

EXHIBIT "A"

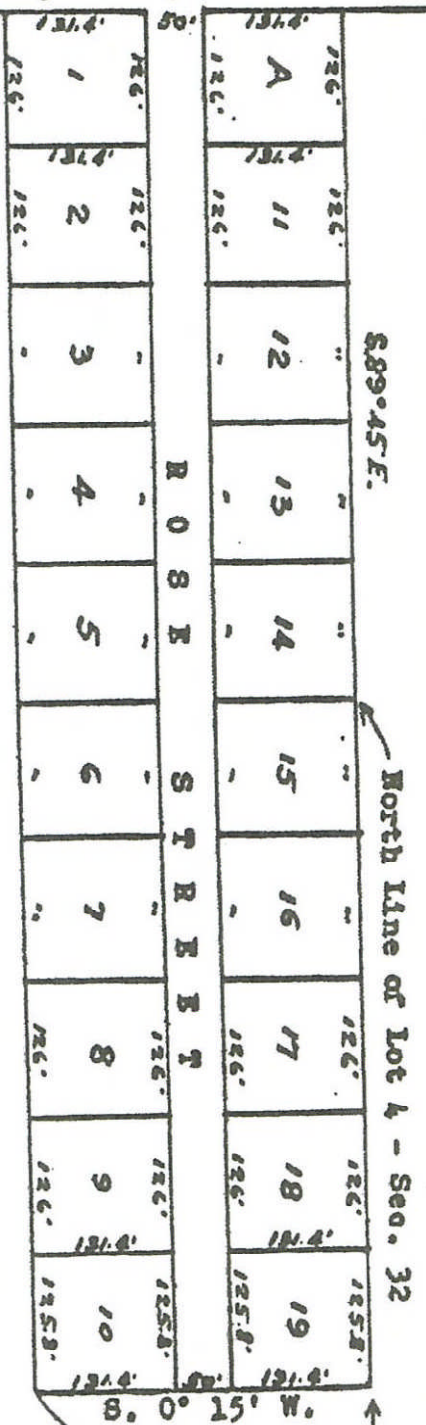
2025-4306-ZC

Lot # 19, Romano Subd. #2, St. Tammany Parish LA., with the municipal address: 35393
Rose St., Slidell, LA 70460.

N. 

CAMP VILLERE ROAD
Formerly "Back-Up Storage Area Road"

To U.S. #190
and Slidell



MAP OF ROMANO SUBDIVISION NUMBER NUMBER TMO

IN LOT 4, SEC. 32, T. 8 S., R. 14 E.

ST. TAMMANT PARISH, LA.

May 14, 1949

2025-4306-ZC

October 2, 2025

Department of Planning & Development



ZONING STAFF REPORT
2025-4306-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the north side of Rose Street, east side of Camp Villere Road, as being 35393 Rose Street, Slidell; S32, T8S, R14E; Ward 9, District 11 **Council District:** 11

Petitioner: Kiwana Thornton **Posted:** August 15, 2025

Owner: Tamprop, Inc. – Jamie Lindsay, IV **Commission Hearing:** September 2, 2025

Size: .37 acres **Determination:** Approved, Denied, Postponed



Current Zoning

L-2 Large Lot Residential District and
HC-2 Highway Commercial District

Requested Zoning

L-2 Large Lot Residential District and
MHO Manufactured Housing Overlay

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone: B

Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:

Proposed BFE 16' / Minimum FFE 16'

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone a .37-acre parcel from L-2 Large Lot Residential District and HC-2 Highway Commercial District to L-2 Large Lot Residential District and MHO Manufactured Housing Overlay. The parcel is located on the north side of Rose Street, east side of Camp Villere Road.

Zoning History

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-4 Single-Family Residential District
23-5339	A-4 Single-Family Residential District	S-1 Suburban Residential District

Site and Structure Provisions

2. Per the most recent aerial imagery the site is currently developed with an existing manufactured home which is considered a non-conforming use. Per the application, the manufactured home has been removed from the property.

Compatibility or Suitability with Adjacent Area

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	HC-2 Highway Commercial District
South	Undeveloped	L-2 Large Lot Residential District
East	Undeveloped	I-1 Light Industrial District

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West	Undeveloped	L-2 Large Lot Residential District
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3. As shown in Table 2, the subject site is bordered by property zoned HC-2 Highway Commercial District to the north, undeveloped property zoned I-1 Light Industrial District to the east, and undeveloped property to the west and south zoned L-2 Large Lot Residential.
4. The existing L-2 Large Lot Residential District is intended to provide a single-family residential environment in a setting of moderate sized lots which are served by central utility systems and other urban services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers.

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

5. The purpose of the requested MHO Manufactured Housing Overlay is to provide areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents. There are currently four manufactured homes located on Rose Street that are recognized as legally non-conforming structures.
6. If approved, the applicant may apply for a building permit to allow for the placement of a manufactured home on the property.

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 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.

Administrative Comment

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