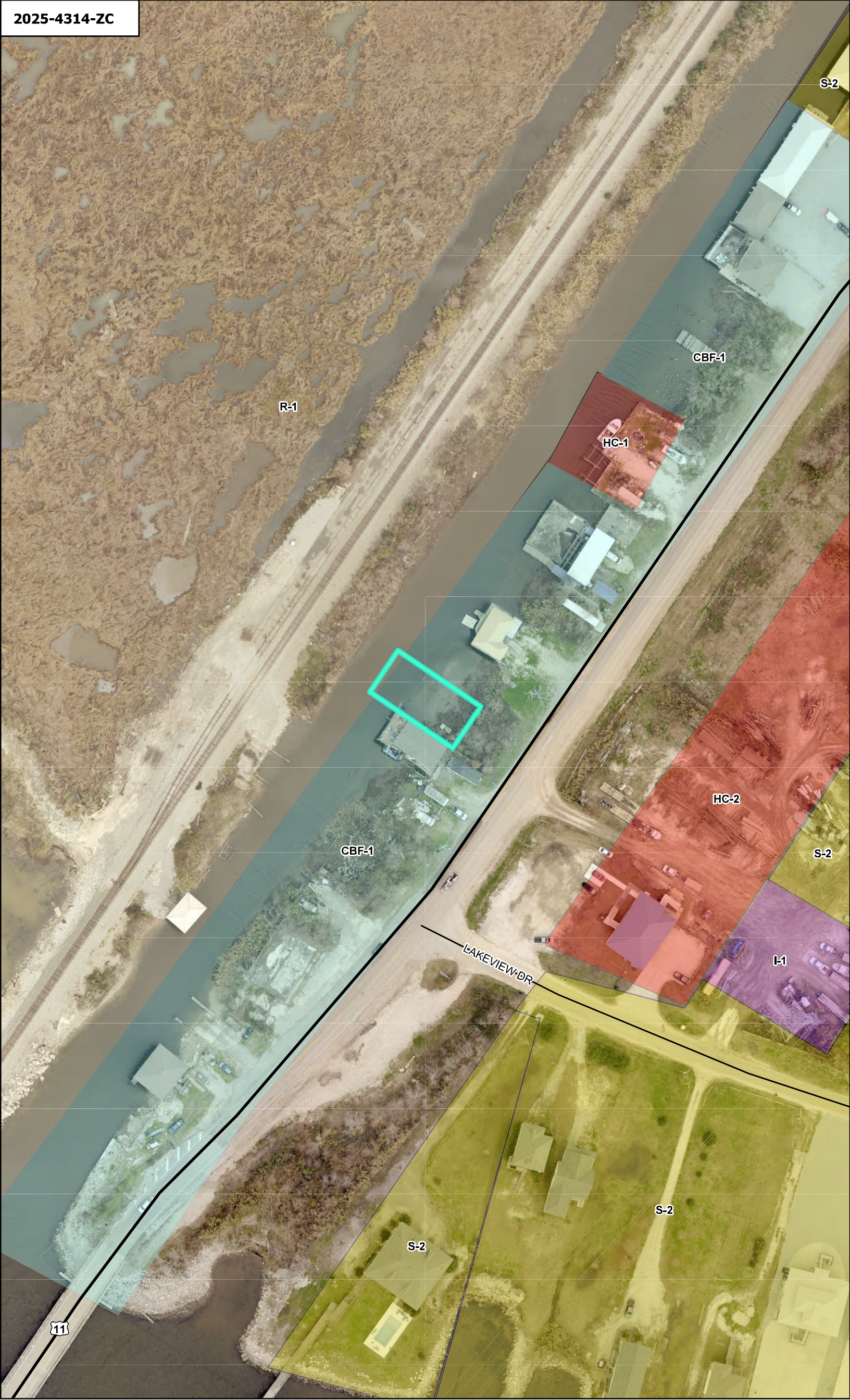


EXHIBIT "A"

2025-4314-ZC

A certain lot or parcel of land situated in Sec. 31, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, more particularly described on a survey made by R. P. Rordam, dated October 14, 1937, as follows to wit: Beginning at a point designated by the letter "Y" on the westerly line of Pontchartrain Bridge R/W, which said point is situated 225.7 feet in a northerly direction of a point designated by the letter "F" on said westerly line of said Pontchartrain Bridge R/W; thence from said point "Y" go North 28 degrees 26 minutes East along the Pontchartrain Bridge R/W 119 ft. to the point of beginning; thence continue north 28 degrees 26 minutes East 51 ft.; thence North 61 degrees 34 minutes West 100 ft. to the East line of the Southern Railway R/Way 51 ft.; thence South 28 degrees 26 minutes West along said Railroad R/Way 51 ft.; thence South 61 degrees 34 minutes East 100 ft. to the point of beginning. All as per survey dated March 12, 1966 by Samuel L. Craft, Registered Surveyor, copy of which is attached to act of acquisition.



R-1

S-2

CBF-1

HC-1



CBF-1

HC-2

S-2

LAKEVIEW DR

I-1

11

S-2

S-2

Administrative Comment

October 2, 2025

Department of Planning & Development



**ZONING STAFF REPORT**  
2025-4314-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.

**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.

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

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

**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.

Zoning Meeting  
September 9, 2025

Department of Planning and Development  
St Tammany Parish, Louisiana

2025-4314-ZC

Administrative Comment

October 2, 2025

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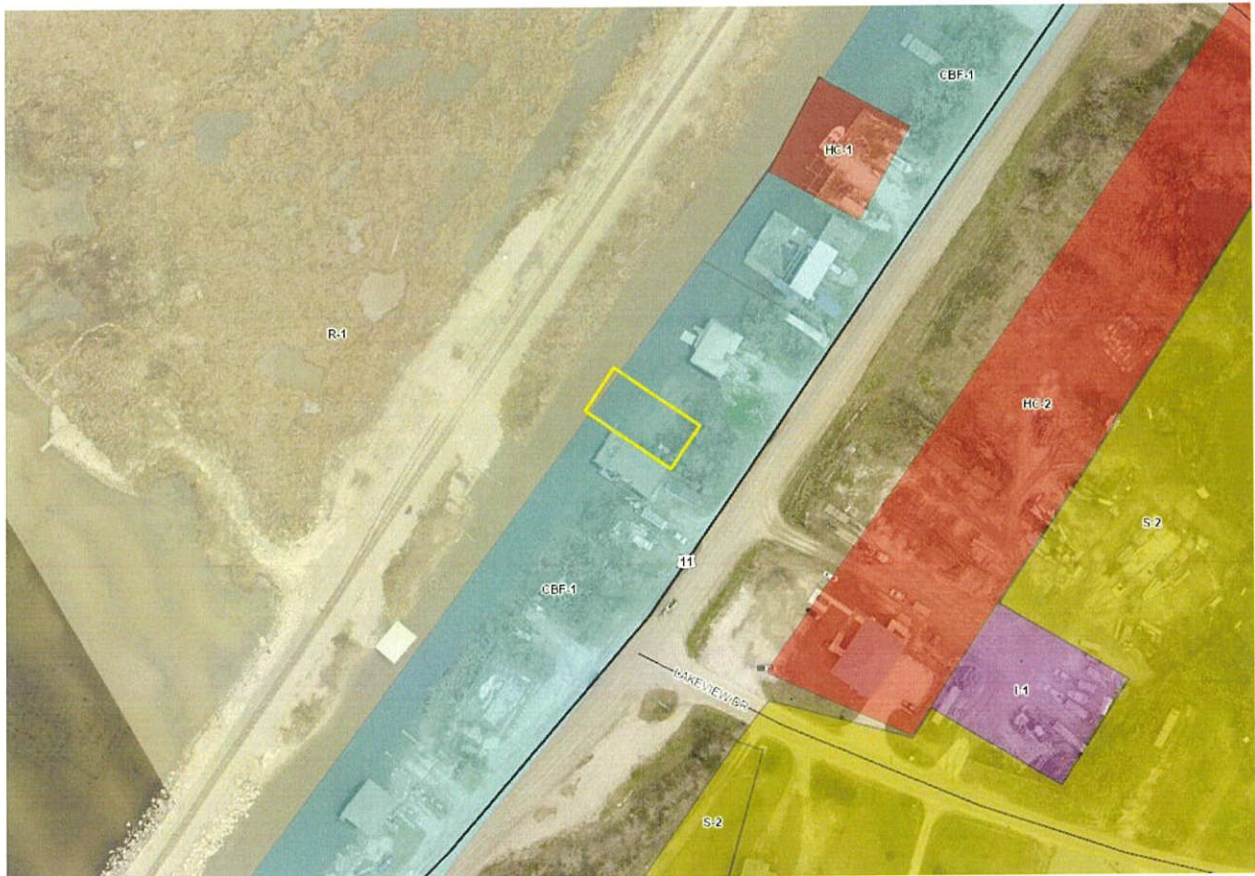


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PARISH PRESIDENT

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Director

- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



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Administrative Comment

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Ross Liner  
Director

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

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**Location:** Parcel located on the west side of Pontchartrain Drive, south of North Shore Circle Drive and north of Lakeview Drive, being 4973 Pontchartrain Drive, Slidell; S31, T9S, R12E; Ward 9, District 12

**Council District: 12**

**Petitioner:** John Bartet III

Posted: August 18, 2025

**Owner:** John Bartet III

**Commission Hearing:** September 9, 2025

**Size:** 0.115 acres

**Determination:** Approved



**Current Zoning:** CBF -1 Community Based Facilities

**Requested Zoning:** S-2 Suburban Residential District

**Future Land Use:**

Residential Medium-Intensity

Coastal Conservation

**Flood Zone:**

Effective Flood Zone: A10

Preliminary Flood Zone: VE

**Critical Drainage:** Coastal

**Elevation Requirements:**

BFE 14' + 1' Freeboard = 15' Lowest Horizontal Member

**FINDINGS**

1. The applicant is requesting to rezone a .0115-acre lot from CBF-1 Community Based Facilities to S-2 Suburban Residential District. The property is located on the west side of Pontchartrain Drive, south of North Shore Circle and north of Lakeview Drive being 4973 Pontchartrain Drive, Slidell.

Zoning Meeting  
September 9, 2025

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St Tammany Parish, Louisiana

2025-4314-ZC

Administrative Comment

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*Zoning History*

<b>Table 1: Zoning history of Subject Lot(s)</b>		
<b>Ordinance</b>	<b>Prior Classification</b>	<b>Amended Classification</b>
78-097B	Unknown	C-1
09-2020	C-1	CBF-1 Community Based Facilities

*Site and Structure Provisions*

- The property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

<b>Table 2: Surrounding Land Use and Zoning</b>		
<b>Direction</b>	<b>Surrounding Use</b>	<b>Surrounding Zoning Classification</b>
North	Residential	CBF-1 Community Based Facilities
South	Residential	CBF-1 Community Based Facilities
East	Commercial	HC-2 Highway Commercial District
West	Undeveloped	R-1 Rural Residential District

- As shown in Table 2, the subject site is flanked by residential development zoned CBF-1 Community Based Facilities to the north and south. There is property across the street on Pontchartrain Drive which is commercially developed and zoned HC-2 Highway Commercial District. The property to the west is undeveloped and is zoned R-1 Rural Residential District.
- The CBF-1 Community Based Facilities is intended to provide for the location of public and quasi-public uses that are appropriate within proximity to residential districts. However, this district does not allow single family residential dwellings as a permitted use.
- The S-2 (Suburban Residential District) is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses.
  - The minimum lot size requirements within the S-2 Suburban Residential District are 7,500 sq. ft. and 75' lot widths.
- If the request for S-2 Suburban Residential District is approved, the applicant could apply for a building permit to build a single-family residence.

Zoning Meeting  
September 9, 2025

Department of Planning and Development  
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2025-4314-ZC