

Exhibit "A"

2026-4617-ZC

A CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in ROBERT PARK SUBDIVISION, 8th Ward, St. Tammany Parish, Louisiana lying and being situated in Section 12, Township 9 South, Range 14 East, in accordance with plan of survey No. 2562 by John H. Sollberger, C.E., dated May 18, 1959, copy of which is on file in the office of the Clerk of Court of St. Tammany Parish, La., and which said lot is designated as Lot No. 3 in Square No. 4, bounded on the North by Gause Road, on the East by Frederick Drive on the South by Manzella Drive, and on the West by Marlborough Drive, said lot commences at a distance 145 feet from the corner of Manzella Drive and Marlborough Drive and measures thence 145 feet front on Marlborough Drive, the same width in the rear, by a depth of 150 feet front on Marlborough Drive, the same width in the rear, by a depth of 150 feet between equal and parallel lines. All as more fully shown on the survey of Surveys, Incorporated dated December 31, 1985.

Being the same property acquired by Claudette Walker, wife of and Narcus J. Casbon dated and recorded in COB

311 folio 177, and COB 339 folio 448, Parish of St. Tammany.

and

ALL THAT CERTAIN PORTION OF GROUND and all of the rights, ways, privileges, prescriptions, servitudes, and advantages thereunto belonging or in anywise appertaining situated in the Robert Park Subdivision known as

Lot 4, Square 4 located in the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼ of Section 12, Township 9 South, Range 11 East, Eighth Ward, St. Tammany Parish, Louisiana. Said lot measures one hundred forty-five feet front by a depth between equal and parallel lines of one hundred fifty (150') feet. Said lot fronts on Frederick Drive and is bounded by Manzella Drive, Marlborough Drive, and Gause Road. All more fully recorded in records of St. Tammany Parish, August 31, 1962 in COB 329 folio 513; original document number 186103.

Being the same property acquired by Marcus J. Casbon, Sr. from Cora Colombel I Lobrano by Remunerative Donation. filed in the Parish of St. Tammany on February 10, 1997, bearing instrument number 1033525.

Said property also acquired by Naomi Jean Cash, a/k/a feature Cash, by Judgment of Possession dated September 15, 2014 in the Succession of

Marcus J. Casbon, Sr. at instrument number 19564fi2 of the original records of St. Tammany Parish, Louisiana.

Administrative Comment

June 4, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4617-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 Malbrough and the west side of Frederick Drive, north of Manzella Drive, Slidell; S12, T9S, R14E; Ward 8, District 13

Petitioner: Sharon Casbon & C&P Properties, Inc. **Posted:** April 20, 2026

Owner: C&P Properties, Inc. – Melody M. Arnold **Commission Hearing:** May 11, 2026

Size: .975 acres **Determination:** Approved as amended to HC-1 Highway Commercial District



Current Zoning:
S-1 (Suburban Residential District)

Requested Zoning:
HC-1 (Highway Commercial District)

Future Land Use:
Residential – Medium Intensity

Flood Zone:
Effective Flood Zone: C; Preliminary Flood Zone: X; Non-CDA

Elevation Requirements:
FFE IS 12" above the crown of street

FINDINGS

1. The request consists of a zoning change of .975-acres from a S-1 Suburban Residential District to HC-1 Highway Commercial District. The property is located on the east side of Malbrough and the west side of Frederick Drive, north of Manzella Drive, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Zoning Case	Prior Classification	Amended Classification
86-051A	Unknown	A-4
09-2117	A-4	S-1 (Suburban Residential District)

Site and Structure Provisions

2. The property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	NC-2 (Neighborhood Commercial District) and the City of Slidell
South	Commercial	HC-1 (Highway Commercial District)
East	Undeveloped	S-1 (Suburban Residential District) and the City of Slidell
West	Commercial	City of Slidell

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3. As shown in Table 2, the subject site abuts commercial developments and the City of Slidell to the north which are zoned NC-2 Neighborhood Commercial District, a commercial property zoned HC-2 Highway Commercial District to the south, an undeveloped parcel zoned S-1 Suburban Residential District to the east, and the City of Slidell to the west.
4. The purpose of the property's existing 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 is 11,000 square feet with a minimum lot width of 90'
 - 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
5. The purpose of the requested 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. Permitted 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
6. If approved the applicant can apply for a commercial building or site work permit to construct any of the above reference uses. Any commercial development is required to maintain compliance with all commercial building standards including parking, drainage, landscaping, etc.

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.

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- 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.





PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER

2026-4617-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21450
Koop Drive Mandeville, LA at 6:00 PM on

05/11/2026

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

Posted on **4-30-26** by **AA**

PUBLIC NOTICE

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Posted on 4-20-26 by A.A.