

Exhibit "A"

2026-4597-ZC

TWO (2) certain lots of ground, together with all buildings and improvements thereon, situated in the Parish of St. Tammany, State of Louisiana, in that portion known as Slico Subdivision in the West 1/2 of the N. W. Quarter of Section 18, Township 9 South, Range 15 East, said lots being numbered FIFTEEN (15) and SIXTEEN (16); said Lot 15 measuring 112.9 feet on its south line along Highway 190, 109.3 feet on its rear or north line, 1410.2 feet on its east line and 1380.6 feet on its west line; Lot 16 measuring 112.9 feet on its south line along Highway 190 by 109.3 feet on its rear or north line by 1380.6 feet on its east line and 1352.4 feet on its west line, all as per survey dated October 1, 1951 by Fritchie, Parish Surveyor.

And

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in the Parish of St Tammany, State of Louisiana, in that portion known as SLICO SUBDNISION, in the West Half (W 1/2) of Northwest Quarter of Section 18, Township 9S, Range 15 E, said Lot being numbered Fourteen (14), said LOT 14 measuring 112.9 feet on its Southline along Highway 190, 109.3 feet on its rear or North line, 1455.3 feet on its East line and 1410.2 feet on its West line, all as per survey dated October 18, 1951, by H. G. Fritchie, Parish Surveyor.

LESS AND EXCEPT from the above, the following portion sold to Herman P. Travavos, February 9, 1959, COB 270, folio 20:

The Northerly portion of LOT No. Fourteen (14) of SLICO SUBDNISION in the West 1/2 of Northwest Quarter of Section 18, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, to-wit:

From the Northeast corner of said Lot No. 14, go South 0 degrees, 10 minutes East 459.0 feet to the Southeast corner of Lot No. 20 of Shady Acres Subdivision, at the North edge of Sunrise Street; thence go North 89 degrees, 28 minutes West 109.3 feet; thence go North 0 degrees, 10 minutes West 489.0 feet; thence go South 89 degrees, 28 minutes East 109.3 feet to the Beginning.

Administrative Comment

June 4, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4597-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 north side of US Highway 190 East, and west of Sunset Road, being 40067 Highway 190E, Slidell; S18, T9S, R15E; Ward 8, District 13 **Posted:** April 17, 2026

Petitioner: Fritz Walker

Owner: Earthworks Group of Slidell, LLC – Chuck Walker

Commission Hearing: May 11, 2026

Size: 9.52 acres

Determination: Approved



Current Zoning:

S-1(Suburban Residential District) &
HC-2 (Highway Commercial District)

Requested Zoning:

HC-2 (Highway Commercial District)

Future Land Use:

Residential-Medium Intensity and Mixed Use

Flood Zone:

Effective Flood Zone: B; Preliminary Flood
Zone: AE; CDA

Elevation Requirements:

Proposed BFE 13' FFE 13'

FINDINGS

1. The applicant is requesting to rezone 9.52 acres from S-1 (Suburban Residential District) and HC-2 Highway Commercial District) to HC-2 (Highway Commercial District). The parcel is located on the north side of US Highway 190 East, and west of Sunset Road, being 40067 Highway 190E, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
09-2117	Unknown	S-1 (Suburban Residential District)

Site and Structure Provisions

2. The subject property is currently undeveloped. Roughly 1.13 acres is currently zoned HC-2 Highway Commercial District along Highway 190 and the remaining 8.39 acres is zoned S-1 Suburban District.

3. *Compatibility or Suitability with Adjacent Area*

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 (Suburban Residential District)
South	Residential	S-1 (Suburban Residential District)

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East	Residential	S-1 (Suburban Residential District) and HC-2 (Highway Commercial District)
West	Undeveloped	S-1 (Suburban Residential District) and HC-2 (Highway Commercial District)

4. As shown in Table 2, the subject site abuts residential properties zoned S-1 (Suburban Residential District) to the north, developed residential and undeveloped commercial property to the south, east, and west zoned S-1 (Suburban Residential District and HC-2 (Highway Commercial District).
5. The S-1 (Suburban Residential District) is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses.
- a. The minimum lot size requirements within the S-1 Suburban Residential District include 11,000 square feet and 90' lot widths.
- b. Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Dwelling, single-family, Electrical energy substation*, Small wireless facility*, Stormwater retention or detention facility.
6. The purpose of the HC-2 (Highway Commercial District) is to provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Allowable uses include:
- a. Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial, institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, single-family, Dwelling, two-family, Educational facility, adult secondary, Educational facility, business college or school, Educational facility, learning center, Educational facility, elementary or middle school, Educational facility, high school, Educational facility, university and associated research center, Educational facility, vocational school, Food processing, Garden supply and greenhouses, Gas station with convenience store, Golf course and recreational facility, Gymnasium, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, Park, Parking lot, Personal service establishment, Place of worship, Playground, Printing establishment, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Restaurant, drive-thru, Retail establishment, Sales center with assembly processes, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Veterinary clinic, no outdoor kennels, Veterinary clinic, outdoor kennels, Warehouse, self-storage, Wholesale goods establishment
7. If approved, the applicant can develop the 9.52 acres with any one of the aforementioned allowable uses. Any commercial development will require the site meet typical commercial development standards including parking, landscaping, and drainage.

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-

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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.

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

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

- i. Strategy 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
- ii. Goal 1:5 The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- iii. Goal 2:5 St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.

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 conditions, 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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CERTIFIED TO: CHUCK WALKER

02/24/2025
JERALD D. LONG
LA. REG. No. 5374

2026-4597-ZC

L-1

RUE JUNE

RUE PIPER

S-1

SUNSET

NC-2

190

HC-2

BROWN

LILLIAN

BELAIR

I-1

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4597-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Coop Drive Mandeville, LA at 6:00 PM on

05/11/2026

for more information
call: (985) 898-2529 or
email: planning@stpgo.org
www.stpgo.org/development

posted on 4-17-26 by Paula Bell

04/17/2026



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