

EXHIBIT "A"

2025-4407-ZC

All that certain portion of land being a part of Section 31 & 32, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and being more fully described as delineated as follows, to-wit:

From milepost #172 of Southern Railway System go north 34 degrees 37 minutes east along the center line of said railroad track a distance 265 feet;

Thence go south 55 degrees 23 minutes east a distance of 200 feet to an Iron pipe set on the westerly right of way line U. S. Highway 11, said pipe being the Point of Beginning;

Thence go along said right of way line south 34 degrees 37 minutes west a distance of 1295 feet;

Thence go north 55 degrees 23 minutes west a distance of 100 feet;

Thence go north 34 degrees 37 minutes east a distance of 1295 feet;

Thence go south 55 degrees 23 minutes east a distance of 25 feet;

Thence go north 34 degrees 37 minutes east a distance of 85 feet;

Thence go south 55 degrees 23 minutes east a distance of 100 feet;

Thence go south 34 degrees 37 minutes west a distance of 85 feet;

Thence go north 55 degrees 23 minutes west a distance of 25 feet to a point,

Said point being the Point of Beginning.



Administrative Comment

December 4, 2025

Department of Planning and Development



ZONING STAFF REPORT
2025-4407-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: Parcels are located on the west side of Pontchartrain Drive, west of North Shore Drive and Lakeview Drive; Slidell, S31 & 32, T9S, R14E; Ward 9, District 12

Petitioner: St. Tammany Parish Government

Posted: October 10, 2025

Commission Hearing: November 10, 2025

Size: 14 Parcels more or less

Determination: Approved

Current Zoning:

CBF-1 Community Based Facilities District

Requested Zoning:

GC-2 Public, Cultural and Recreational District

Future Land Use:

Residential – Medium Intensity

Coastal Conservation

Flood Zone

Effective Flood Zone: A & V

Preliminary Flood Zone:

Critical Drainage: Yes

Elevation Requirements:

BFE 13' +1' Freeboard = 14' FFE

BFE Varies 14' to 17' + 1' Freeboard = Lowest
Horizontal Member 15'-18'



FINDINGS

1. The request consists of a rezoning of 14 parcels from CBF-1 Community Based Facilities to GC-2 Public, Cultural and Recreational District. The parcels are located on the west side of Pontchartrain Drive, west of North Shore Drive and Lakeview Drive.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
87-045A	Unknown	C-2
79-039B	Unknown	SA
09-2020	C-2	CBF-1 Community Based Facilities District
10-2337	SA	CBF-1 Community Based Facilities District

Site and Structure Provisions

2. The subject properties are currently developed with residential, commercial buildings and vacant lots.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential/Commercial	S-2 Suburban Residential District
South	Residential/Commercial	CBF-1 Community Based Facilities District

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East (across Ponchartrain Drive)	Residential/Commercial	HC-2 Highway Commercial District, S-2 Suburban Residential District
West	Waterway/Undeveloped	R-1 Rural Residential District and Norfolk Southern Railroad

- As shown in Table 2, The subject property is bordered to the north by residential and commercial parcels zoned S-2 Suburban Residential District; to the south residential and commercial parcels are zoned CBF-1 Community Based Facilities District; to the east (across Pontchartrain Drive) residential and commercial parcels are zoned HC-2 Highway Commercial District and S-2 Suburban Residential District; to the west undeveloped land across the waterway and the Norfolk Southern Railroad property is zoned R-1 Rural Residential District.
- The existing 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*.
- The purpose of the proposed GC-2 Public, Cultural, and Recreational District is to provide for the location of public, cultural, and recreational facilities in near proximity to residential areas while mitigating the impacts of these facilities, such as traffic and lighting. Permitted uses include: Animal services, Art studio, Athletic fields, Bed and breakfast, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult & child, Day care home, Dwelling, single-family & two-family, Educational facility, adult secondary, learning center, elementary or middle school, high school, university and associated research center, vocational school, Garden supply and greenhouse, Golf course and recreational facility, Gymnasium, Laboratory, Marina, Medical facility, clinic, Office, Park, Personal service establishment, Place of worship, Playground, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, dine-in without lounge, Retail establishment, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Veterinary clinic, no outdoor kennels
- If approved, the parcels could be developed with permitted residential and commercial uses listed Under GC-2 General Commercial District.

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.

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:

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- i. Goal 1:7: Resilient building and land development practices will reduce or eliminate the potential impact of flood and wind hazards, particularly critical facilities.
- ii. Strategy 1:6: Discourage or disallow slab-on-fill construction in the Parish's Area of Special Flood Hazard

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.

