



APPEAL # 1

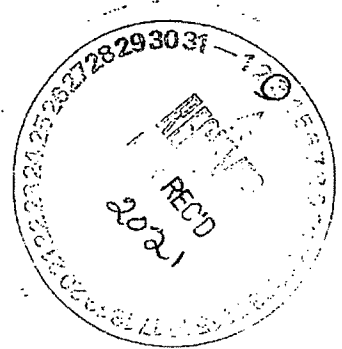
ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 03/03/2021



2020-2142-ZC

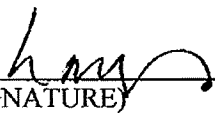
Existing Zoning: A-1 (Suburban District) & A-2 (Suburban District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Location: Parcels located on the north and south sides of M P Planche Road, west of Louisiana Highway 25; Covington; S17, S18, S19, S20, T6S, R11E, Ward 3, District 3  
Acres: 134.73 acres  
Petitioner: Corie Herberger  
Owner: Dawn Kane  
Council District: 3

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.

  
(SIGNATURE)

PRINT NAME: Corie Herberger

ADDRESS: 22161 Marshall Road, Suite C, Mandeville, LA 70471

PHONE #: 985-966-0549

## ZONING STAFF REPORT

Date: February 22, 2020  
Case No.: 2020-2142-ZC  
Posted: December 25, 2020

Meeting Date: March 2, 2021  
Determination: Denied  
Prior Determination: January 5, 2021 – Postponed  
February 2, 2021 - Postponed

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### GENERAL INFORMATION

**PETITIONER:** Corie Herberger

**OWNER:** Dawn Kane

**REQUESTED CHANGE:** From A-1 Suburban District and A-2 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcels located on the north and south sides of M P Planche Road, west of Louisiana Highway 25; Covington

**SIZE:** 134.733 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Poor

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District and RO Rural Overlay
South	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay
East	Residential	A-1 Suburban District, A-2 Suburban District, A-4A Single Family Residential, and RO Rural Overlay
West	Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay

#### EXISTING LAND USE:

**Existing development:** No

**Multi occupancy development:** No

#### COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single-family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District and A-2 Suburban District to A-4 Single-Family Residential District. The site is located on the north and south sides of M P Planche Road, west of Louisiana Highway 25, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that aim to achieve contiguity among adjoining conservation areas in adjacent developments.

The site is flanked on all sides by property that is zoned A-1 and A-2 Suburban Residential District and abuts property that was rezoned from A-3 Suburban District to A-4A Single Family Residential District to accommodate the River Park Crossing subdivision (Case No. ZC11-03-021).

The current request is to establish the allowable density for the proposed River Park Estates Phase 3 PUD (Case No. 2020-2143-ZC), which is west of the existing River Park Estates Phase 1 and 2; both of which maintain the underlying zoning classification of A-2 Suburban District. The requested A-4 Single-Family Residential designation will create a significant increase to the allowable density in the area.

Case No.: 2020-2142-ZC

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