



APPEAL # 10  
ZC DENIED: 8/4/2020

ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

APPEAL REQUEST

DATE: 8/5/2020

I. 2020-1831-ZC

Existing Zoning: NC-1 (Professional Office District)  
Proposed Zoning: HC-1 (Highway Commercial District)  
Location: Parcel located at the northwest corner of US Highway 190 and Chinchuba Gardens Road; being Lot 29 of Chinchuba Gardens, Mandeville; S41, T8S, R11E, Ward 4, District 10.  
Acres: 1 acre (.70 ACRE)  
Petitioner: Emerald Properties Northshore, LLC - Sam Markovich  
Owner: Emerald Properties Northshore, LLC - Sam Markovich  
Council District: 10

POSTPONED FROM 6/24/2020 MEETING

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

E. Markovich  
(SIGNATURE)

PRINT NAME: SAM MARKOVICH

ADDRESS: P. O. Box 6318 MPT. LA. 70009

PHONE #: 504-915-5703

DEPARTMENT OF PLANNING & DEVELOPMENT  
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**ZONING STAFF REPORT**

**Date:** 7/28/2020  
**Case No.:** 2020-1831-ZC  
**Posted:** 7/24/2020

**Meeting Date:** August 4, 2020  
**Determination:** Denied

**GENERAL INFORMATION**

**PETITIONER:** Emerald Properties Northshore, LLC – Sam Markovich  
**OWNER:** Emerald Properties Northshore, LLC – Sam Markovich  
**REQUESTED CHANGE:** From NC-1 Professional Office District to HC-1 Highway Commercial District  
**LOCATION:** Parcel located at the northwest corner of US Highway 190 and Chinchuba Gardens Road; being lot 29 of Chinchuba Gardens, Mandeville  
**SIZE:** 1 acre

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State                                      **Road Surface:** 4 Lane Asphalt                                      **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential and Commercial	NC-1 Professional Office District
South	Residential and Undeveloped	NC-1 Professional Office District
East	Commercial	HC-2 Highway Commercial
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** No                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential** – Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from NC-1 Professional Office District to HC-1 Highway Commercial. The site is located at the corner of US Highway 190 and Chinchuba Gardens Road; being Lot 29 of Chinchuba Gardens, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in density and design.

The petitioned site is flanked by properties zoned NC-1 Professional Office District to the north and south, abuts a Highway to the east, and an existing residential neighborhood to the west. The purpose of the current NC-1 district is to provide for the location of small professional offices in close proximity to residential development. The purpose of the requested HC-1 Highway Commercial district is to provide for the location of limited-scale highway commercial uses along major collectors and arterials. Staff is not in favor of the request as the petitioned property adjoins a residential neighborhood to the west and the uses permitted under the HC-1 designation are too intense for the site’s location.

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