

## EXHIBIT "A"

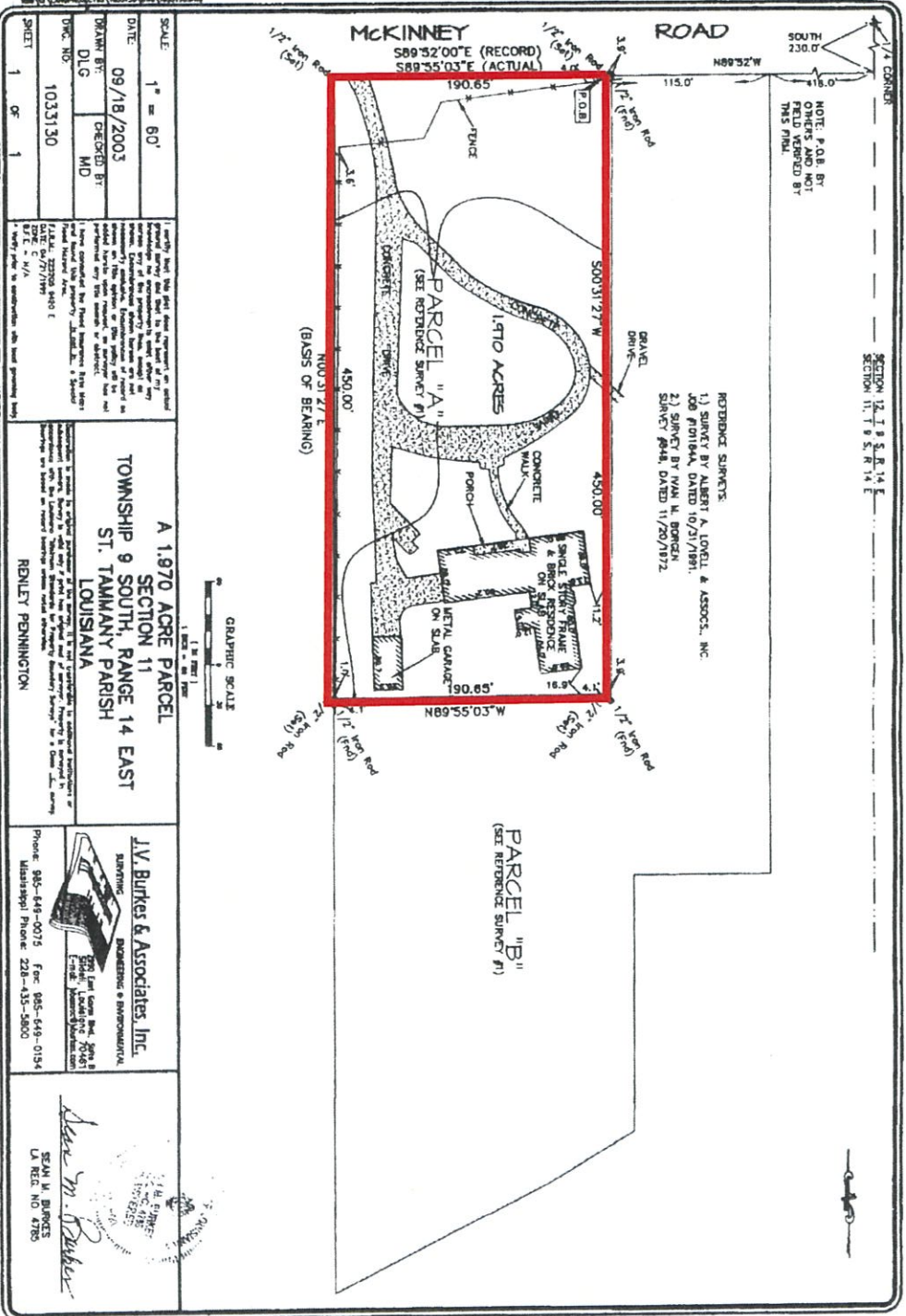
2024-3957-ZC

A CERTAIN TRACT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, being situated in the Parish of St. Tammany, State of Louisiana, in Section 11, Township 9 South, Range 14 East, being more fully shown on a survey by J.V. Burkes & Associates, Inc., dated September 18, 2003, a copy of which is annexed to the act registered as CIN 1410122, according to which the property is described as follows:

From the Quarter section corner between Sections 11 and 12 proceed South 230.0 feet, thence North 89 degrees 52' West a distance of 416.0 feet, thence North 89 degrees 52' West a distance of 115.0 feet to the point of beginning. Thence, proceed South 00 degrees 31'27" West a distance of 115.0 feet to the point of beginning. Thence proceed South 00 degrees 31'27" West a distance of 450 feet; thence North 89 degrees 55'03" West a distance of 190.65 feet; thence North 00 degrees 31'27" East 450 feet; thence South 89 degrees 52'00" East (title-South 89 degrees 55'0" actual measurement) 190.65 feet back to the point of beginning.

Improvements thereon bear the Municipal No. 1750 McKinney Road, Slidell, Louisiana 70458

2024-3957-ZC



Administrative Comment

January 9, 2025

Department of Planning & Development



ZONING STAFF REPORT  
2024-3957-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 south side of McKinney Road, north of US Highway 190/Shortcut Highway, Slidell; S11, T9S, R14E; Ward 8, District 14

**Council District:** 14

**Petitioner:** Jason and Monica Horne

**Posted:** November 19, 2024

**Owner:** Jason and Monica Horne

**Commission Hearing:** December 3, 2024

**Size:** 1.97 acres

**Previous Determination:** Postponed for 1 month at the November 6, 2024 meeting

**Determination:** Approved



Current Zoning

HC-2 (Highway Commercial District)  
and RO (Rural Overlay)

Requested Zoning

L-1 (Large Lot Residential District)  
and RO (Rural Overlay)

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 1.97-acre parcel from HC-2 (Highway Commercial District) to L-1 (large Lot Residential District). The property is located on the south side of McKinney Road, north of US Highway 190/Shortcut Highway, Slidell.

Zoning History

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

| Ordinance | Prior Classification             | Amended Classification                                       |
|-----------|----------------------------------|--|
| 86-051A   | Unknown                          | C-2 Commercial   |
| 09-2117   | HC-2 Highway Commercial District | HC-2 Highway Commercial District                             |
| 12-2780   | HC-2 Highway Commercial District | HC-2 Highway Commercial District and <b>RO Rural Overlay</b> |

Site and Structure Provisions

3. The site is currently developed with a single-family dwelling.



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Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

| Direction | Surrounding Use           | Surrounding Zoning Classification     |
|-----------|---------------------------|---------------------------------------|
| North     | Undeveloped               | NC-2 Neighborhood Commercial District |
| South     | Undeveloped / Residential | HC-2 Highway Commercial District      |
| East      | Residential               | HC-2 Highway Commercial District      |
| West      | Undeveloped               | HC-2 Highway Commercial District      |

5. The subject site abuts undeveloped properties to the north, south and west zoned NC-2 Neighborhood Commercial District and HC-2 Highway Commercial District, respectively. To the east, there is a residential property also zoned HC-2 Highway Commercial District.
6. The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses include the following:
- Animal service; Art studio; Athletic field; Auto repair and service\*; Automobile sales; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home\*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility; 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; Kennels, commercial; Laboratory; Liquor store; Marina, commercial; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; 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 clinics, outdoor kennels; Warehouse, self-storage; Wholesale goods.
7. The purpose of the proposed L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The minimum parcel size for properties in the L-1 Large Lot Residential District is 1 acre with a minimum 150' lot width which the subject property meets.
8. The objective of the request is to bring the site into compliance with the correct zoning classification.

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*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.

*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.



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