

EXHIBIT "A"

2025-4277-ZC

THE FOLLOWING DESCRIPTION IS FOR THE PURPOSE OF REZONING OF THE PARCEL DESCRIBED HEREIN, BASED INPART ON A SURVEY MAP SHOWING A MINOR SUBDIVISION OF A 1.281 ACRE LOT, A 0.165 ACRE LOT AND A 4.015 ACRE LOT IN PARCEL A-1 AND PARCEL A-2 BEING IN SECTION 9, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA, FOR DORSEY DEVELOPMENT, LLC, BY C. T. BREWER, PLS DATED 04/25/25.

COMMENCING AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF BAYOU LIBERTY ROAD (LOUISIANA HIGHWAY 433) AND THE WEST RIGHT-OF-WAY LINE OF WEST STREET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF WEST STREET, RUN NORTH 01 10'17" EAST A DISTANCE OF 360.46 FEETTO A 1/2 INCH IRON PIPE FOUND FOR THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING AND DEPARTING THE WEST RIGHT-OF-WAY LINE OF WEST STREET, RUN SOUTH 89°57'09" WEST A DISTANCE OF 331.29 FEETTO A 1/2 INCH IRON ROD FOUND; THENCE NORTH 01°46'06" WEST A DISTANCE OF 219.28 FEETTO A 1/2 INCH IRON ROD SET; THENCE NORTH 88°15'36" EAST A DISTANCE 331.25 FEETTO A 1/2 INCH IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF WEST STREET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF WEST STREET, RUN SOUTH 01°44'24" EAST A DISTANCE OF 229.06 FEET, BACK TO THE POINT OF BEGINNING.

LAND

L-2

MARTIN

L-2

S-1

REWA

I-2

L-2

SLOAT

T9 - R14E

9

433

HC-2

WEST

HC-2

I-2

HC-2

EAST

HC-2

OLD BAYOU LIBERTY

L-2

HC-2

L-2

Administrative Comment

February 5, 2026

Department of Planning and Development



ZONING STAFF REPORT
2025-4277-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 West Street, north of LA Highway 433, Slidell, Lacombe; S9, T9S, R14E; Ward 9, District 14

Petitioner: Dorsey Development - Greg Bivin

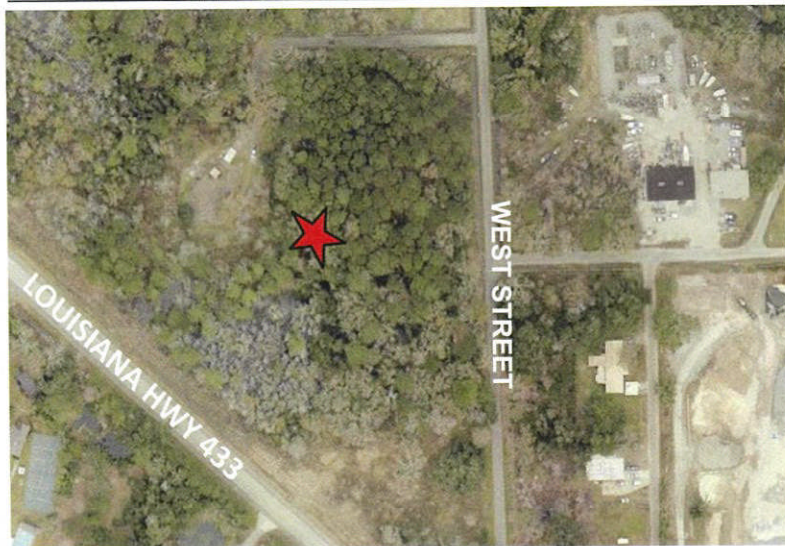
Posted: December 16, 2025

Owner: Karen Kennedy

Commission Hearing: January 6, 2026

Size: 1.70 acres

Determination: Approved



Current Zoning:
S-1 (Suburban Residential District)

Requested Zoning:
HC-2 (Highway Commercial District)

Future Land Use:
Conservation Coastal

Flood Zone
Effective Flood Zone: A7
Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:
BFE 11' + 1' Freeboard = 12' FFE

FINDINGS

1. The applicant is requesting to rezone 1.70 acres from S-1 (Suburban Residential District) to HC-2 (Highway Commercial District). The parcel is located on the west side of West Street, north of LA Highway 433, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	A-4
77-017	Unknown	A-2
09-2020	A-2/A-4	S-1

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 (Suburban Residential District)
South	Undeveloped	HC-2 (Highway Commercial District)
East	Residential	L-2 (Large Lot Residential District) & I-2 Industrial Warehouse District
West	Residential	S-1 (Suburban Residential District)

3. As shown in Table 2, the subject site abuts residential properties zoned S-1 (Suburban Residential District) to the north and west, an undeveloped commercial parcel zoned HC-2 (Highway Commercial District) to the south and developed residential parcels zoned L-2 (Large Lot Residential District) and I-2 (Industrial Warehouse District) to the east.

Zoning Meeting
January 6, 2026

Department of Planning and Development
St Tammany Parish, Louisiana

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4. The 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 use.
 - a. The minimum lot size requirements within the S-1 (Suburban Residential District) include a minimum lot area of 11,000 square feet and a minimum parcel width of 90'.
5. The purpose of the requested HC-2 (Highway Commercial District) is to provide for the location of Moderately scaled, more intense retail, office, and service use, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses include the following:
6. 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, 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, 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 may apply for a commercial building permit.

Consistency with New Directions 2040

Coastal Conservation: Areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, tidal wetlands and adjacent lands accommodating very low-intensity human land.

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

- i. Goal 1:2: New development and redevelopment will be orderly, carefully planned, and predictable.

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 Zoning Meeting
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Department of Planning and Development
St Tammany Parish, Louisiana

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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.

