Exhibit "A"

2026-4761-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, lying and being situated in the SW l/'4 of SE 1/4 of Section 11, Township 9 South, Range 14 East, 8TH Ward, Parish of St. Tammany, State of Louisiana, all as more fully described as:

Commencing at the Northeast comer of the Southwest quarter of the Southeast quarter go West 25 feet to the Point of Beginning; thence go South along Parish Road 100 feet to a point; thence West 150 feet more or less. thence North 11 degrees, 11 minutes East 102 feet; thence go East 130 feet more or less back to the Point of Beginning.

Property further delineated per survey of Edward R. Sherwood, Registered Land Surveyor, dated July 7, 1986, copy of which is recorded in the records of St. Tammany Parish.

Improvements thereon bear municipal number: 1815 McKinney Road, Slidell LA 70458.

-AND-

PARCEL I

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances and advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in the NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 SOUTH, RANGE 14 EAST, 8TH WARD, ST. TAMMANY Parish, Louisiana, and more fully described as follows, to wit:

From the Southeast comer of the Northwest quarter of the Southeast quarter of Section 11, Township 9 South, Range 14 East go West 40 feet to the West Side of a public road; thence North along said road a distance of 100 feet to the Point of Beginning.

Thence West 100 feet; thence North 39 degrees, 50 minutes, 30 seconds East 97.68 feet; thence 37.42 feet to the West side of aforesaid public road; thence South along said road a distance of 75 feet back to the Point of Beginning.

PARCEL II

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances and advantages and component parts thereunto belonging or in anywise appertaining. lying and being situated in the NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 SOUTH, RANGE 14 EAST, 8th WARD, ST. TAMM ANY PARISH, LOUISIANA, and more fully described as follows, to wit:

Commencing at the Northeast comer of the Southwest quarter of the Southeast quarter of Section 1 1, Township 9 South, Range 14 East go west 25 feet to the Point of Beginning.

Thence West 130 feet; thence North 16 degrees 50 minutes East 104.6 feet; thence East 100 feet to West line of Parish Road; thence South along said road a distance of 100 feet to the Point of Departure.

All in Accordance with surveys by Albert A. Lovell & Associates, Inc., Consulting Engineers. dated March 28, 1984, Job to. 97350.

Property further delineated per survey Job No. 100780 by Albert .fi. Lovel & Assocs., Inc., C.E., dated March 29, 1990 copy of which is annexed hereto.

Improvements on Parcel I and Parcel II bear municipal address: 1809 McKinsey Avenue, Slidell LA 70458.

Administrative Comment

October 1, 2026

Department of Planning and Development

ZONING STAFF REPORT
2026-4761-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 Mckinney Road, south of Alice Avenue, Slidell; S11, T9S, R14E; Ward 8, District 12

Petitioner: Magnolia Realty Investments - Christie Trosclair

Owner: Magnolia Realty Investments - Christie Trosclair

Posted: August 13, 2026

Commission Hearing: September 1, 2026

Size: 1.02 acres

Determination: Approved



Current Zoning

GC-1 (General Commercial District)

Requested Zoning

HC-2 Highway Commercial District

Future Land Use: Residential Medium Intensity

Flood Zone

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone 1.02-acres from GC-1 General Commercial District to HC-2 Highway Commercial District. The parcels are located on the west side of Mckinney Road, south of Alice Avenue, Slidell.

2. *Zoning History*

Table 1: Zoning history of Subject Lot(s)		
Ordinance	**Prior Classification**	**Amended Classification**
06-051A	Unknown	SA
16-3524	SA	GC-1 General Commercial District

Site and Structure Provisions

3. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Residential	S-1 Suburban Residential District
South	Residential	GC-1 General Commercial District
East	Commercial	HC-2 Highway Commercial & City of Slidell
West	Residential	S-1 Suburban Residential District

4. The subject site is bordered to the north and west by residential property zoned S-1 Suburban Residential District, to the south by residential property zoned GC-1 General Commercial District, and to the east by developed commercial property zoned HC-2 Highway Commercial District and the City of Slidell.

5. The purpose of the General Commercial GC-1 District is to provide for the development of typical commercial development associated with arterial or corridor development and in proximity to residential neighborhoods.

    a. Permitted uses: Animal Services, Art studio, Bed and breakfast, Civic, Club or lodge, Community home*, 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, Garden supply and greenhouse, Laboratory, Medical facility, clinic, Office, Personal service establishment, Place of worship, 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*, Townhouse*, Veterinary clinic, no outdoor kennel.

6. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service use, generally located along major collectors and arterials designed to provide services to a portion of the parish.

    a. Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, 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, business college or school, 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, Catering facility, Civic, 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, business college or school, 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, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment.

7. The objective of the request is to allow for the construction of an office-warehouse which is a permitted use under the HC-2 Highway Commercial Zoning District.

    Although this property abuts residential zoning to the west and an adjacent single-family residence within the GC-1 General Commercial District to the south, this section of McKinney Road has a commercial presence closer to the Highway 190 intersection. However, office-warehouse uses are permitted within the HC-1 Highway Commercial District, and as such, staff recommends the applicant amend the request to the HC-1 designation.

Administrative Comment

October 1, 2026

Department of Planning and Development

ZONING STAFF REPORT
2026-4761-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

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 5:1: The Parish will designate adequate land serviced by supportive infrastructure for use by businesses and industries seeking to begin or expand.

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.

Administrative Comment

October 1, 2026

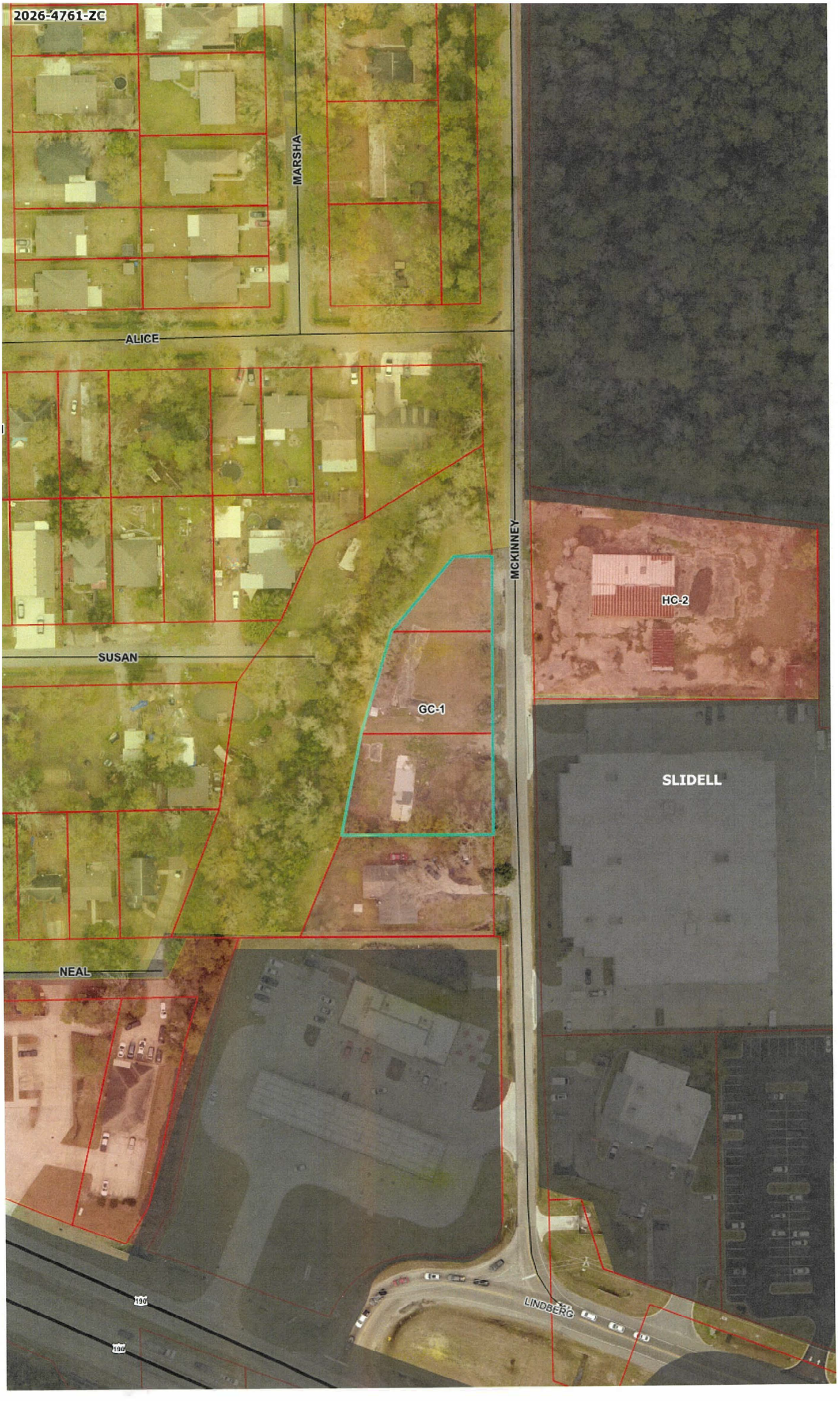
Department of Planning and Development

ZONING STAFF REPORT
2026-4761-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director




2026-4761-ZC
MARSHA
ALICE
MCKINNEY
HC-2
SUSAN
GC-1
SLIDELL
NEAL
LINDBERG
190
190


2026-4761-ZC
PUBLIC NOTICE
CASE NUMBER
AUG 13 2026


2026-4761-ZC
PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4761-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
September 1, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on
by
AUG 13 2026