

Exhibit "A"

2024-3914-ZC

ALL THAT CERTAIN PARCEL OF LAND being situated in Section 30, Township 8 South, Range 14

East, HOME ACRES SUBDIVISION, TRACT "J", and Being LOTS 1 and 2 therein, St. Tammany

Parish, Louisiana, and being more fully described according to that certain map prepared by Ivan Borgen, C.E. and R.L.S. dated April 4, 1989 and entitled "Survey Map partial Two Lots in Home Acres Subdivision, Tract "J", Sec. 30-T8S-R14E, in St. Tammany Parish, Louisiana for Delta International Construction Corp., Midland Mortgage Corp., American Title Insurance Company, Seago & Carmichael Law Corp, and Airport Road Associates", a copy of which map is attached hereto as Exhibit "A".

From the section Corner Common to section 19, 20, 29 and 30 in said Township and Range, go due West 1315.40 feet to a point and corner; thence South 00 degrees, 15 minutes 00 seconds East 2400.00 feet to a point and corner; thence due West 78.30 feet to the Point of Beginning.

From the Point of Beginning, go South 00 degrees, 30 minutes 58 seconds East 200.03 feet to a point and corner; thence due West 574.19 feet to a point and corner; thence North 00 degrees 15 minutes 00 seconds West 200.00 feet to a point and corner; thence due East 571.69 feet to the Point of Beginning. Containing all in all 2.63 acres of land, more or less.



PF-1

M-L

CORONET DR

L-1

NOBLESSE DR

MISSION

NC-2

TIARA DR

S-1

NC-1

NC-2

NC-2

REDWOOD ST

30

HC-2

CBF-1

PINEHURST CT

INPEBBLE BEACH CT

RIVERA DR

AUGUSTA DR

S-1

OAKMONT DR

INNERARY CT

S-1

NC-2

T8-R14E

SUNSET DR

S-1

SCENIC DR

S-1

AIRPORT

Administrative Comment

October 3, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3914-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 Airport Road, south of Redwood Street, being 61325 Airport Road, Slidell; S30, T8S, R14E; Ward 9, District 11

Council District: 11

Petitioner: St. Tammany Parish Government

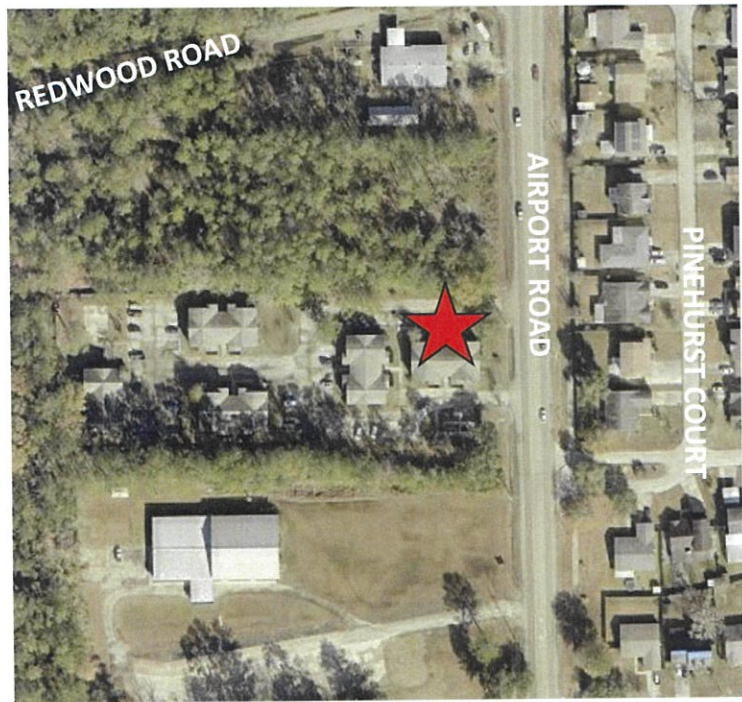
Posted: August 16, 2024

Owner: Airport Road Associates, Limited

Commission Hearing: September 3, 2024

Size: 2.63 acres

Determination: Approved



Current Zoning

HC-2 (Highway Commercial District) and M-L (Low Multiple-Family Residential District)

Requested Zoning

M-M (Medium Multiple-Family Residential District)

Future Land Use

Commercial

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 2.63-acre parcel from HC-2 (Highway Commercial District) and M-L (Low Multiple-Family Residential District) to M-M (Medium Multiple-Family Residential District). The property is located on the west side of Airport Road, south of Redwood Street, being 61325 Airport Road, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
82-030A / 87-001A	Unknown	C-2 Commercial / A-6 Multiple-Family Residential District
09-2020	C-2 Commercial / A-6 Multi-Family Residential District	HC-2 Highway Commercial District and M-L Low Multiple-Family Residential District (formerly A-6 Multiple-Family Residential 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	NC-2 Neighborhood Commercial District
South	Church	CBF-1 Community Based Facilities District
East (across Airport Road)	Residential	S-1 Suburban Residential District (Oakmont Subdivision)
West	Undeveloped	M-L Low Multiple-Family Residential District

5. The subject site abuts undeveloped properties zoned NC-2 Neighborhood Commercial District and M-L Low-Multiple Family Residential District to the north and west, respectively. To the south is a church zoned CBF-1 Community-Based Facilities District, and to the east across Airport Road is the Oakmont Residential Subdivision which is zoned S-1 Suburban Residential District.

Multi-Family Rezoning Effort

6. **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.
7. **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.
8. 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:

- 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.

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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.

