

EXHIBIT "A"

2024-3972-ZC

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as Slidell Manor Subdivision, which is a subdivision of a portion of Section Thirty-Seven (37), Township Eight South (T8S), Range Fourteen East (R14E), Greensburg District, Ninth Ward, which subdivision has been duly accepted and approved by the Parish of St. Tammany and which lot or parcel of land is designated as Lot Nine (9) of Square Five (5) of said subdivision. All as more fully shown on plat of subdivision on file and of record with the office of the Clerk of Court for the Parish of St. Tammany in COB 972, folio 445.

For informational purposes only: Improvements thereon bear Municipal No. 1433 Hickory Street, Slidell, Louisiana 70460

2024-3972-ZC

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16 32
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RUBY

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CHEER

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BUCH

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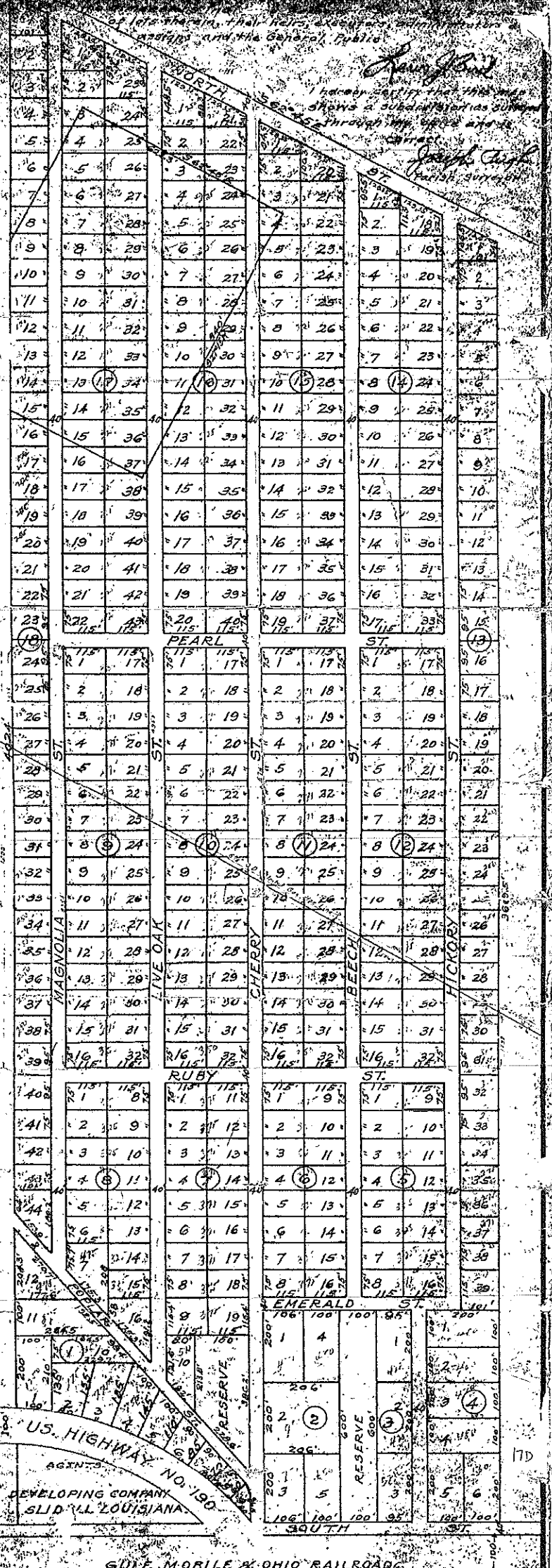
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US. HIGHWAY NO. 190
AGENTS
DEVELOPING COMPANY
SLIDELL, LOUISIANA

GULF, MOBILE & OHIO RAILROAD

SLIDELL MANOR
A SUBDIVISION OF A PORTION OF SECTION
37 TOWNSHIP 8 SOUTH RANGE 14 EAST
GREENSBURG DISTRICT, LOUISIANA

2024-3972-ZC

GRANTHAM COLLEGE RD

HC-3

RANGE

ENGINEER

PF-1

32

VETERANS MEMORIAL LN

BEECH ST

I12 SERVICE RD

12E 12W

I-2

PEARL ST

T8 - R14E

CHERRY ST

SLIDELL

CAMP VILLER RD

HC-2

37

HICKORY ST

MAGNOLIA ST

RUBY ST

LIVE OAK ST

S-2

EMERALD ST

I-2

I-2

CALIFORNIA RD

I-2

190

HC-2

HC-2

HC-2

SOUTH ST

L-1

38

HC-2

I-2

NC-2

38

T9 - R14E

37

HC-2

CAMP SALMEN RD

WILLIAMS RD

Administrative Comment

November 7, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3972-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 southwest corner of Ruby Street and Hickory Street, being Lot 9, Square 5, Slidell Manor Subdivision, being 1433 Hickory Street, Slidell; S37, T8S, R14E; Ward 9, District 11
Council District: 11

Petitioner: Cheryl Grant
Owner: Julio Cesar Murillo Alvarenga
Size: .20 acres
Posted: September 13, 2024
Commission Hearing: October 1, 2024
Determination: Approved



Current Zoning

S-1 (Suburban Residential District)

Requested Zoning

S-1 (Suburban Residential District) and MHO (Manufactured Housing Overlay)

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

Parish Determined CDA

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

The applicant is requesting to rezone the .20-acre property from S-1 Suburban Residential District to S-1 Suburban Residential District and MHO Manufactured Housing Overlay. The parcel is located on the southwest corner of Ruby Street and Hickory Street, being Lot 9, Square 5, Slidell Manor Subdivision, being 1433 Hickory Street, Slidell.

Zoning History

1. 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 (Formerly A-4 Single-Family Residential District)

Site and Structure Provisions

2. The site is currently developed with a manufactured home that is currently without power. As such, the site is considered vacant and is no longer under a legal non-conforming status.

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Compatibility or Suitability with Adjacent Area

3. Table 3: 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	Residential	S-1 Suburban Residential District
West	Residential	S-1 Suburban Residential District

4. The subject property is flanked by property zoned S-1 Suburban Residential District on all sides.
5. If approved, the applicant could apply for a building permit to replace the existing manufactured home 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 1.1: Our land use, land development, and land redevelopment decision making, policies, and processes will be fair, transparent, and accessible to all Parish stakeholders.
- ii. Goal 3.2: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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