

EXHIBIT "A"

2024-4046-ZC

S-1 (SUBURBAN RESIDENTIAL DISTRICT)

Legal Description -Tract 1

A certain parcel of land, lying and situated in Section 1, Township 9 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 1,2 & 37, Township 9 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 45 Degrees 00 Minutes 00 Seconds East a distance of 2,813.4 feet to a point; Thence run South 45 Degrees 00 Minutes 00 Seconds West a distance of 651.6 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** run South 45 Degrees 00 Minutes East of 208. 7 feet to a point; Thence run South 45 Degrees 00 Minutes 00 Seconds West a distance of 104.35 feet to a point; Thence run North 45 Degrees 00 Minutes 00 Seconds West a distance of 208. 7 feet to a point; Thence run North 45 Degrees 00 Minutes 00 Seconds East a distance of 104.35 feet to point and back to the **Point of Beginning**.*

Said parcel contains Tract 1 - 0.499 acres of land more or less, lying and situated in Section 1, Township 9 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Note: This description is based upon a survey by E.J. Champagne dated 05/27/1958 drawing No. 1547 and has not been field verified by this firm

L-2 (LARGE LOT RESIDENTIAL DISTRICT)

Legal Description - Tract 2

A certain parcel of land, lying and situated in Section 1, Township 9 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 1,2 & 37, Township 9 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana run South 45 Degrees 00 Minutes 00 Seconds East a distance of 2,813.4 feet to a point; Thence run South 45 Degrees 00 Minutes 00 Seconds West a distance of 755.95 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** run South 45 Degrees 00 Minutes 00 Seconds East of 208. 7 feet to a point; Thence run South 45 Degrees 00 Minutes 00 Seconds West a distance of 104.35 feet to a point; Thence run North 45 Degrees 00 Minutes 00 Seconds West a distance of 208. 7 feet to a point; Thence run North 45 Degrees 00 Minutes 00 Seconds East a distance of 104.35 feet to point and back to the **Point of Beginning**.*

Said parcel contains Tract 2 -0.500 acres of land more or less, lying and situated in Section 1, Township 9 South, Range 12 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Note: This description is based upon a survey by E.J. Champagne dated 05/27/1958 drawing No. 1547 and has not been field verified by this firm.

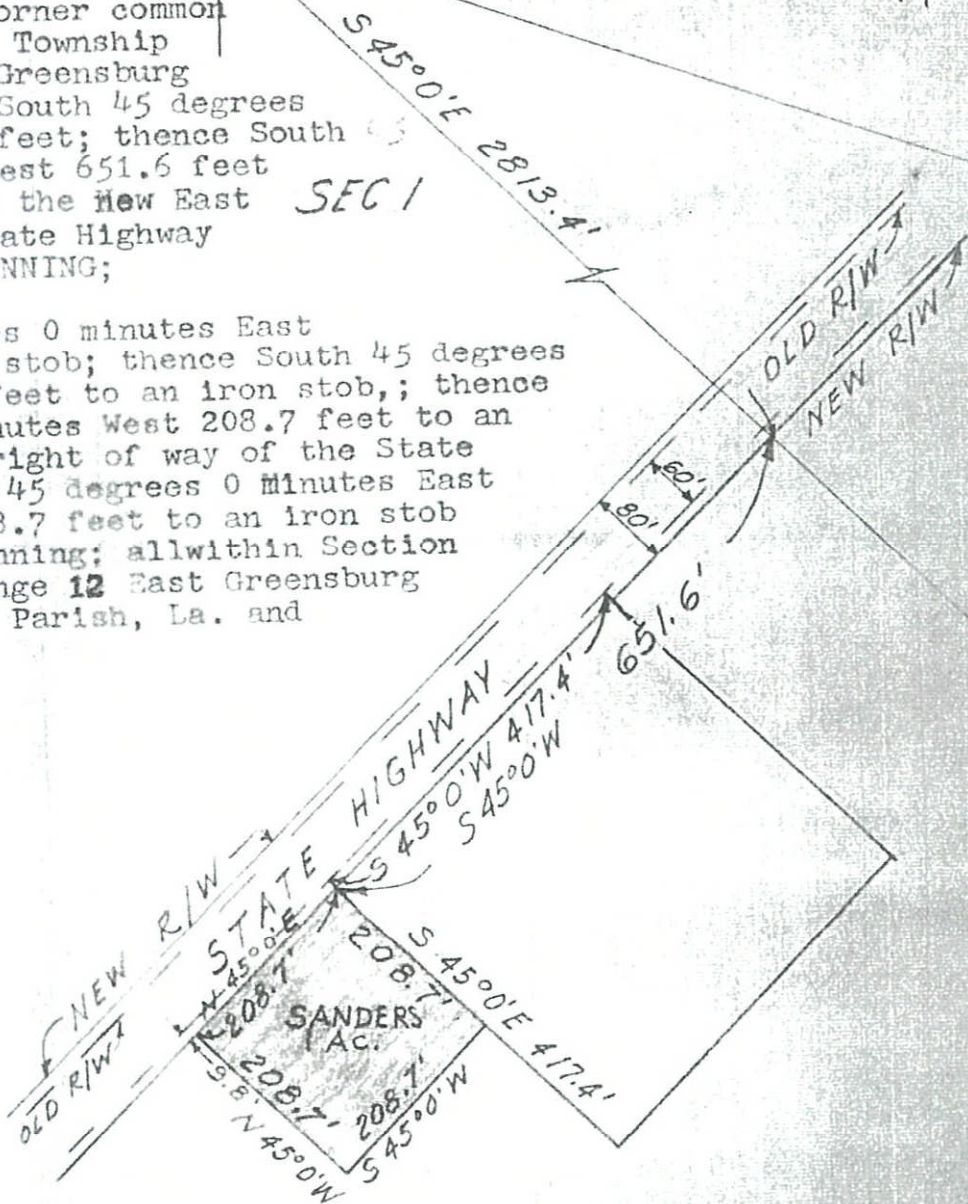
SEC 37

SEC 2

PROCES VERBAL

Begin at the Section corner common
to Sections 1, 2 and 37 Township
9 South Range 12 East Greensburg
District, La. and run South 45 degrees
0 minutes East 2813.4 feet; thence South
45 degrees 0 minutes West 651.6 feet
to an iron stob on the the new East
Right of way of the State Highway
at the POINT OF BEGINNING;

thence South 45 degrees 0 minutes East
208.7 feet to an iron stob; thence South 45 degrees
0 minutes West 208.7 feet to an iron stob; thence
North 45 degrees 0 minutes West 208.7 feet to an
iron stob on the new right of way of the State
Highway; thence North 45 degrees 0 minutes East
208.7 feet to an iron stob
at the point of beginning; all within Section
1 Township 9 South Range 12 East Greensburg
District, St. Tammany Parish, La. and
containing 1.0 acre.



PLAT OF LAND BELONGING TO
FRANK W SANDERS

LOCATION SEC 1 T9 S R12 E GREENSBURG DISTRICT, LA
SURVEY REQUESTED BY SANDERS
SURVEY BY E.J. CHAMPAGNE SURVEYOR
MAP BY F.H.M. SCALE 1" = 200'

27 MAY 1958

DWG No 1547

Administrative Comment

March 6, 2025

Department of Planning & Development



ZONING STAFF REPORT
20244-4046-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 east side of Lake Road, south of Sampson Road, Lacombe; S1, T9S, R12E; Ward 7, District 7
Council District: 7

Petitioner: Mary Louise Rachel **Posted:** November 4, 2024
Owner: Mary Louise Rachel **Commission Hearing:** December 3, 2024
Size: .99 acres

Determination: Approved as amended with .5 acres (Tract 2) being rezoned to L-2 Large Lot Residential District, with the remainder of the property (.49 acres, Tract 1) being rezoned to S-1 Suburban Residential District



Current Zoning

R-1 Rural Residential District

Requested Zoning

S-1 Suburban Residential District

Future Land Use

Coastal Conservation

Flood Zone

Effective Flood Zone A10

Preliminary Flood Zone AE

Critical Drainage:

No

Elevation Requirements:

ABFE 12' + 1 Freeboard = 13' FFE

FINDINGS

1. The applicant is requesting to rezone the .99-acre parcel from R-1 Rural Residential District to S-1 Suburban Residential District. The parcel is located on the east side of Lake Road, south of Sampson Road, Lacombe.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	R-1 Rural Residential District

Site and Structure Provisions

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

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Compatibility or Suitability with Adjacent Area

4. Table 3: 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
East	Undeveloped	R-1 Rural Residential District
West	Undeveloped	R-1 Rural Residential District

- 5. The subject site abuts undeveloped property zoned R-1 Rural Residential District on all sides.
- 6. The existing R-1 Rural Residential District calls for parcel sizes of 5 acres or greater with a minimum lot width of 300 feet. As the subject site is only .99 acres, it is considered a legal lot of record.
- 7. The proposed L-2 Large Lot Residential District has a minimum lot size of a half-acre with a minimum lot width of 100 feet.
- 8. If approved, the applicant could apply for a minor subdivision of the property to create two parcels that are at least a half-acre each.

Consistency with New Directions 2040

Coastal Conservation: areas are within the Parish’s “coastal zone” (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

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.

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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.





