

EXHIBIT "A"

2025-4400-ZC

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as Abney Country-Air Subdivision, in Square F, and designated as Lot Nos. 3 and 4 as per survey by H.G. Fritchie, CE, Parish Surveyor, dated April 21, 1954. Lots 3 and 4 each front 50 feet on Ranch Road and extend in a Northwesterly direction 125 feet between equal and parallel lines. Said Square F is bounded by Ranch Road on the South, Gum Street on the West, and Military Road on the East, and by the Northern boundary of the subdivision on the North.

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 37, Township 9 South, Range 15 East, 8th Ward, in that part thereof known as Abney Country Air Subdivision, in Block "F," and designated as Lots 1 and 2, according to plat of survey by H.G. Fritchie, Parish Surveyor, dated April 21, 1954, No. 1379, said lots are more fully described as follows, to-wit:

Lot 1 of Square F forms the corner of Ranch Road and State Road 466 and fronts 76.5 feet on State Route 466, and 54.5 feet on Ranch Road, with a depth on the sideline adjacent to Lot 2 of 94.7 feet, and a depth on the rear boundary line adjacent to Lot 3 of 65.0 feet

Lot 2 of Square F fronts 70.6 feet on State Route 466, with a width in the rear of 60.0 feet, and has a depth of 94.7 feet on the side adjacent to Lot 1, and a depth of 131.8 feet on its remaining boundary line.

GOLDENWOOD DR

M-L

S-1

M-L

S-1

1090

RANCH RD

NC-2

CHINCAS CREEK RD

NC-2

TURTLE CREEK BLVD



Administrative Comment

December 4, 2025

Department of Planning and Development



ZONING STAFF REPORT
2025-4400-ZC

MICHAEL B. COOPER
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PLANNING & DEVELOPMENT
Ross Liner
Director

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Location: Parcel located on the northwest corner of Ranch Road and Military Road, Slidell; S37, T9S, R15E; Ward 8, District 13

Petitioner: Ricco Impastato
Owner: Ricco Impastato

Posted: October 20, 2025

Commission Hearing: November 10, 2025

Size: .520 acres

Determination: Approved



Current Zoning

HC-2 Highway Commercial

Requested Zoning

TF- Two-Family 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

- The applicant is requesting to rezone .520-acres from HC-2 Highway Commercial District to TF-2 Two Family District. Located on the northwest corner of Ranch Road and Military Road, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	A-4
10-2234	A-4	HC-2 Highway Commercial District

Site and Structure Provisions

- 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	M-L Low Multi-Family District
South (across Ranch Rd)	Commercial	NC-2 Neighborhood Commercial District
East	Residential	M-L Low Multi-Family District
West	Residential	S-1 Suburban Residential District

- The subject site abuts residential property to the north and east, which is zoned M-L Low Multi-Family District. Across Ranch Road to the south, the property is zoned NC-2 Neighborhood

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Commercial District. To the west, the site adjoins residential property zoned S-1 Suburban Residential District.

- 4. The existing HC-2 Highway Commercial District is intended to 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: 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, bb. 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.

- 5. The purpose of the TF-Two Family Residential District is intended to provide a greater density of residential uses by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts. This district is primarily located in a Growth Management Area and characterized by central utility systems, convenience to commercial and employment centers, and efficient access to major transportation routes. To protect the intention of the district, permitted activities are limited to residential dwellings of one or two units and utility uses. All commercial use is prohibited in the TF District.

The minimum lot area is 7,500 square feet for single-family dwellings, and 10,800 square feet for two-family dwellings and nonresidential uses, or 5,400 square feet per unit when a lot line divides a two-family dwelling; only one single-family or one two-family dwelling is permitted per lot.

- 6. If approved, the applicant could apply for a building permit to construct two-family dwellings.

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:

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- 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 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.

