



ST. TAMMANY
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 3

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



2021-2270-ZC

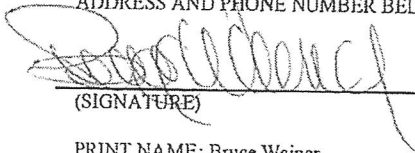
Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: PBC-1 (Planned Business Campus)
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
Acres: 14.87 acres
Petitioner: All State Financial Company
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.: 2021-2270-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 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: 14.87 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: 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	A-4 Single-Family Residential District, NC-4 Neighborhood Institutional District, and PF-2 Public Facilities District
East	Undeveloped	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential District, NC-4 Neighborhood Institutional District, and PF-2 Public Facilities 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 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 request for the PBC-1 Planned Business Campus will allow for the location of office space and supporting high-density residential uses in a campus-type setting. The subject site is adjacent to property that is currently undeveloped and zoned A-4 Single-Family to the east, undeveloped property zoned A-4 Single-Family Residential District, NC-4 Neighborhood Institutional District, and PF-2 Public Facilities District to the south and west, and an existing residential PUD to the north. 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 footprint size than is typically found within the existing A-6 Multiple Family Residential district.

Existing Zoning	Total Allowable Density	Max Lot Coverage	Max Height	Permitted Uses	Purpose
A-6	One unit per 4,000 sq. ft. of property (161 units)	Not to exceed 50% of the total area of the lot	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 Density/Lot Coverage	Max Height	Permitted Uses	Purpose
PBC-1	FAR = 3* 971,605 sq. ft. of all principal and accessory buildings	Max Density: N/A 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.: 2021-2270-ZC

PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From 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: 14.87 acres





THE ABOVE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS:
 1. A 10' EASEMENT FOR UTILITY PURPOSES, AS SHOWN ON THE SURVEY, CROSSING PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SEARCHED BY	SPH
DATE	02/11/21
REVISOR	DATE
PARCELS	JID
SCALE	1" = 200'
SURVEY #	19-14008

ALL STATE FINANCIAL,
 SITUATED IN SECTION 46, T3S-R1E,
 ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER
 1 OF 1

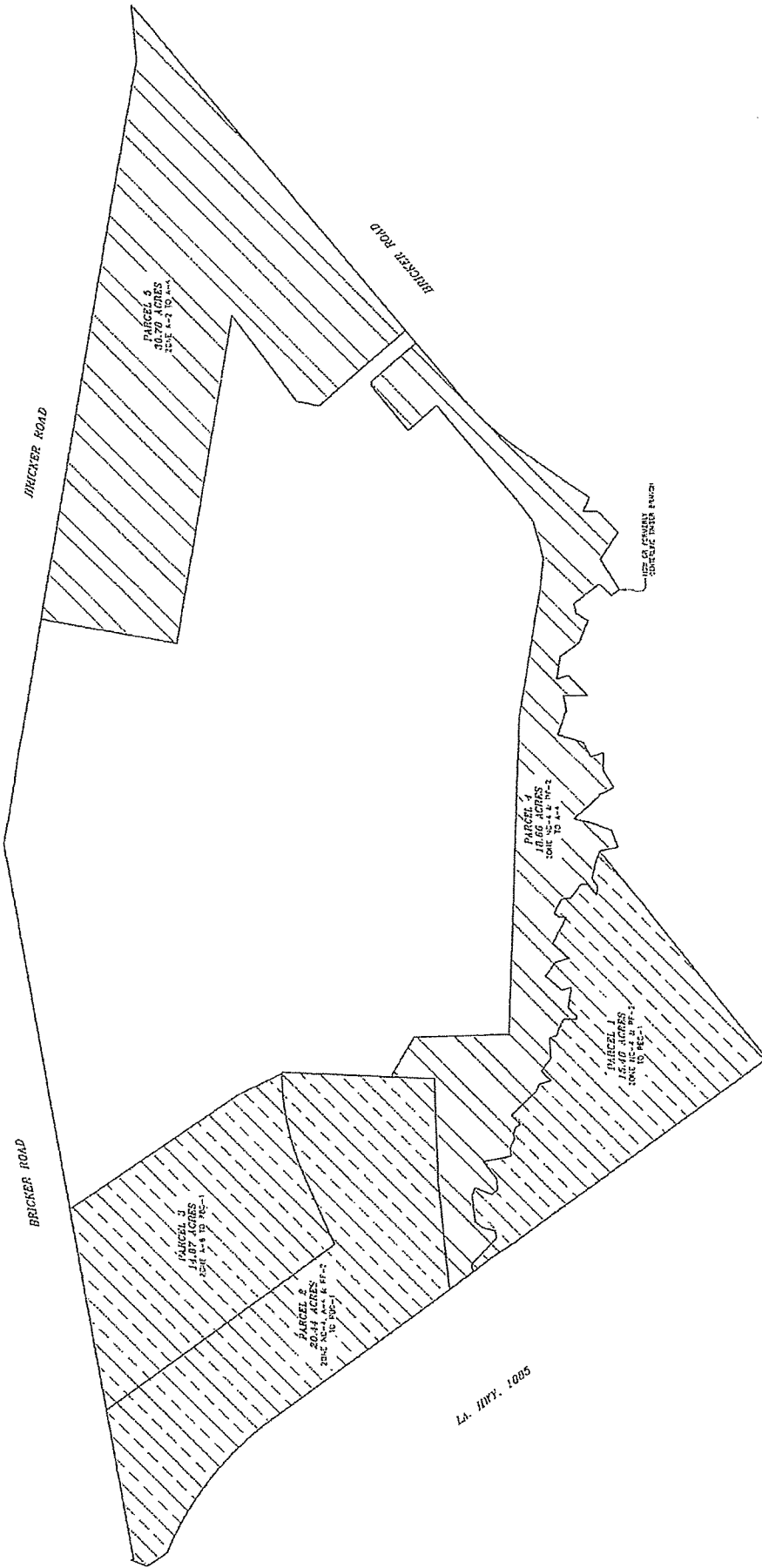
SURVEYOR'S CERTIFICATION
 I, JOHN E. BONNEAU, being duly sworn, depose and say that I am a duly Licensed Professional Land Surveyor in the State of Louisiana, License No. 11274, and that I am the author of the foregoing Survey, and that the same is a true and correct copy of the original Survey as shown to me by the client.

JOHN E. BONNEAU
 Licensed Professional Land Surveyor No. 11274

02/11/21

SURVEYOR'S INFORMATION
JOHN E. BONNEAU & ASSOCIATES, INC.
JEBCO
 A LAND COMPANY
 Professional Land Surveyors & Planners - Consultants
 451 North Express Blvd., Suite 400, Metairie, LA 70001
 (504) 885-1111
 www.jebco.com

2021-2270-ZC



NORTHWEST CORNER OF SECTION 46,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST,
 ST. TAMMANY PARISH, LOUISIANA.



2021-2270-ZC

LAURA

OML PEN

PUD

CHRISTEN POINT

E-4

ARLINGTON

BRICKER

A-4

2021-2270-ZC

A-3

A-6

PUD

NC-4

HIGHLAND

46

T7-R11E

WESTON

PF-2

HWY 105

NC-4

NC-4

PUD

MD-2

CBF-1

PF-1