

# APPEAL # 2



ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

ZC DENIED: 10/19/21

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



### 2021-2268-ZC

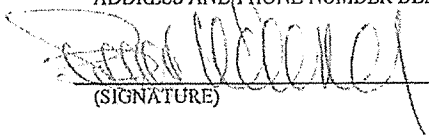
Existing Zoning: PF-2 (Public Facilities District) and NC-4 (Neighborhood Institutional District)  
Proposed Zoning: A-4 (Single-Family Residential District)  
Location: Parcel located on the east side of Louisiana Highway 1085 and south and west of Bricker Road; Covington: S46, T7S, R11E; Ward 1, District 1  
Acres: 18.66 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.:** 2021-2268-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 and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District  
**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:** 18.66 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	Undeveloped	A-4 Single-Family Residential District, A-6 Multiple-Family Residential District, and NC-4 Neighborhood Institutional District
South	Undeveloped and Civic	NC-4 Neighborhood Institutional District, and PF-1 Public Facilities District
East	Undeveloped and Residential	A-2 Suburban District and A-3 Suburban District
West	Undeveloped	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 and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District. 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 request for the A-4 Single-Family Residential District will allow for residential uses adjacent to an undeveloped 96-acre tract of land that is currently zoned A-4 Single-Family to the north, a parcel that is zoned PF-1 Public Facilities District and developed with a church to the south, and undeveloped property that is zoned NC-4 Neighborhood Institutional District to the west. The requested A-4 Single-Family Residential District will create a change in the allowable uses on the subject site. Note that the objective of the request is to establish the underlying zoning classification and density level for a PUD Planned Unit Development.

Existing Zoning	Max Density/Lot Coverage	Max Building	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.	All permitted uses within the NC-1, NC-2, and NC-3 Districts; 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

Requested Zoning	Max Density/Lot Coverage	Max Height	Permitted Uses	Purpose
A-4	Max Density: 4 units per acre  18.66 acres x Max Density of 4  = 74 allowable single-family residential units  Max Lot Coverage: N/A	35 ft.	Single-Family Dwellings; Private garages and accessory structures; Guest Homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture	To provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this district.

**Case No.:** 2021-2268-ZC

**PETITIONER:** All State Financial Company

**OWNER:** All State Financial Company

**REQUESTED CHANGE:** From PF-2 Public Facilities District and NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District

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

**SIZE:** 18.66 acres



# 2021-22268-ZC



THIS MAP WAS PREPARED BY JOHN E. BONNEAU & ASSOCIATES, INC. (JEB) FOR THE PURPOSE OF SUBMITTING TO THE BOARD OF ZONING ADJUSTMENTS OF THE CITY OF MONROE, LOUISIANA, FOR REVIEW AND APPROVAL. THE INFORMATION CONTAINED HEREIN IS BASED ON THE RECORDS OF THE PUBLIC LAND OFFICE, ST. TAMMANY PARISH, LOUISIANA, AND THE FIELD SURVEY CONDUCTED BY JEB. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO JEB AND FOR THE RESULTS OF THE ZONING ADJUSTMENT PROCESS.

DATE: 03/11/21  
 REVISION: NONE  
 SHEET: 1 OF 1

DRAWN BY: JEB  
 SCALE: 1" = 200'  
 SHEETS: 3 (11-10000)

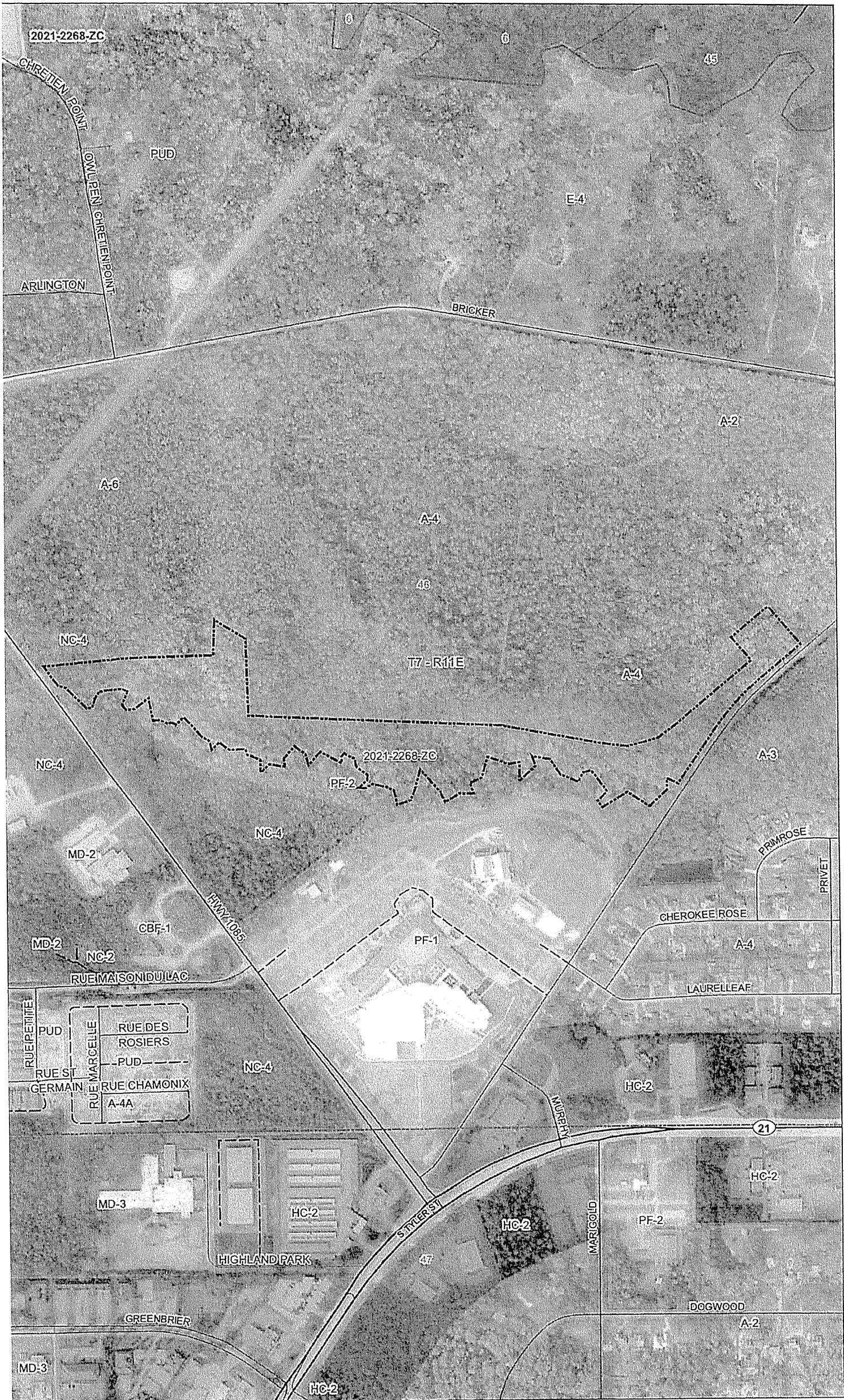
**SURVEYOR'S CERTIFICATION**  
 I, JOHN E. BONNEAU, LICENSED SURVEYOR NO. 111,213, DO HEREBY CERTIFY THAT I AM THE AUTHOR OF THIS SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL SURVEYORS ASSOCIATION OF LOUISIANA. I HAVE READ AND APPROVE THE CONTENTS OF THIS SURVEY AND THE INFORMATION CONTAINED HEREIN. I HAVE ALSO READ AND APPROVE THE STATEMENT OF WORK AND THE ASSUMPTIONS SET FORTH THEREIN. I HAVE ALSO READ AND APPROVE THE STATEMENT OF WORK AND THE ASSUMPTIONS SET FORTH THEREIN. I HAVE ALSO READ AND APPROVE THE STATEMENT OF WORK AND THE ASSUMPTIONS SET FORTH THEREIN.

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 A TOWN COMPANY  
**JEB**  
 Professional Land Surveyors - Planners - Consultants  
 1425 AIRPORT TOWER BUILDING, SUITE 1000, MONROE, LA 70132  
 (504) 336-1111  
 www.jeb.com

Property: A REZONING MAP OF 196.37 ACRES SITUATED IN SECTION 46, T7S-R11E, ST. TAMMANY PARISH, LOUISIANA.

ALL STATE FINANCIAL  
 Survey No.  
 SHEET NUMBER  
**1 OF 1**





2021-2268-ZC

CHRETIEN POINT

OWLEBEN CHRETIENPOINT

ARLINGTON

PUD

BRICKER

E-4

A-2

A-6

A-4

46

NC-4

T7-R11E

A-4

A-3

NC-4

PF-2

2021-2268-ZC

MD-2

NC-4

PRIMROSE

MD-2

CBF-1

PF-1

CHEROKEE ROSE

A-4

RUE MAISON DULAC

LAURELLEAF

RUE PETITE

PUD

RUE MARCELLE  
RUE DES ROSIERS  
PUD  
RUE ST GERMAIN  
RUE CHAMONIX  
A-4A

NC-4

HC-2

BRUMBY

21

MD-3

HC-2

HIGHLAND PARK

47

HC-2

PF-2

HC-2

MARIGOLD

DOGWOOD

A-2

GREENBRIER

MD-3

HC-2

S TYLER ST