

Exhibit "A"

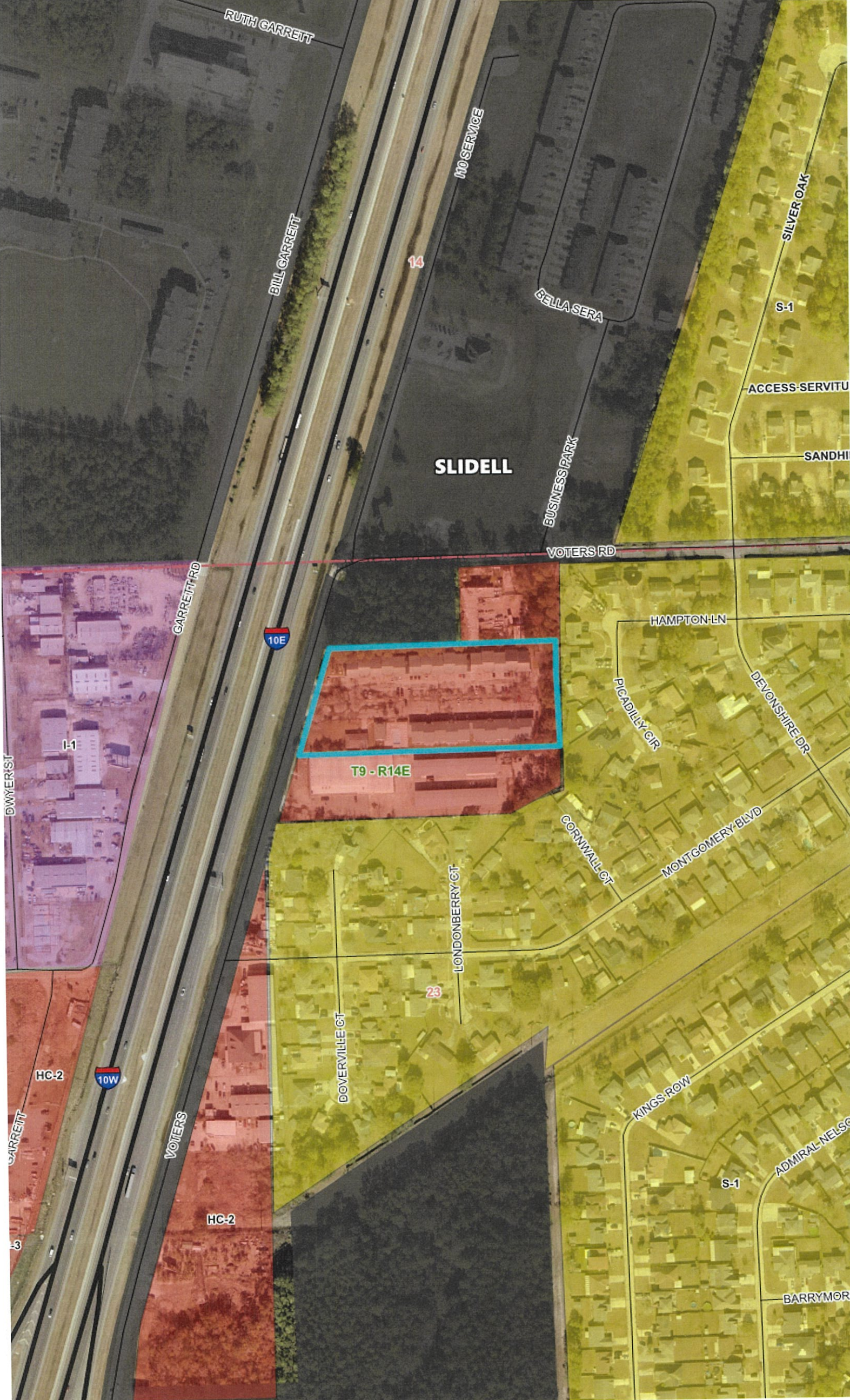
2024-3918-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements, rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in PLOT "F", KINGSPPOINT SUBDIVISION, Section 5, located in Section 23, Township 9 South, Range 14 East, St Tammany Parish, Louisiana, being more fully described as follows:

From the Section Corner common to Sections 14, 13, 24 and 23 in said Township and Range, go South 00 degrees, 48 minutes 20 seconds East 55.25 feet to a point; thence go South 89 degrees, 21 minutes, 44 seconds West 1,233.11 feet to a point on the southerly right-of-way line of Voters Road and located on the Easterly line of Plot "F", said point being designated as Point "A", thence go South 00 degrees, 38 minutes, 16 seconds East 180.85 feet along said Easterly line of Plot "F" to the point of beginning.

Thence continue along said Easterly line go South 00 degrees, 38 minutes, 16 seconds East 254 4 feet to a point, thence go South 89 degrees, 10 minutes 07 seconds West 630.32 feet to a point on the Easterly right-of-way line of Interstate 10 Service Road; thence go North 17 degrees 10 minutes, 07 seconds East 267.59 feet along said Easterly right-of-way line to a point, thence go North 89 degrees, 10 minutes, 07 seconds East 548.49 feet to the point of beginning.

All as more fully shown on plat of survey by Ivan M Borgen dated October 13, 1983, last revised on August 28, 1991, a copy of which is attached to Act of Sale recorded in COB 1476, folio 723, Instrument No 793298.



Administrative Comment

October 3, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3918-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 east side of Voters Road, Slidell; S23, T9S, R14E; Ward 8, District 14
Council District: 14

Petitioner: St. Tammany Government **Posted:** August 16, 2024

Owner: King's Square Properties, LLC **Commission Hearing:** September 3, 2024

Size: 3.43 acres **Determination:** Approved



Current Zoning

HC-2 (Highway Commercial District)

Requested Zoning

HC-3 (Highway Commercial District)

Future Land Use

Residential: High-Intensity

Flood Zone

Effective Flood Zone B & A10

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

Proposed BFE 12' – Minimum FFE 12'

FINDINGS

1. The applicant is requesting to rezone 3.43 acres from HC-2 Highway Commercial District to HC-3 Highway Commercial District. The property is located on the east side of Voters Road, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
77-001	Unknown	C-2 Commercial
09-2117	C-2 Commercial	HC-2 Highway Commercial District

Site and Structure Provisions

3. The site is currently developed with an apartment complex.

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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped/Commercial	City of Slidell/HC-2 Highway Commercial District
South	Commercial	HC-2 Highway Commercial District
East	Residential	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) (Kingspoint Subdivision)
West (across Interstate 10)	Industrial	I-1 Industrial District (Central Park Industrial Park)

5. The subject property abuts undeveloped property and commercial parcels to the north and south both zoned HC-2 Highway Commercial District. To the west is the Kingspoint residential subdivision zoned S-1 Suburban Residential District. Across I-10 to the west is the Central Park Industrial Park.

Multi-Family Rezoning Effort

- Unified Development Code Updates:** On August 2, 2024, St. Tammany Parish implemented a new Unified Development Code, which introduced updates to administrative requirements, development standards, and zoning regulations. These changes were made to streamline the code, consolidate similar land use classifications, and ultimately reduce the frequency of spot zoning cases that require review. The goal was to make the code easier to navigate and ensure more consistent land use practices across the parish.
- Rezoning Impact on Apartments:** Under the previous development code, apartment complexes were permitted by right in the HC-2 and HC-2A Highway Commercial Districts. However, with the newly-adopted code, apartments are now only permitted in the HC-3 Highway Commercial District, PBC Planned Business Campus District, or specifically designated multi-family zoning districts. Existing apartment complexes in HC-2 and HC-2A zones are now considered legal non-conforming uses. For instance, if a structure is destroyed or damaged by more than 50%, the property owner will not be permitted to rebuild under the previous zoning regulations. Instead, any reconstruction would need to comply with the current zoning requirements, potentially necessitating rezoning or a change in use to align with the updated code.
- The reason for the request is to provide a level of protection for existing apartments while encouraging future development to align with the parish's updated zoning and land use objectives.

Consistency with New Directions 2040

Commercial: Areas that are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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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.

