

EXHIBIT "A"

2024-3879-ZC

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND with all improvements thereon, lying and being situated in West Addition to Morgan Subdivision, 9th Ward St. Tammany Parish, Louisiana, to-wit:

LOTS 27,28,29,30, and 31 of Square 31 of said West Addition to said Morgan Subdivision. Less the West 11 feet of Lot 31 of Square 31 of said West Addition to said Morgan Subdivision, previously sold, which sale is recorded at COB 1254, folio 192 of the official records of St. Tammany Parish, Louisiana.

Said lots adjoin each other and each has a frontage of 25 feet on Fourth Street by a depth of 100 feet between equal and parallel lines.

The improvements thereon bear the municipal number 61197 Richard Avenue, Slidell, LA 70460.

2024-3879-ZC



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6TH ST

RICHARD AV

A-4A

4TH ST

3RD ST

3RD

Administrative Comment

September 5, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3879-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the southwest corner of 4th Street and Richard Avenue, being 61197 Richard Avenue, Slidell; S28, T8S, R14E; Ward 9, District 14

Council District: 14

Petitioner: Jennifer and Darren Yax

Posted: July 24, 2024

Owner: Jennifer and Darren Yax

Commission Hearing: August 6, 2024

Size: .26 acres

Determination: Approved

Current Zoning

A-4A Single-Family Residential District

Requested Zoning

A-5 Two-Family Residential District

*As of August 2, 2024, the zoning of the subject property will be TF Two Family Residential District

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: Yes

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the .26-acre parcel from A-4A Single-Family Residential District to A-5 Two-Family Residential District. The parcel is located on the southwest corner of 4th Street and Richard Avenue, being 61197 Richard Avenue, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-4A Single Family Residential District

Site and Structure Provisions

3. The site is developed with a single-family dwelling that currently possesses an active remodel permit originally intended for the conversion of the structure into a duplex (2024-1586). This will involve renovating the existing second floor as well as converting the open portion underneath into a second residential unit.
4. After review of said permit, staff noted that the subject property would not be permitted to undergo renovations. The conversion of a two-family unit without a rezoning of the property to the A-5 Two-Family Residential district.



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- 5. The permit was then issued under the requirement that only the second story can undergo renovations as a single-family dwelling, and would need to be lifted from the Parish wide moratorium in order to be rezoned and developed as a duplex.
- 6. The site was vacated from the moratorium in June of 2024 as of Council Resolution #C-6972

Compatibility or Suitability with Adjacent Area

7. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across 4 th Street)	Residential	A-4A Single-Family Residential District
South	Residential	A-4A Single-Family Residential District
East (Across Richard Avenue)	Residential	A-4A Single-Family Residential District
West	Residential	A-4A Single-Family Residential District

- 8. The subject parcel is flanked by residential property zoned A-4A Single-Family Residential District on all sides.
- 9. If approved, the applicant could apply for a building permit in order to renovate the second-story of the existing dwelling and legally create a duplex.

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 1.3: 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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