

APPEAL # 6



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

Appeal #
6

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: 10/27/2021



2021-2271-ZC

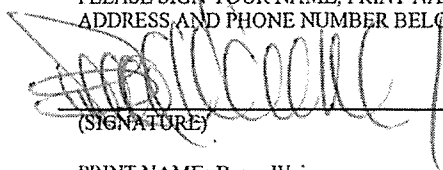
Existing Zoning: PF-2 (Public Facilities District), NC-4 (Neighborhood Institutional District), and A-6 (Multiple Family Residential District)
Proposed Zoning: PBC-1 (Planned Business Campus)
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
Acres: 20.44 acres
Petitioner: All State Financial Company
Owner: All State Financial Company
Council District: 1

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: Bruce Wainer

ADDRESS: 321 Veterans Blvd., Suite 201, Metairie, LA, 70005

PHONE: 504-834-5511

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2271-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed – May 4, 2021
Prior Determination: Postponed June 1, 2021
Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
Determination: Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From PF-2 Public Facilities District, NC-4 Neighborhood Institutional District, and A-6 Multiple Family Residential District to PBC-1 Planned Business Campus

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 20.44 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

	Type	Road Surface	Condition
Highway 1085:	Parish	2 Lane Asphalt	Good
Bricker Road	Parish	1 Lane Asphalt	Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial and Residential	Terra Bella PUD Planned Unit Development Overlay
South	Undeveloped	NC-4 Neighborhood Institutional District and PF-2 Public Facilities District
East	Undeveloped	A-6 Multiple-Family Residential District, A-4 Single-Family Residential District, and PF-2 Public Facilities District
West	Commercial and Residential	A-3 Suburban District, Weston Glen PUD Planned Unit Development Overlay, and NC-4 Neighborhood Institutional District

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.

Mixed Use – Other – Conservation – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from PF-2 Public Facilities District, NC-4 Neighborhood Institutional District, and A-6 Multiple Family Residential District to PBC-1 Planned Business Campus. The site is located on the east side of Highway 1085 and south and west of Bricker Road, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying densities and conservation areas.

The requested PBC-1 Planned Business Campus will allow for the location of office space and supporting high-density residential uses in a campus like setting. The subject site is adjacent to undeveloped land that is zoned A-6 Multiple Family Residential and a commercial and residential PUD to the north, undeveloped land that is zoned A-4 Single-Family Residential District to the east, undeveloped property that is zoned NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to the south, and commercial developments, and an existing residential subdivision to the west. The requested PBC-1 zoning classification allows uses that are primarily contained within a campus like setting and therefore allow a much higher density for residential uses and building size than is typically found within the existing zoning classifications for the property.

Existing Zoning	Max Density/Lot Coverage	Max Building Size	Max Height	Permitted Uses	Purpose
PF-2	Max Density: N/A Max Lot Coverage: Not to exceed 50% of the total area of the lot	N/A	45 ft.	State or federal wildlife management areas; State parks and commemorative areas; Local, state, or national parks; Privately owned conservation areas; Habitat and wetland mitigation banks; Passive Recreational Facilities; Marinas and boat launches; Pavilions for environmental education	To provide for the location of public or nonprofit facilities dedicated to conservation, environmental education, or outdoor activities.
NC-4	Max Density: N/A Max Lot Coverage: Not to exceed 50% of the total area of the lot	Max. Building Size is 12,500 sq. ft.	35 ft.	Dance Studios; Music Studios; Aerobic/weight loss studios; Educational Learning Centers; Churches; Religious Educational Facilities; Clubs and Lodges; Fraternal and religious institutions; Child Day Care Centers; Nursery Schools	To provide for the location of commercial uses that are appropriately located adjacent to residential uses
A-6	Max Density: 1 unit per 4,000 sq. ft. Approx. 115,707 sq. ft. allows 29 units Max Lot Coverage: Not to exceed 50% of the total area of the lot	N/A	35 ft.	Multiple Family Dwellings; Townhouses and Condos; Nursing Homes	To provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and utility uses. All strictly commercial uses are prohibited in the A-6(D) district.

Requested Zoning	Max Floor Area Ratio	Max Lot Coverage	Max Height	Permitted Uses	Purpose
PBC-1	FAR = 3* 1,335,549 sq. ft. of all principal and accessory buildings	Max Lot Coverage: Not to exceed 50% of the total area of the lot	75 ft.	Mid-rise office and residential buildings; Hotels, motels, and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding Restaurants; Mixed use centers	The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development. The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types. In no case shall the PBC-1 district be less than ten acres in area.

*Floor area ratio is the ratio of a buildings total floor area (gross floor area) to the size of the piece of land upon which it is built. Written as a formula, FAR = gross floor area/buildable area of the lot

Case No.: 2021-2271-ZC

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STATE OF LOUISIANA
 DEPARTMENT OF REVENUE
 1400 BAYOU BOULEVARD, SUITE 100
 MONROE, LOUISIANA 70133
 (504) 386-3000
 www.dor.louisiana.gov

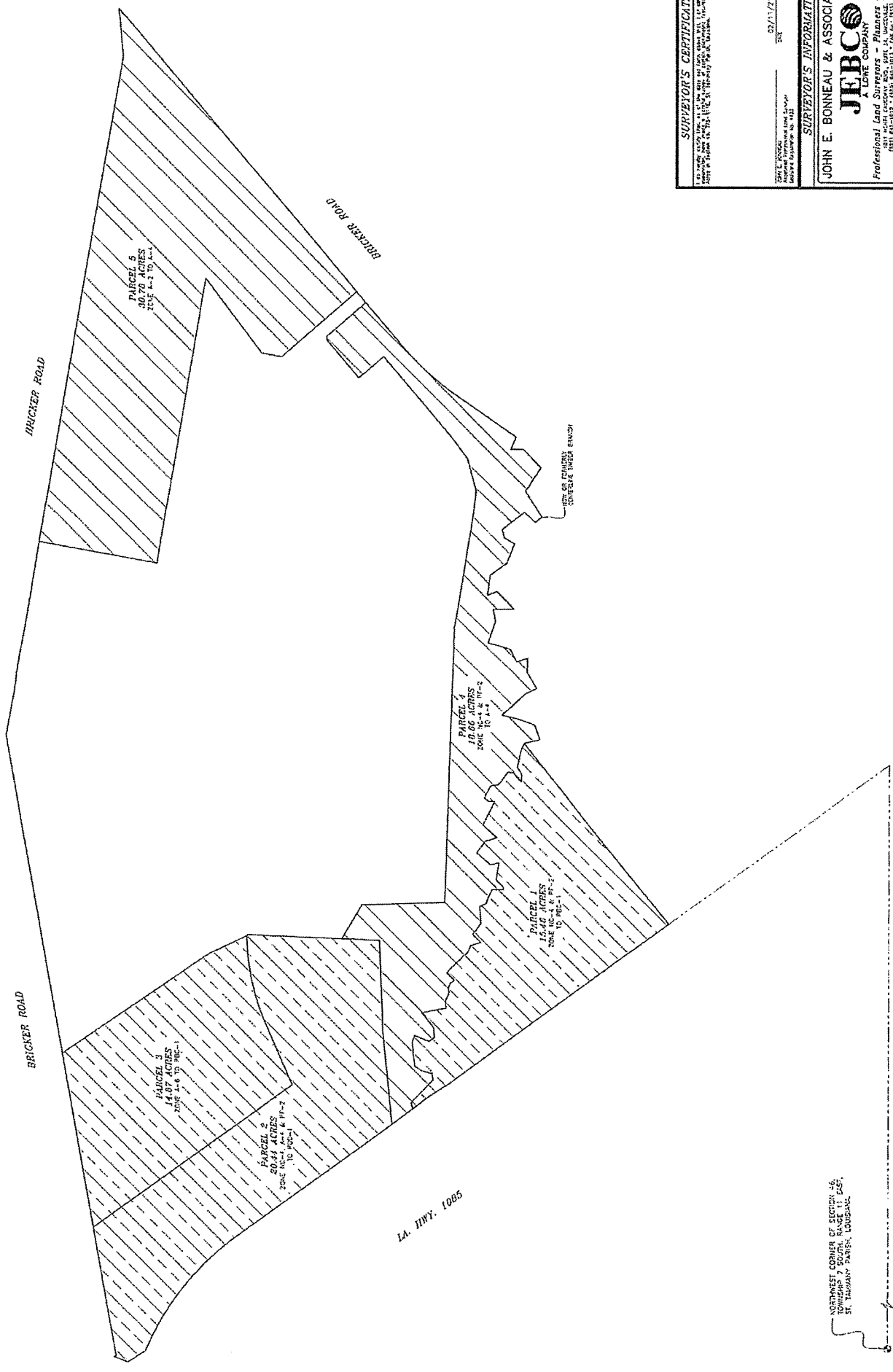
DATE	BY	SPH
02/11/21		
REVISION	DATE	

CHECKED JEB
 SCALE 1" = 200'
 SURVEY # 14-1-0005

Property: A REZONING MAP OF 196.57 ACRES SITUATED IN SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

ALL STATE FINANCIAL
 SHEET NUMBER
 1 OF 1

2021-2271-ZC

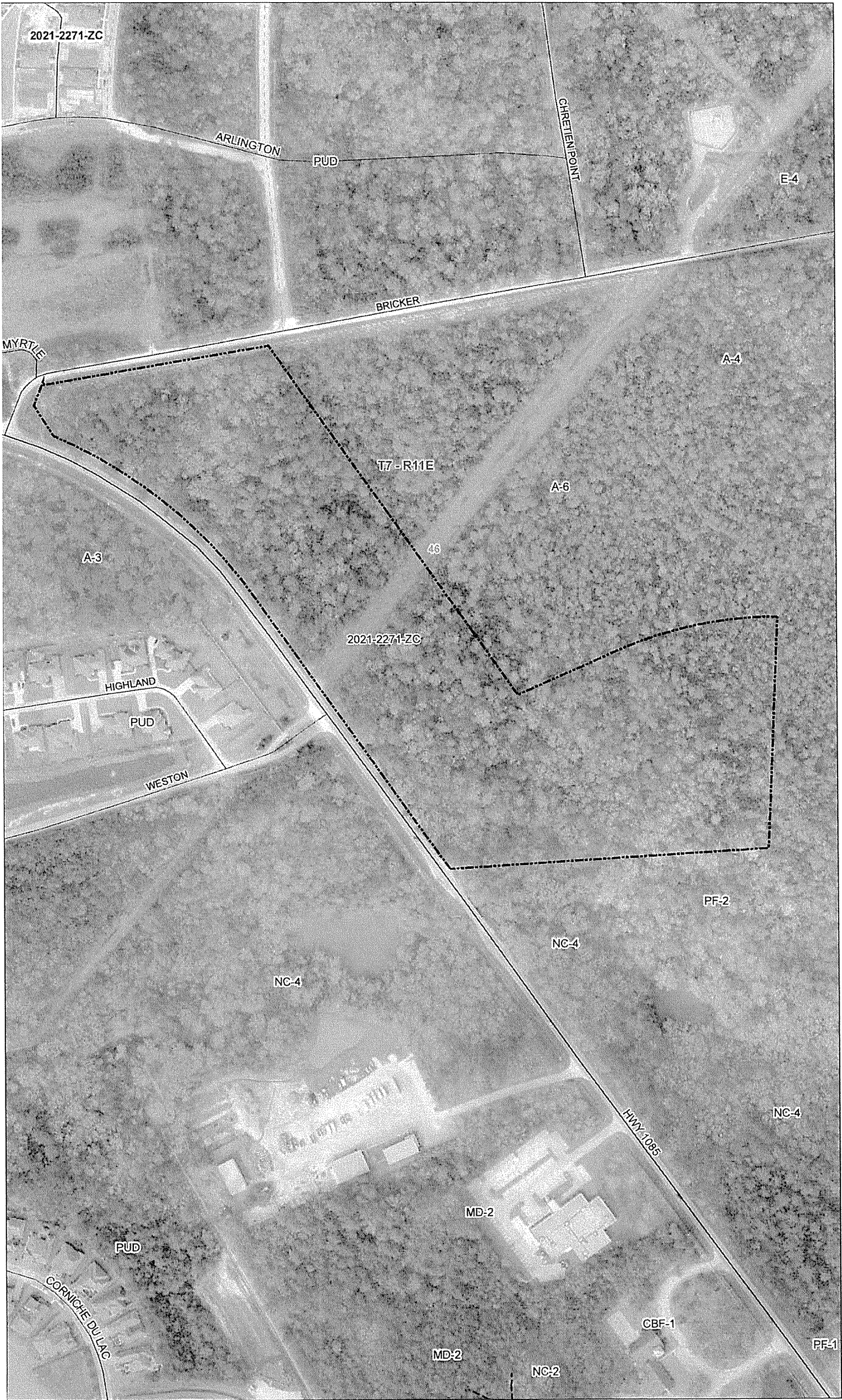


LA. JUNE, 1885

NORTHWEST CORNER OF SECTION 46,
 TOWNSHIP 7 SOUTH, RANGE 11 EAST,
 ST. TAMMANY PARISH, LOUISIANA

SURVEYOR'S CERTIFICATION
 I, JOHN E. BONNEAU, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Louisiana, License No. 112, and I am the author of the above described Survey. I declare under penalty of perjury that the foregoing is true and correct. Executed on this 11th day of February, 2021 at Lake Charles, Louisiana.

SURVEYOR'S INFORMATION
 JOHN E. BONNEAU & ASSOCIATES, INC.
 A LIME COMPANY
JEBCO
 Professional Land Surveyors - Planners - Consultants
 (504) 833-0000 (504) 833-0011 (504) 833-0012
 www.jebcoinc.com



2021-2271-ZC

ARLINGTON

PUD

CHRETIEN POINT

E-4

BRICKER

A-4

MYRTLE

T7-R11E

A-6

A-3

46

2021-2271-ZC

HIGHLAND

PUD

WESTON

PF-2

NC-4

NC-4

NC-4

HWY 1085

MD-2

PUD

CBF-1

PF-1

CORNICHE DU LAC

MD-2

NC-2