

EXHIBIT "A"

**2025-4142-ZC**

Once certain piece or portion of ground situated in Section 14, Township 9 South, Range 12 East, St. Tammany Parish, Louisiana, and more particularly described as follows:

From the quarter section corner common to Sections 13 and 14, go north 498.43 feet to a point, which is the point of beginning, located in a boat slip in the western edge of Bayou Lacombe, thence west 94.95 minutes to a point, thence north 5 degrees 56 minutes 38 seconds west 100 feet to a point, thence north 84 degrees 03 minutes 22 seconds east 71.5 feet to a point, thence south 17 degrees 44 minutes east 112.2 feet to a point, which is the point of beginning.

All as more particularly shown as Parcel I on survey by Herbert Sanders dated 10/13/76, a copy of which is attached to Instrument #506453.



2025-4142-ZC

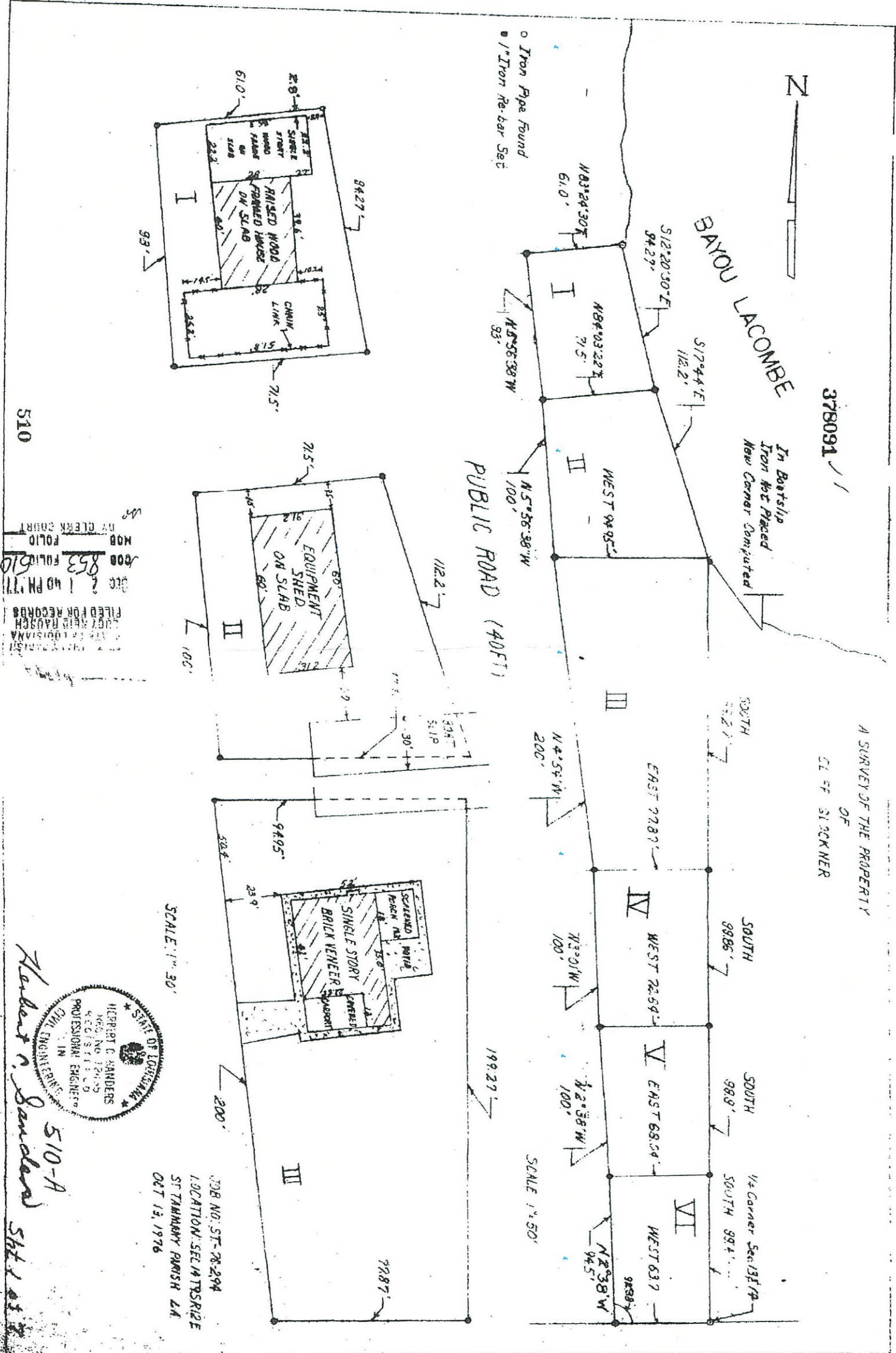
Geoportal Map

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, express 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 contacting the appropriate county or municipal office.



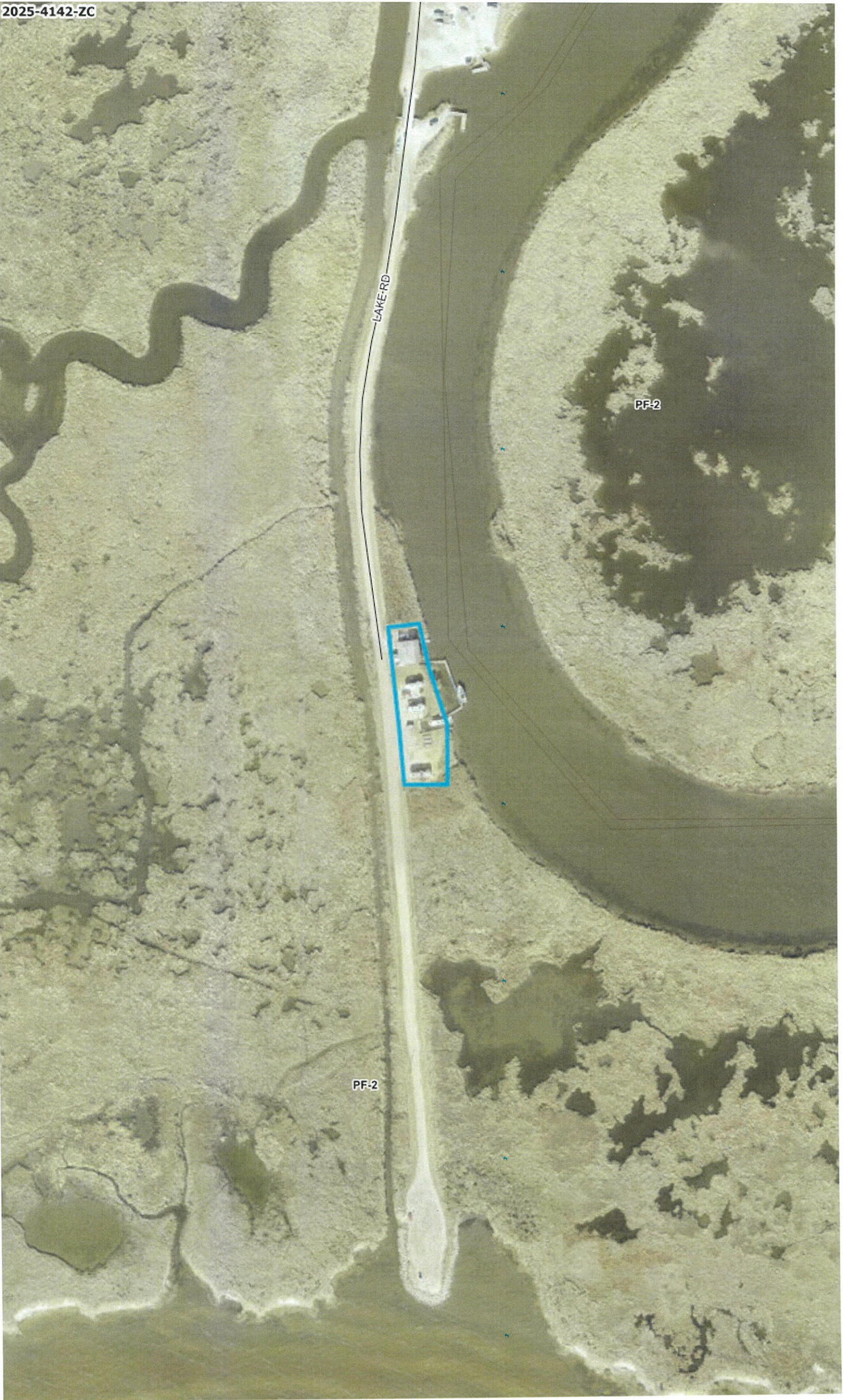


Map Deposit



A SURVEY OF THE PROPERTY  
OF  
C. F. STOCKNER







Administrative Comment

May 1, 2025

Department of Planning & Development



**ZONING STAFF REPORT**  
2025-4142-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](http://stpgov.org/planning)

**Location:** Parcel located on Parcel located on the east side of Lake Road, being 57390 Lake Road, Lacombe; S14, T9S, R12E; Ward 7, District 7

**Petitioner:** Ron Glockner, Sr.

**Owner:** Ron Glockner, Sr.

**Size:** .5 acres

**Council District:** 7

**Posted:** March 18, 2025

**Commission Hearing:** April 1, 2025

**Determination:** Approved

**Current Zoning**

PF-2 Public Facilities District

**Requested Zoning**

GC-2 (Public, Cultural, and Recreational District)

**Future Land Use**

Conservation Protected

**Flood Zone**

Effective Flood Zone V15

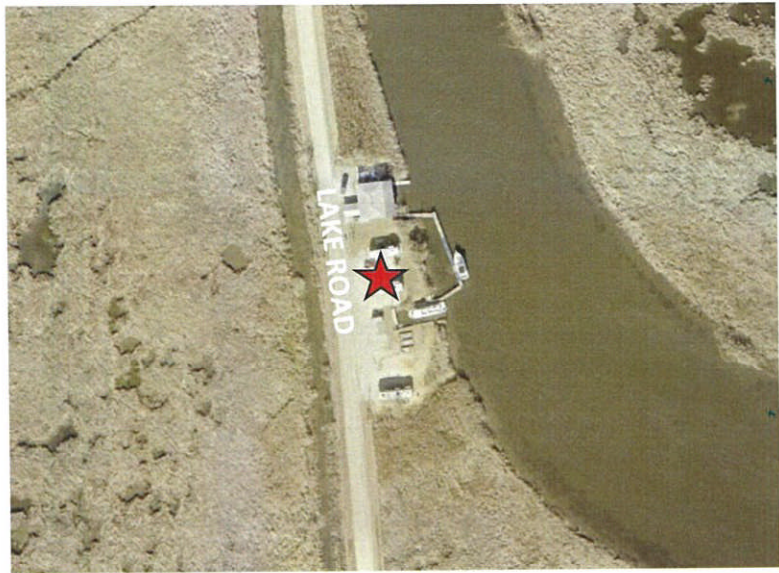
Preliminary Flood Zone VE

**Critical Drainage:**

Yes

**Elevation Requirements:**

Effective 16', Preliminary BFE 13'



**FINDINGS**

1. The applicant is requesting to rezone the .5-acre parcel from PF-2 Public Facilities District to GC-2 Public, Cultural, and Recreational District. The property is located on the east side of Lake Road, being 57390 Lake Road, Lacombe.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
95-018	Unknown	C-2 Commercial
09-2020	C-2 Commercial	PF-2 Public Facilities District

*Site and Structure Provisions*

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

*Compatibility or Suitability with Adjacent Area*

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Wetlands	PF-2 Public Facilities District
South	Wetlands	PF-2 Public Facilities District
East	Bayou Lacombe	PF-2 Public Facilities District

Zoning Commission  
April 1, 2025

Department of Planning and Development  
St Tammany Parish, Louisiana

2025-4142-ZC



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West	Wetlands	PF-2 Public Facilities District

- The subject property is flanked by undeveloped wetland zoned PF-2 Public Facilities District to the north, west, and south, and Bayou Lacombe to the east.
- The purpose of the existing PF-2 Public Facilities District is to provide for the location of public or non-profit owned facilities dedicated to historic, conservation, environmental education, or outdoor activities.
- The purpose of the requested GC-2 Public, Cultural, and Recreational District is to provide for the location of public, cultural, and recreational facilities in near proximity to residential areas while mitigating the impacts of these facilities, such as traffic and lighting. The minimum lot size under the GC-2 District is 20,000sqft with a maximum building size of 20,000 sqft. Permitted uses include the following:

Animal services; art studio; athletic fields; bed and breakfast; club or lodge; community center; community home\*; convention center; day care center, adult; day care center, child; day care home; dwelling, single-family; dwelling, two-family; educational facility, adult secondary; educational facility, learning center; educational facility, elementary or middle school; educational facility, high school; educational facility, university and associated research center; educational facility, vocational school; garden supply and greenhouse; golf course and recreational facility; gymnasium; laboratory; marina, commercial; medical facility, clinic; office; park; personal service establishment; place of worship; playground; recreational vehicle park; residential care facility; restaurant, delicatessen; restaurant, dine-in without lounge; retail establishment; short-term rental\*; stormwater retention or detention facility; tower, radio, telecommunications, television, or microwave\*; veterinary clinic, no outdoor kennels.

- If approved, the applicant could utilize the property for any of the above uses. Per the petitioner's application, the reason for the request is to utilize the existing single-family dwelling for a short-term rental unit.

*Additional Development Requirements*

- Per the Department of Engineering, the following requirements would be applicable to any future development on this site:
  - 100' Scenic River No-Cut Buffer from top of bank (each side) of the Lacombe Bayou. Contact the Louisiana Department of Wildlife and Fisheries in regards to 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.

*Consistency with New Directions 2040*

**Conservation Protected:** These areas are among the most ecologically sensitive in the Parish. Protected areas include public and private lands designated as parks, pine wetland mitigation banks, and habitat for endangered wildlife. Most types of development are generally prohibited in protected areas, but they may be used for regulated recreation or eco-tourism purposes

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

- 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.



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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.

