

## EXHIBIT "A"

### 2025-4423-ZC

#### PARCEL 1A:

A certain piece or portion of ground situated in the State of Louisiana, Parish of St. Tammany, Section 19, Township 8 South, Range 14 East, designated as a portion of Parcel 1 and a portion of Parcel 2 and more fully described as follows:

Commence from the Quarter corner common to Sections 19 and 20, Township 8 South, Range 14 East, thence S89°44'09"W a distance of 437.07 feet to a point on the west line of Slidell Airport, the point of beginning. Measure thence along said west line S00°23'39"W a distance of 422.84 feet to a point on the north line of Parcel 2A; thence along said north line N89°59'24"W a distance of 909.19 feet to a point on the easterly right of way line of Airport Road; then along said easterly line N00°04'07"W a distance of 435.82 feet to a point on the south line of Runway Road (not constructed); then along said south line S89°10'28"E a distance of 912.72 feet (Actual), 912.84 (Plan), to a point, the point of beginning. Said portion of ground contains 391081.23 square feet, 8.978 acres., being Parcel 1 A. All as more fully shown on plan of survey by Richmond W. Krebs dated June 6, 2002, attached hereto.

#### PARCEL 2A:

A CERTAIN TRACT OF LAND BEING PARCEL 2A, SITUATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

Commencing from the quarter corner common to Sections 19 and 20 and run South 89 degrees 44 minutes 09 seconds West for a distance of 437.07 feet to a point; thence run South 00 degrees 23 minutes 39 seconds West for a distance of 422.84 feet to the point of beginning. From the point of beginning, continue South 00 degrees 23 minutes 39 seconds West for a distance of 430.86 feet to a point; thence run North 89 degrees 59 minutes 26 seconds West for a distance of 905.71 feet to a point on the east right-of-way of Airport Road; thence run along said right-of-way North 00 degrees 04 minutes 07 seconds West for a distance of 430.86 feet to a point; thence leaving said right-of-way run South 89 degrees 59 minutes 24 seconds East for a distance of 909.19 feet back to the point of beginning., being Parcel 2A.

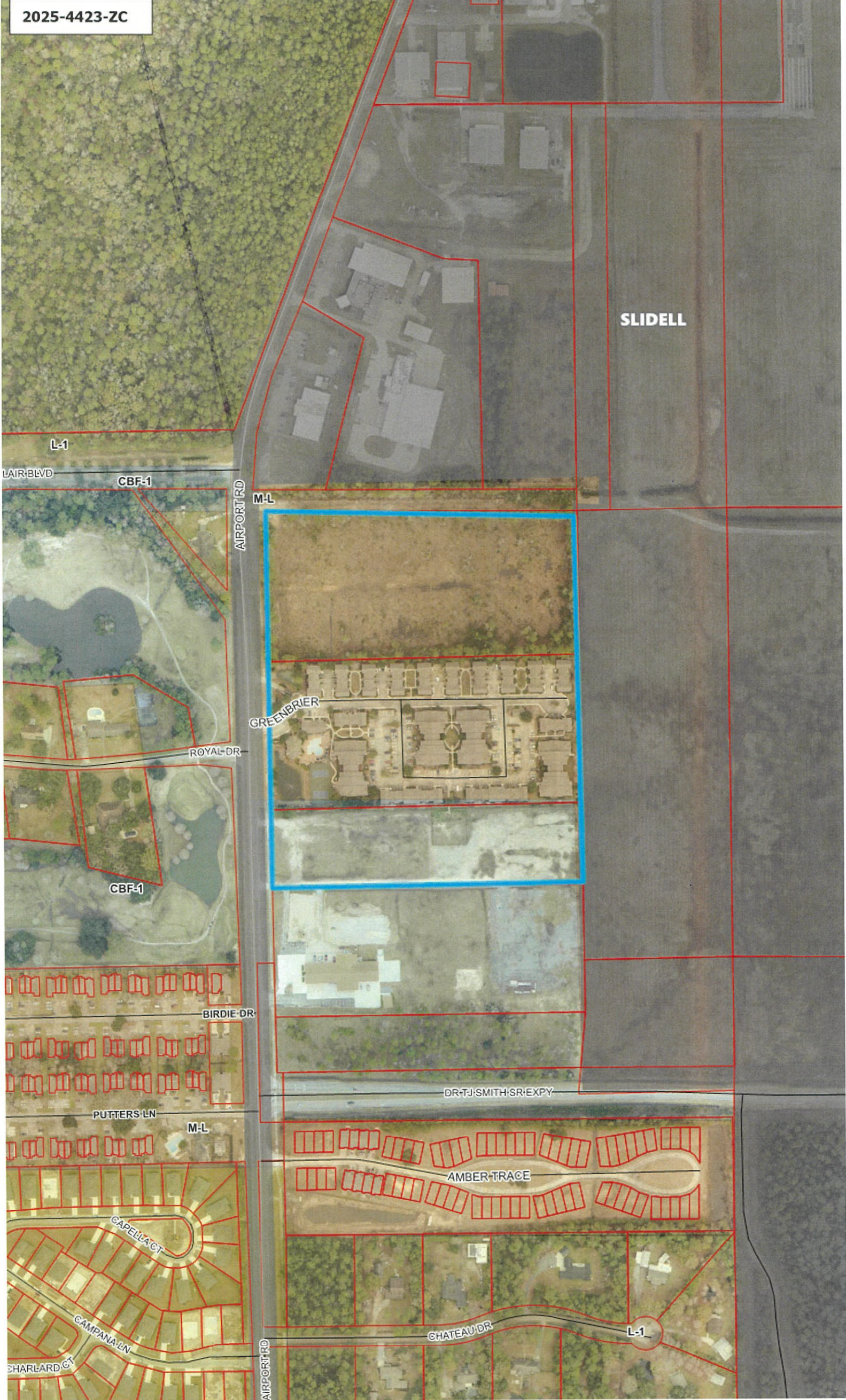
#### PARCEL 1-A:

A certain parcel of land being Parcel 1-A, lying and situated in Section 19, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

Commence from the Quarter Section corner common to Sections 19 & 20, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana run South 89 Degrees 44 Minutes 09 Seconds West a distance of 437.07 feet to a point; Thence run South 00 Degrees 23 Minutes 39 Seconds West a distance of 853.70 feet to a 1/2 " iron rod found and the Point of Beginning.

From the Point of Beginning run South 00 Degrees 23 Minutes 39 Seconds West a distance of 240.73 feet to a point; Thence run North 89 Degrees 36 Minutes 33 Seconds West a distance of 903.74 feet to a 1/2 iron rod on the easterly right of way line of Airport Road; Thence run along said easterly right of way line of Airport Road North 00 Degrees 03 Minutes 37 Seconds West a distance of 240.80 feet to a 5/8" iron rod found; Thence leaving said easterly right of way line of Airport Road run South 89 Degrees 16 Minutes 26 Seconds East a distance of 905.73 feet and back to the Point of Beginning , being Parcel 1-A.





SLIDELL

L-1

LAIR BLVD

CBF-1

AIRPORT RD

M-L

GREENBRIER

ROYAL DR

CBF-1

BIRDIE DR

PUTTERS LN

M-L

CAPELLA CT

CAMPANA LN

CHARLARD

DR. TJ. SMITH SR. EXPY

AMBER TRACE

CHATEAU DR

L-1

Administrative Comment

January 8, 2025

Department of Planning and Development



**ZONING STAFF REPORT**  
2025-4423-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 is located on the east side of Airport Road, north of Dr. T.J. Smith SR Expressway, Slidell; S19, T8S, R14E, Ward 9, District 11

**Petitioner:** Slidell Greenbrier 1 TIC, LLC; Slidell Greenbrier 2 TIC, LLC; Slidell Greenbrier 3 TIC, LP

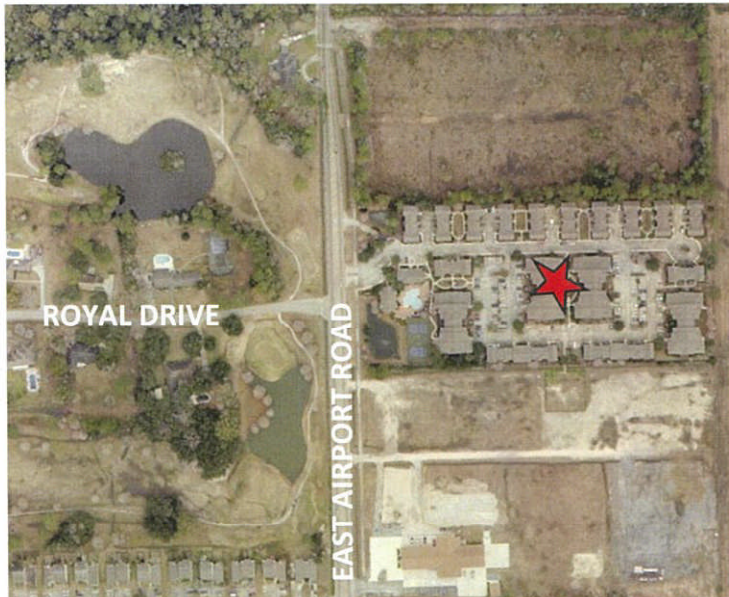
**Owner:** Slidell Greenbrier 1 TIC, LLC; Slidell Greenbrier 2 TIC, LLC; Slidell Greenbrier 3 TIC, LP

**Posted:** November 17, 2025

**Commission Hearing:** December 2, 2025

**Size:** 22.96 acres

**Determination:** Approved



**Current Zoning:**

M-L (Low Multi-Family Residential District) & CBF-1 (Community Based Facility District)

**Requested Zoning:**

M-H (High Multi-Family 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 22.96 acres from M-L (Low Multi-Family Residential District) & CBF- 1 Community Based Facility District to M-H (High Multi-Family Residential District). The parcel is located on the east side of Airport Road, north of Dr. T.J. Smith SR Expressway, Slidell.

*Zoning History*

Ordinance	Prior Classification	Amended Classification
99-004	Unknown	A-6
87-1001A	Unknown	A-4
05-031	Unknown	A-6
09-2117	A-6	M-L (Low Multiple- Family Residential District)

*Site and Structure Provisions*

2. Roughly half of the subject property is undeveloped, and half is developed with an existing apartment complex.

*Compatibility or Suitability with Adjacent Area*

**Table 2: Surrounding Land Use and Zoning**

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Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	City of Slidell
South	Church	CBF-1 Community Based Facility District
East	Undeveloped	City of Slidell
West	Residential	CBF-1 Community Based Facility District

3. As shown in Table 2, the subject property is bordered to the north and the east by the City of Slidell, and to the south and west by property that is zoned CBF-1 (Community Based Facility District).

4. Existing Zoning:

- a. The purpose of the M-L Low Multiple-Family Residential District is intended to provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets.
  - i. The minimum lot size requirements within the M-L Low Multiple-Family District is 20,000 sq. ft.
  - ii. The maximum net density is 1 unit per 4,000 square feet of property.
- b. The purpose of the CBF-1 Community Based Facilities District is to provide for the location of public and quasi-public uses that are appropriate within proximity to residential districts.

Permitted uses include Civic, Club or lodge, Place of worship, Golf course and recreational facility, Habitat and wetland mitigation banks, Marina, Boat Launch Facility, Electrical energy substation\*, Small wireless facility\*, Stormwater retention or detention facility\*.

5. Proposed Zoning:

- a. The M-H High Multiple-Family Residential District is intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and certain utility uses.
- b. The M-H High Multi-Family Residential District allows a maximum net density of one unit per 1,500 square feet of site area.
  - i. With a total property size of 22.96 acres, the maximum permitted gross density is 667 units. However, the final allowable unit count may be reduced based on the number of existing apartment units already constructed on the property as well as the required commercial development regulations, including but not limited to landscaping, parking, and drainage standards.

6. The City of Slidell's Planning Department has noted concerns regarding the proximity of the adjacent airport, which could create an unpleasant living environment next to a higher density residential neighborhood.

The Federal Aviation Administration (FAA) has a published *Compatible Land Use Guide* which cites safety, noise, and other environmental impacts to land uses around airports for consideration. The proposed multifamily development is located approximately 1,200 feet from the end of the runway at the Slidell Municipal Airport and is positioned laterally from the runway rather than directly off the end. The section *Land Use Patterns around General Aviation Airports* tags the proposed

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project within the "Traffic Pattern Zone", where residential development is considered conditionally compatible and may proceed with reasonable design considerations such as height compliance and awareness of routine overflight activity.

7. This property is in a moratorium. It was released, as per resolution # C-7172 on 10/02/2025.

*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.

- i. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

*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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