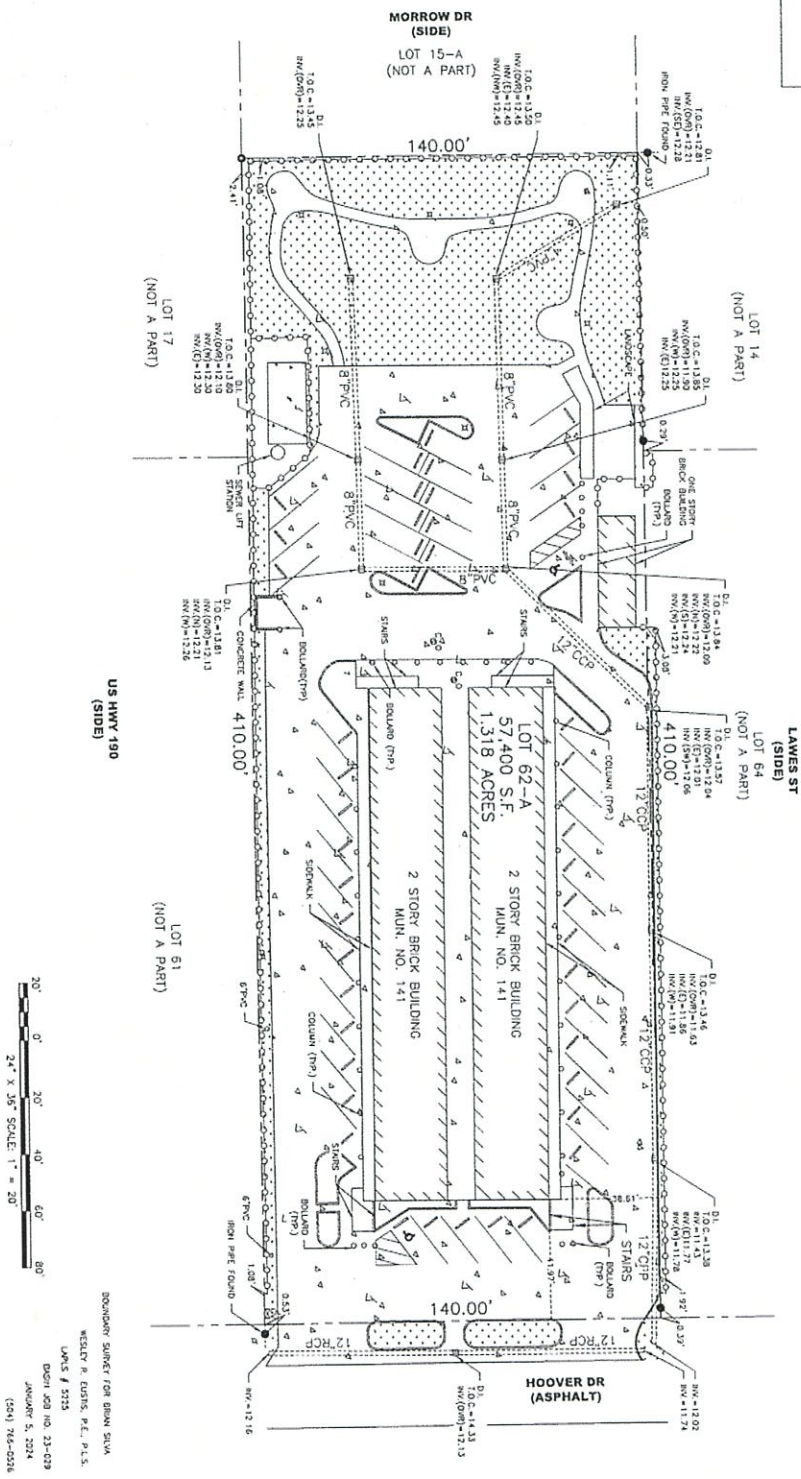




EXHIBIT “A”

2024-3807-ZC

A certain lot of ground, together with all the buildings and improvements thereon, situated in the Subdivision known as Lindbergh Glen Annex No. 2 (Two), located near Slidell, St. Tammany Parish, State of Louisiana, and designated as Lot 62-A, being a portion of a resubdivision of Lots 15, 16, 62 & 63, Square 5, Lindbergh Glen Annex Number 2, all as shown on survey by John E. Bonneau & Associates, Inc. dated May 24, 1996, filed as Map File Number 1441, records of St. Tammany Parish.

TESTING MATERIALS		TESTING
1	WATER	US STANDARD TUNE
2	ELECTRIC MOTOR	US TELEPHONE TUNE
3	PIPER, HENDRY	US COAST TUNE
4	COAST BUSH	US SEAFAR TUNE
5	US WAVE	US AIRPORT TUNE
6	US TELEPHONE BOX	US AIRPORT TUNE
7	SEVEN ANVILS	US NOT TO SCALE
8	SEVEN CLAMMOT	SEVENTEEN TUNE
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100	US COAST	



SHEET NO. 1	DATE 3/3/09 TIME 01:05:20:24	LOT 62-A LINBERGH GLEN ANNEX NUMBER 2 SECTION 12, T-9-S, R-14-E ST. TAMMANY PARISH, LOUISIANA AS-BUILT BOUNDARY SURVEY			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REV. NO.</th> <th style="width: 70%;">REVISIONS / COMMENTS</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV. NO.	REVISIONS / COMMENTS	DATE																														
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ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-6896

COUNCIL SPONSOR: MR. CORBIN

PROVIDED BY: COUNCIL OFFICE

RESOLUTION TO VACATE, IN PART, THE MORATORIUM ORIGINALLY ESTABLISHED BY ORDINANCE COUNCIL SERIES NO. 22-4832 ON THE RECEIPT OF SUBMISSIONS BY THE PARISH ZONING COMMISSION FOR REZONING OF PROPERTY WHICH WOULD RESULT IN AN INCREASE IN THE ALLOWABLE DENSITY OF A RESIDENTIALLY-ZONED PARCEL GREATER THAN A-4 (FOUR [4] UNITS PER ACRE), A PLANNED UNIT DEVELOPMENT OVERLAY ("PUD"), OR A TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT ("TND"), SPECIFICALLY ON THE PROPERTY LOCATED AT 141 HOOVER DR., SLIDELL, LOUISIANA (WARD 8, DISTRICT 13).

WHEREAS, on May 05, 2022, the Parish Council adopted Ordinance C.S. No. 22-4832, establishing a Parishwide moratorium and subsequently extended said moratorium six [6] times with the most recent being Ordinance C.S. No. 24-5361, extending the moratorium on the receipt of submissions by the Parish Zoning Commission for the rezoning of property which would result in an increase in the allowable density of a residentially-zoned parcel greater than A-4 (four [4] units per acre), a Planned Unit Development Overlay ("PUD"), or a Traditional Neighborhood Development District ("TND"); and

WHEREAS, the owner of the property located at 141 Hoover Dr., Slidell, Louisiana has requested that the moratorium be lifted on this property; and

WHEREAS, it has been determined that the lifting of the moratorium on the aforementioned property will not have adverse effects on the infrastructure.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, that pursuant to Chapter 2, Article XVI, Sec. 2-264 of the Code of Ordinances, the Parish Council vacates, in part, the moratorium established by Ordinance C.S. No. 22-4832, and any subsequent extension thereof, to remove therefrom the restriction of the receipt of submissions to the Parish Zoning Commission for the rezoning of property located at 141 Hoover Dr, Slidell, La. (Ward 8, District 13)

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, AND THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: MR. IMPASTATO

SECONDED BY: MR. CORBIN

YEAS: SMITH, ROLLING, CAZAUBON, SEIDEN, PHILLIPS, TANNER, IMPASTATO, BURKE, COUGLE, O'BRIEN, LAUGHLIN, BINDER, CORBIN, STRICKLAND (14)

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7TH DAY OF MARCH, 2024, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.


ARTHUR LAUGHLIN, COUNCIL CHAIR

ATTEST:


KATRINA L. BUCKLEY, COUNCIL CLERK

2024-3807-ZC

HC-2

WES ST

HC-2

HC-2

A-4

AGNOLIA AV

S WALNUT ST

190

OAK AV

A-4

ROOKER RD

HC-2

HC-2

A-3

HC-2

A-4

CRAWFORD RD

A-4

MORROW DR

A-4

SLIDELL

N HOLIDAY DR

A-3

S HOLIDAY DR

CAROL

YAUPON

HOOVER DR



Administrative Comment

July 11, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3807-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 west side of Hoover Drive, north of US Highway 190 East, being 141 Hoover Drive, Slidell; S12, T9S, R14E; Ward 8, District 13
Council District: 13

Petitioner: Brian Silva
Posted: May 24, 2024

Owner: NBJS Real Estate, LLC
Commission Hearing: June 4, 2024

Size: 1.31 acres
Determination: Approved



Current Zoning

A-4 (Single-Family Residential District)

Requested Zoning

A-8 (Multiple-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 1.31-acre parcel from A-4 (Single-Family Residential District) to A-8 (Multiple-Family Residential District). The property is located on west side of Hoover Drive, north of US Highway 190 East, being 141 Hoover Drive, Slidell

Zoning History

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

Ordinance / Case #	Prior Classification	Amended Classification
86-051A	Unknown	A-4
10-2350	A-4	A-4 Single-Family Residential District

Site and Structure Provisions

3. The site is currently developed with a 24-unit apartment complex that is considered a legal non-conforming use. The existing apartment complex has been developed on the subject property since at least 1989 (furthest available Google Earth satellite view). The building was recently permitted for an interior remodel and was granted occupancy in 2022. However, it was noted by staff prior to occupancy that if the building would ever sustain damage exceeding more than 50 percent of the replacement valuation of the structure, then it could not be rebuilt as an apartment complex and would require full compliance of the existing A-4 zoning classification.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District

Administrative Comment

July 11, 2024

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ZONING STAFF REPORT
2024-3807-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

South	Undeveloped	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District

5. The subject property is flanked by property zoned A-4 Single-Family Residential District.
6. In 2022, the Parish Council adopted Ordinance C.S. No. 22-4832 which established the Parish-wide Moratorium for the rezoning of properties to exceed A-4 Single Family Residential District in order to give infrastructure a chance to catch up to rapid development in St. Tammany Parish. This moratorium has been extended six times since then, most recently as of Ordinance 24-5361. The subject property was vacated via resolution from this moratorium as of Resolution # C-6896 in March of 2024.
7. If approved, the subject site would be in compliance with the correct zoning classification for the existing development.

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.
- ii. Strategy 1.8.1: Maintain zoning classifications for mixed-use development at various scales and intensities.
- iii. Goal 1.9: Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties

Administrative Comment

July 11, 2024

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ZONING STAFF REPORT
2024-3807-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
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