

EXHIBIT "A"

2025-4168-ZC

TWO CERTAIN LOTS OF GROUND, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as CENTRAL PARK SUBDIVISION, SECTION A. Said lots are Designated by the NOS. 55 and 56 in Square No. 10. Said square is bounded by COAST BOULEVARD, HUDSON AND FEIBLEMAN AVENUE AND NORTHERLY LINE OF SUBDIVISION.

Lots adjoin each other and front on Hudson Avenue. LOT NO. 55 measures 25 feet front by a depth of 125 feet between equal and parallel lines. LOT NO. 56 measures 44 feet front by a depth of 125 feet between equal and parallel lines. All as per plan of subdivision by H.G. Fritchie, Surveyor, dated January 1-10, 1929, Survey No. 700.

THREE CERTAIN LOTS OF GROUND, situated in the Parish of St. Tammany, State of Louisiana, in the Parish of St. Tammany, State of Louisiana, in that part thereof known as CENTRAL PARK SUBDIVISION, SECTION A. Said lots are designated by the NOS. 52, 53, and 54 in Square No. 10. Said Square is bounded by HUDSON and FEIBLEMAN AVENUES, COAST BOULEVARD and LINE OF SUBDIVISION. Lots adjoin each other and measure 25 feet front on Hudson Avenue by a depth of 125 feet between equal and parallel lines. All as per plan of subdivision by H.G. Fritchie, Surveyor, dated May 1-10, 1929, Survey No. 700.

St. Tammany Clerk of Court - File#6C - MAPS MAY NOT PRINT TO SCALE

CENTRAL PARK SEC. A
OF
NEW SLIDELL

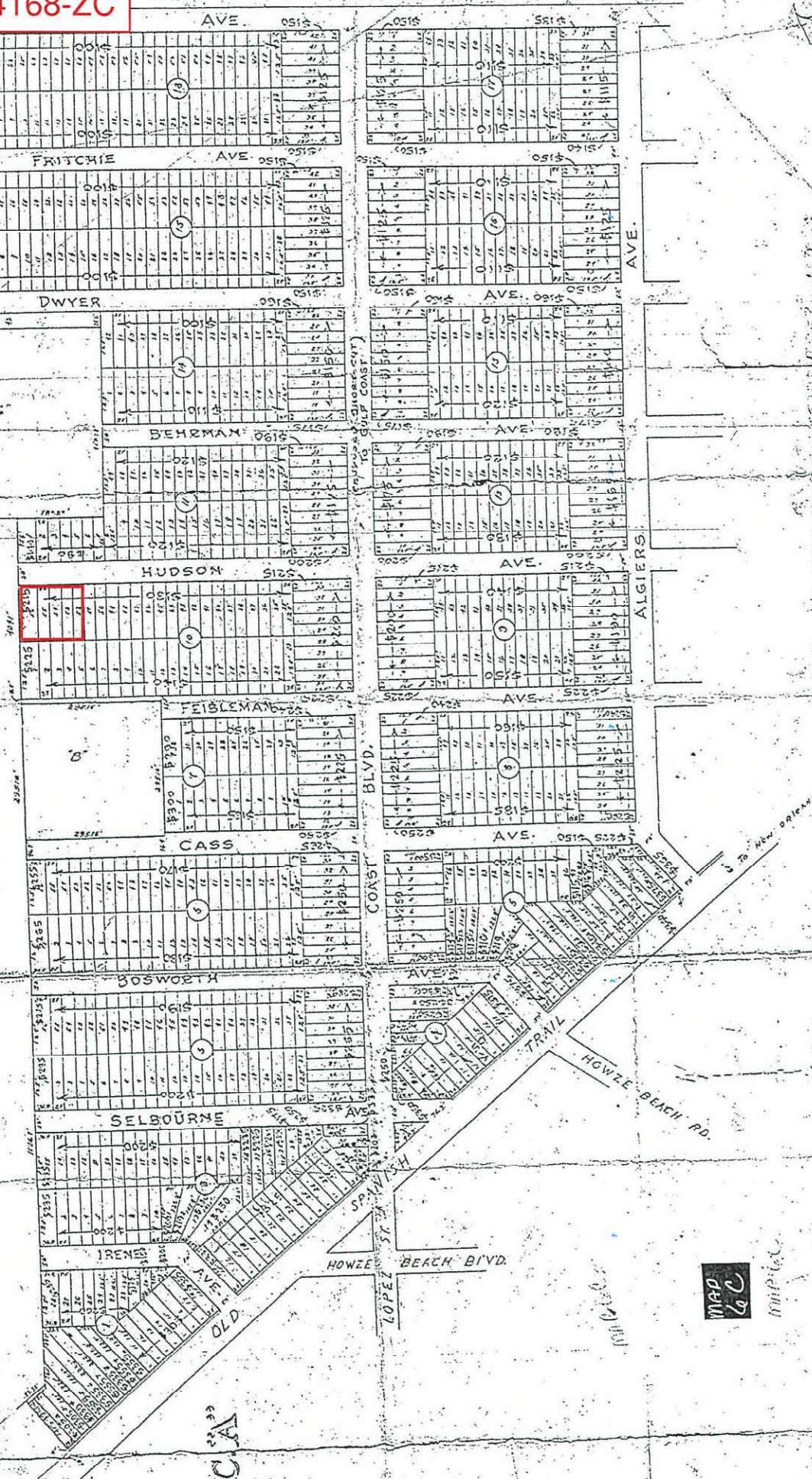
Standard General Realty Co. Inc.



912 GRAVIER ST. MAIN - 5750

New Orleans, La.

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May 1, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4168-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 Hudson Street, north of Coast Blvd, Slidell, being Lots 52, 53, 54, 55 & 56, Square 10, Central Park Subdivision; S14, T9S, R14E; Ward 8, District 12

Council District: 12

Petitioner: John Doane

Posted: March 17, 2025

Owner: John Doane

Commission Hearing: April 1, 2025

Size: 0.36 acres

Determination: Approved

Current Zoning

S-2 Suburban Residential District

Requested Zoning

S-2 Suburban Residential District
MHO Manufactured Home Overlay

Future Land Use

Residential: Low-Intensity

Flood Zone

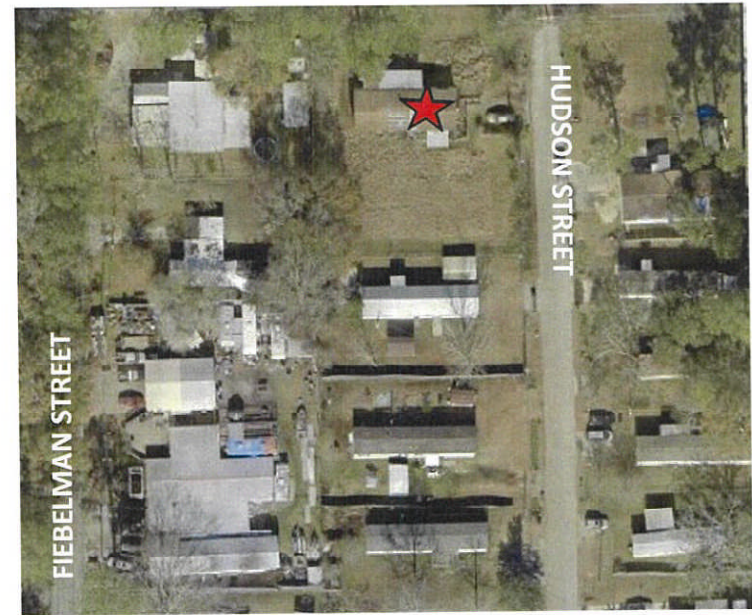
Effective Flood Zone A5
Preliminary Flood Zone AE

Critical Drainage:

No

Elevation Requirements:

Effective BFE 9', Preliminary BFE 12'



FINDINGS

1. The applicant is requesting to rezone a 0.36-acre parcel from S-2 Suburban Residential District to S-2 Suburban Residential District and MHO Manufactured Home Overlay. The property is located on the west side of Hudson Street, north of Coast Blvd, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2117	Unknown	S-2 Suburban Residential District

Site and Structure Provisions

3. The subject property is currently developed with a manufactured home.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Industrial	I-1 Light Industrial
South	Residential	S-2 Suburban Residential District

Zoning Meeting
April 1, 2025

Department of Planning and Development
St Tammany Parish, Louisiana

2025-4168-ZC

Administrative Comment

May 1, 2025

Department of Planning & Development



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East	Residential	S-2 Suburban Residential District
West	Residential	S-2 Suburban Residential District

5. The petitioned site abuts parcels zoned Light Industrial District to the north and S-2 Suburban Residential District to the east, west, and south.
6. The purpose of the existing S-2 Suburban Residential District is to provide single-family residential dwellings of moderate urban density. The minimum lot size for the S-2 Suburban Residential District is 7,500 square feet with a width of 75’.
7. The purpose of the proposed Manufactured Home Overlay is to provide various areas and settings for a quality living environment for manufactured home residents.
8. Per Sec. 500-2.2(B), a legal nonconforming manufactured home is considered nonconforming¹ once the electricity is turned off for longer than six months. If the request for MHO is approved, the applicant may apply for an administrative permit for a manufactured home swap out to place a newer manufactured home on the property or a permit to gain electricity to the existing structure.

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.

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

¹ Nonconforming Use. A use which was legally established but which is no longer classified as a permitted use or no longer classified as a special use in the zoning district in which it is located.

Administrative Comment

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