

EXHIBIT "A"

2025-4139-ZC

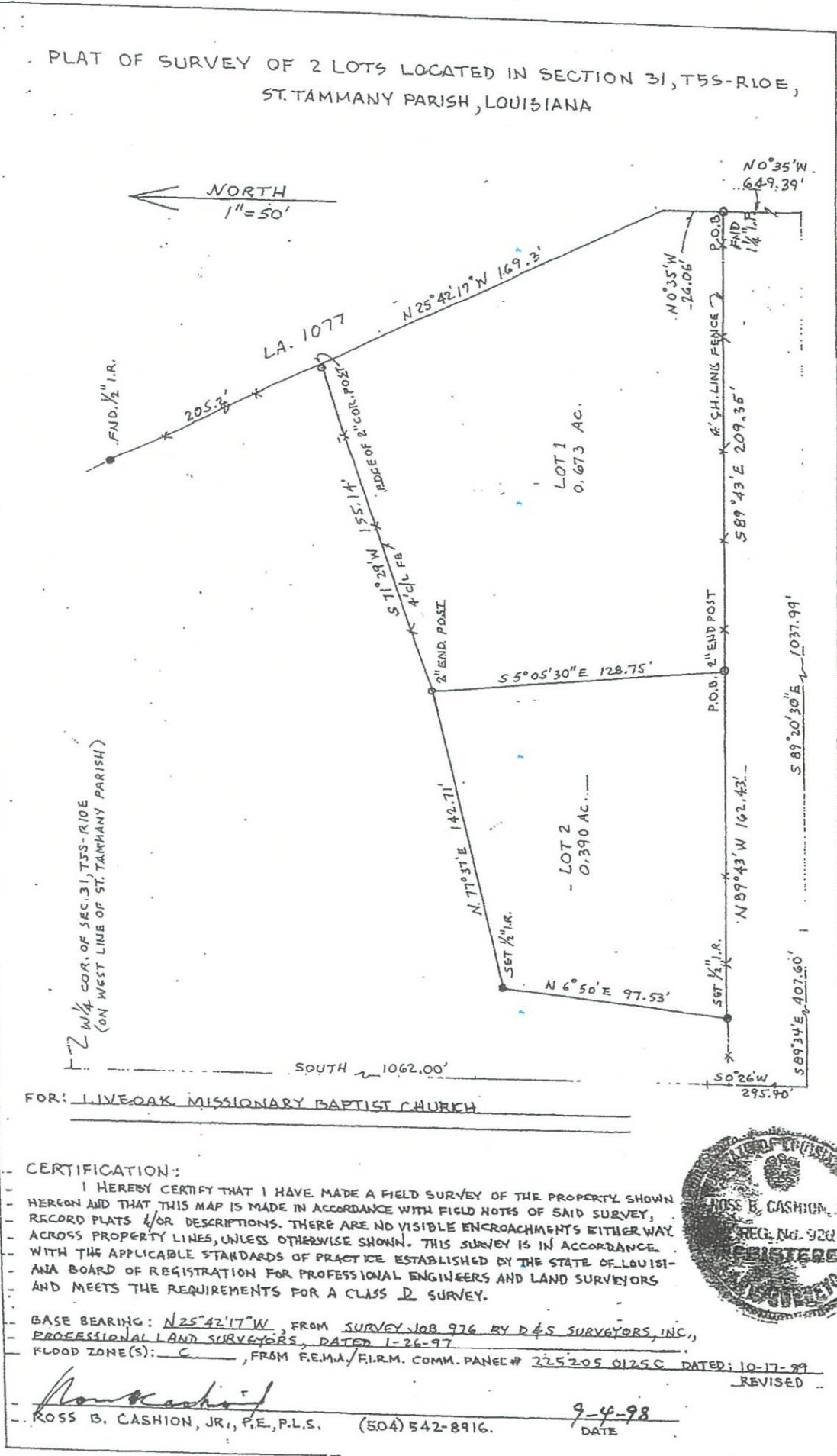
All that certain piece or parcel of ground, together with all the rights, ways, privileges, servitudes, prescriptions, advantages, and appurtenances thereunto belonging or in any wise appertaining thereto, situation in Section 31, Township 5 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing at the section corner common to Sections 1, 6, 31, and 36, Township 5 South, Range 10 East, go North 1359.6 feet to a point; thence East 1445.4 feet to a point; thence North 1 degree 15 minutes West 650 feet to an iron and the POINT OF BEGINNING: thence go West 170 feet to a point, thence go N. 170.0' to a point / separating Parcel "A" and Parcel "B"; thence recommence at the point of beginning and go South 87 degrees 24 minutes W. 205.6 feet to an iron; thence North 21 degrees 19 minutes West 130.7 feet to an iron; thence North 71 degrees 10 minutes East approximately 43.0 feet to the point separating Parcel A and Parcel B, noted above; said parcel being marked "A" on the attached map by Joseph C. Foy, dated June 2, 1969, a copy attached hereto and made part hereof.

AND

All that certain piece or parcel of ground, together with all the rights, ways, privileges, servitudes, prescriptions, advantages, and appurtenances there- unto belonging or in any wise appertaining thereto, situated in Section 31, Township 5 South, Range 10 East, St. Tammany. Parish, Louisiana, and more fully described as follows:

Commencing at the section corner common to Sections 1, 6, 31, and 36, Township 5 South, Range 10 East, go North 1359.6 feet to a point; thence East 1445.4 feet to a point; thence North 1 degree 15 minutes West 650 feet to an iron; thence continue North 1 degree 15 minutes West 29.6 feet to an iron; thence go North 26 degrees 15 minutes West, 156.0 feet to an iron and the POINT OF BEGINNING: thence go South 71 degrees 10 minutes West 149.1 feet to a point separating parcel "A" and parcel "B" thence recommence at the point of beginning and go West 100.4 feet to a point; thence go South, 34 feet, more or less to the point separating parcel "A" and parcel "B" noted above, all as per map by Joseph C. Foy, dated June 2, 1969, a copy hereto and made part hereof, said parcel described herein being marked "B" on said map.



Parcel #1 = Lot 1 & Lot 2

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Geoportal Map



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DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranties, expressed or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Tammany Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by a professional surveyor.





BENNETT CEMETERY RD

R-1

SCFORD RD

L-1

HAROLD CORE RD





May 1, 2025

Department of Planning & Development



**ZONING STAFF REPORT**  
2025-4139-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 west side of LA Highway 1077, south of Hereford Road, Folsom; S31, T5S, R10E; Ward 1, District 3  
**Council District:** 3

**Petitioner:** Kenneth Dutruch

**Posted:** March 18, 2025

**Owner:** Live Oak Missionary Baptist Church – Ken Dutruch

**Commission Hearing:** April 1, 2025

**Size:** 2.617 acres

**Determination:** Approved



**Current Zoning**

L-1 Large Lot Residential District

**Requested Zoning**

PF-1 Public Facilities District

**Future Land Use**

Residential: Low-Intensity

Institutional

**Flood Zone**

Effective Flood Zone A2

Preliminary Flood Zone X

**Critical Drainage:**

Yes

**Elevation Requirements:**

Effective BFE 66.5', Preliminary N/A

**FINDINGS**

1. The applicant is requesting to rezone the 2.167-acre tract from L-1 Large Lot Residential District to PF-1 Public Facilities District. The property is located on the west side of LA Highway 1077, south of Hereford Road, Folsom

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
85-116B	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	L-1 Large Lot Residential District

*Site and Structure Provisions*

3. The site currently consists of three parcels, two of which are undeveloped. They consist of the following sizes:
  - Parcel 1 (church parcel) – 1.063 acres
  - Parcel 2 - .480 acres
  - Parcel 3 – 1.074 acres
4. The primary lot of the subject property is developed with the Live Oak Missionary Baptist Church which is a legal non-conforming use under the property's current L-1 Large Lot Residential District.



Administrative Comment

May 1, 2025

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Compatibility or Suitability with Adjacent Area

5. Table 3: 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 Highway 1077)	Undeveloped	L-1 Large Lot Residential District
West	Undeveloped	L-1 Large Lot Residential District

- The subject property abuts parcels zoned L-1 Large Lot Residential District on all sides.
- The purpose of the existing 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. The minimum lot size under the L-1 District is 1 acre with a minimum lot width of 150'.
- The purpose of the requested PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public. The minimum lot size under the PF-1 Public Facilities District is 20,000sqft. There is no maximum building size, however all principal and accessory buildings shall not exceed 50% of the total area of the lot. Parking and landscaping requirements also must be met in all instances.
- If approved, the church would be in compliance with the proper zoning. In addition, the remainder of the property would be appropriately zoned for any future expansion that the church may wish to seek in the future.

Additional Development Requirements

- Per the Department of Engineering, the following requirements would be applicable to any future development on this site:
  - No structures within 20' from top of bank (each side) of the parish lateral on the south of the property. If the applicant plans on crossing the parish lateral, 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

**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.

**Institutional:** Areas that provide adequate space in central, accessible areas for provision of public and public-serving facilities and services, such as large health care facilities, higher education campuses, and large fire and police stations.



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

- i. Strategy 1.5.1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.

*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.

