

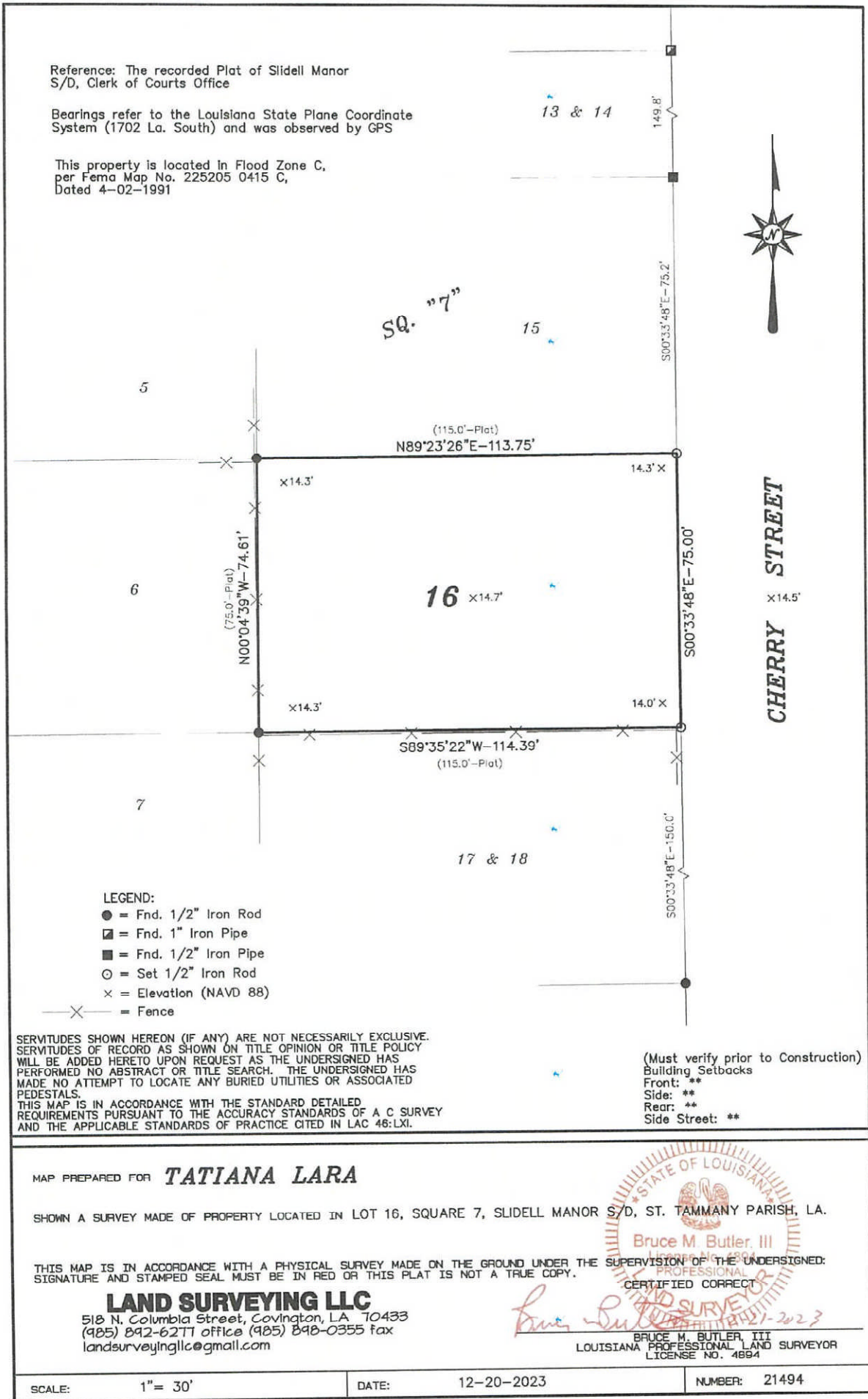
EXHIBIT “A”

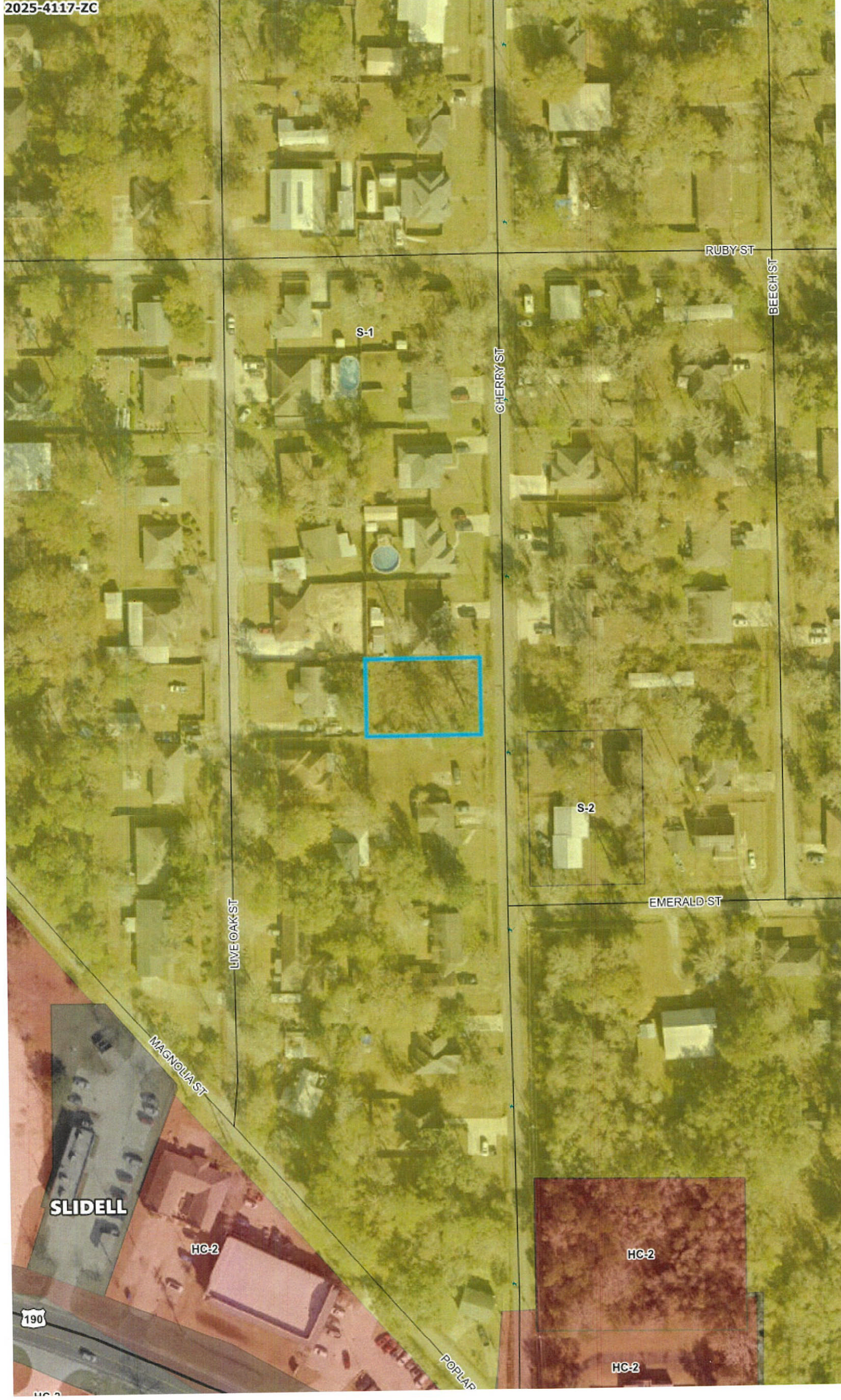
2025-4117-ZC

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the right, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and being more fully described as follow, to-wit:

Lot 16, Square 7, Slidell Manor Subdivision, St. Tammany Parish, Louisiana

2024-4117-ZC





RUBY ST

BEECH ST

CHERRY ST

S-1

S-2

EMERALD ST

LIVE OAK ST

MAGNOLIA ST

SLIDELL

HC-2

HC-2

HC-2

POPLAR

190

Administrative Comment

August 7, 2025

Department of Planning and Development



ZONING STAFF REPORT
2025-4117-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 Cherry Street, south of Ruby Street, being Lot 16, Square 7, Slidell Manor, Slidell; S37, T8S, R14E; Ward 9, District 11
Council District: 11

Petitioner: Tatiana Lara
Posted: June 13, 2025

Owner: E Lara, LLC - Tatiana Lara
Commission Hearing: July 1, 2025

Size: 0.198 acres
Prior Determination: Postponed– 4.1.25

Determination: Approved

Current Zoning

S-1 Suburban Residential District

Requested Zoning

TF Two-Family Residential 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 the 0.198-acre lot from S-1 Suburban Residential District to TF Two-Family Residential District. The property is located on the west side of Cherry Street, south of Ruby Street, being Lot 16, Square 7, Slidell Manor, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	A-4
09-2020	A-4	S-1 Suburban Residential District

Site and Structure Provisions

3. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 Suburban Residential District
South	Residential	S-1 Suburban Residential District
East (across from Cherry St.)	Residential	S-1 Suburban Residential District

Zoning Meeting
July 1, 2025

Department of Planning and Development
St Tammany Parish, Louisiana

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West	Residential	S-1 Suburban Residential District
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5. The subject site abuts single-family dwellings to the north, south, east (across Cherry Street) zoned S-1 Suburban Residential District. Abutting the property to the west is an undeveloped lot also zoned S-1 Suburban District.
6. The purpose of the existing S-1 Suburban Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The minimum lot size in the S-1 District is 11,000 sq. ft. with a minimum lot width of 90'. However, the Slidell Manor Subdivision is a previously platted subdivision, and, as such, the lots within the area are considered to be legal lots of record that conform to the minimum lot of record lot width of 75' per Section 500-2.1(A)(2).
7. The purpose of the requested TF Two Family Residential District is to provide a greater density of residential uses by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts. This district is primarily characterized by central utility systems, convenience to commercial and employment centers, and efficient access to major transportation routes. To protect the intention of the district, permitted activities are limited to residential dwellings of one or two units and utility uses.
8. The minimum lot size for a single-family dwelling in the Two-Family District is 7,500 sq. ft. The minimum lot size for a two-family dwelling is 10,800 sq. ft. As the property is a legal lot of record measuring 75'x114', the total area of the lot is 8,550 sq. ft., which is 2,250 sq. ft. less than the required property size for a duplex.
9. If approved the applicant could apply for a building permit to build a duplex (two units) on-site. Per the utility requirements listed under the TF Two Family Residential District in the Unified Development Code Sec 400-2.3(A)(d), all uses, residential and nonresidential must be provided with central sewerage and central water systems in accordance with minimum standards established in the Unified Development Code. The subject property does have access to central water, but does not have the ability to connect to any central sewer. As such, the applicant will need to obtain a waiver from the Department of Environmental Services prior to obtaining any building permits to construct a two-family residence on-site.

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.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3 The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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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.

