

Exhibit "A"

2024-3929-ZC

LOT 100 AND LOT 101, UNIT 1, EDEN ISLES SUBDIVISION



Administrative Comment

October 3, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3929-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the east side of Pontchartrain Drive, being Lot 100 and Lot 101, Unit 1, Eden Isles Subdivision, Slidell; S44, T9S, R14E; Ward 9, District 13

Council District: 13

Petitioner: St. Tammany Government

Posted: August 16, 2024

Owner: Royal Eden Property, LLC

Commission Hearing: September 3, 2024

Size: .77 acres

Determination: Approved



Current Zoning

HC-2 (Highway Commercial District)

Requested Zoning

M-H (High Multi-Family Residential District)

Future Land Use

Commercial

Flood Zone

Effective Flood Zone A10

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 12' + 1' Freeboard = 13' FFE

FINDINGS

1. The applicant is requesting to rezone .77 acres from HC-2 Highway Commercial District to M-H High Multiple-Family Residential District. The property is located on the east side of Pontchartrain Drive, being Lot 154, Eden Isles Subdivision, Unit 1, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	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 (across Pontchartrain Drive)	Residential	S-2 Suburban Residential District (formerly A-4A Single-Family Residential District)
South (across Eden Isles Canal)	Residential	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) (Moonraker Island Subdivision)
East	Accessory Structure	M-L Low Multi-Family Residential District
West	Undeveloped	M-L Low-Multiple Family Residential District

5. The subject property is adjacent to single-family zoning to the north and south across Pontchartrain Drive and the Eden Isle Canal, respectively. To the east and west are properties zoned M-L Low Multi-Family Residential District.

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.
- Staff is recommending the rezoning to M-L Low Multiple-Family Residential District as opposed to the HC-3 Highway Commercial District as the number of units in the existing apartment better suit the multi-family classification rather than establishing a more intense zoning.

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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:

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

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