for the location of governmental and other uses providing institutional uses to the public.  
Animal services, Animal services, breeding and care for farm or research animals, Animal services, housing government (indoor/outdoor), Animal services, training, Civic, Electrical energy substation\*, Funeral home or crematorium, Government maintenance, facility, Government office, Marina, Boat Launch Facility, Office, Place of worship, Post office, Small wireless facility\*, Stormwater retention or detention facility\*, Tower, radio, telecommunications, television or microwave\*, Transportation terminal, Utility Facility\*, Veterinary clinic, no outdoor kennels.
6. If approved, the existing church located on the subject property will be zoned appropriately and will be able to expand in the future.

*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, 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.

**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 1:2: New development and redevelopment will be orderly, carefully planned, and predictable.
- ii. 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.

February 5, 2026

Department of Planning and Development



**ZONING STAFF REPORT**  
2025-4451-ZC

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- 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.

