

## EXHIBIT A

### 2024-4069-ZC

ONE CERTAIN LOT OR PARCEL OF LAND, situated in St. Tammany Parish, State of Louisiana, in the subdivision known as PEARL ACRES SUBDIVISION, and being more fully described as follows, to-wit:

LOT 5, SQUARE 18, PEARL ACRES SUBDIVISION, St. Tammany Parish, Louisiana. LOT 5 measures fronting on Cane Avenue by a width of 418 feet and a depth of 104.3 feet between equal and parallel lines.

SQUARE 18 is bounded on North by Coral Avenue, on the East by Amber Street, on the South by Cane Avenue and on the West by Pearl River

The designated municipal no. is 40065 CANE AVENUE, SLIDELL, LOUISIANA.

MAP 34

PROPERTY OF  
ST TAMMANY PARISH  
CLERK OF COURT  
COURTHOUSE, COVINGTON, LA

NEAR SULLY  
ST. TAMMANY PARISH - LOUISIANA

JOHN J DRISCOLL - AGENT

SLIDELL OFFICE - BAKER BLDG. OPPOSITE DEPOT - PHONE 248  
NEW ORLEANS OFFICE - 611 UNITED FRUIT BLDG PHONE MAIN 5420

CERTIFIED CORRECT IN ACCORDANCE WITH  
SURVEY MADE BY ME THIS 12<sup>TH</sup> DAY OF APRIL 1928  
SCALE - 1 INCH = 200 FEET  
SURVEY N<sup>o</sup> 664

24th Hutchins - Sun

REGISTERED IN AEROSPACE WITH A.L.D.

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2024-4069-ZC

AZALEA

S-1

L-2

HC-1

CORAL ST

L-2

123

5  
2024-4069-ZC

CANE AV

8A

NC-1

13A

14 15

NC-2

12A

HC-2

SLIDELL

HC-2

HC-2

HC-2

26A-1

HC-2

190

HC-2

8 9 10 11 12

6

PEARL ACRES

AMBER ST



Administrative Comment

February 6, 2025

Department of Planning & Development



ZONING STAFF REPORT  
2024-4069-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 northwest corner of Cane Avenue and Amber Street, Slidell; S6, T9S, R15E; Ward 8, District 8

**Council District:** 8

**Petitioner:** Kevin Petruska

**Posted:** December 17, 2024

**Owner:** Evan Petruska

**Commission Hearing:** January 7, 2024

**Size:** 1 acre

**Determination:** Approved



**Current Zoning**

NC-1 Neighborhood Office District

**Requested Zoning**

S-2 Suburban Residential District

**Future Land Use**

Residential: Medium-Intensity

**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 1-acre parcel from NC-1 Neighborhood Office District to S-2 Suburban Residential District. The property is located on the northwest corner of Cane Avenue and Amber Street, Slidell.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
04-059	Unknown	LC Light Commercial
09-2117	LC Light Commercial	NC-1 Neighborhood Office District

*Site and Structure Provisions*

3. The subject property is a part of the Pearl Acres Subdivision, being Lot 5, Square 18. The site is currently undeveloped.



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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	Residential	L-2 Large Lot Residential District
South (across Cane Avenue)	Commercial	City of Slidell
East (across Amber Street)	Undeveloped	City of Slidell
West	Residential	NC-1 Neighborhood Office District

5. The subject site abuts property zoned L-2 Large Lot Residential District to the north, City Limits of Slidell to the south and east, and a residence zoned NC-1 Neighborhood Office District to the west.
6. The purpose of the NC-1 Neighborhood Office District is to provide for the location of some small professional offices near residential developments in order to provide neighborhood-scale services to residents with minimal impact on residential development in the area.
7. The purpose of the requested S-2 Suburban Residential District is to allow for the construction of 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. The minimum lot size for the S-2 Suburban Residential District is 7,500sqft with a minimum lot width of 75ft.
8. If approved, the applicant could apply for a minor subdivision of the existing parcel to create 5 buildable lots.

Additional Development Requirements:

9. Per the Department of Engineering, the following requirements would be applicable to any future development on this site:
- Parish Lateral – No structures within 20' from top of bank (each side) of the parish lateral.

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.



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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.

