



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 9

ZC Approved :

11/08/2021

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: 11/17/21

2021-2272-ZC

Existing Zoning: NC-4 (Neighborhood Institutional District) and PF-2 (Public Facilities District)
 Proposed Zoning: MD-1 (Medical Facilities District)
 Location: Parcel located on the east side of Highway 1085 and south of Bricker Road; Covington, S46, T7S, R11E, Ward 1, District 1.
 Acres: 15.46 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. *Appellants seek the reversal of the rezoning of the PF-2 portion of the 15.46 acres.*
 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: Jack E. Truitt
 ADDRESS: 213 Inglewood Terrace, Covington, LA 70433
 PHONE #: 985-327-5266

Case No.: 2021-2272-ZC

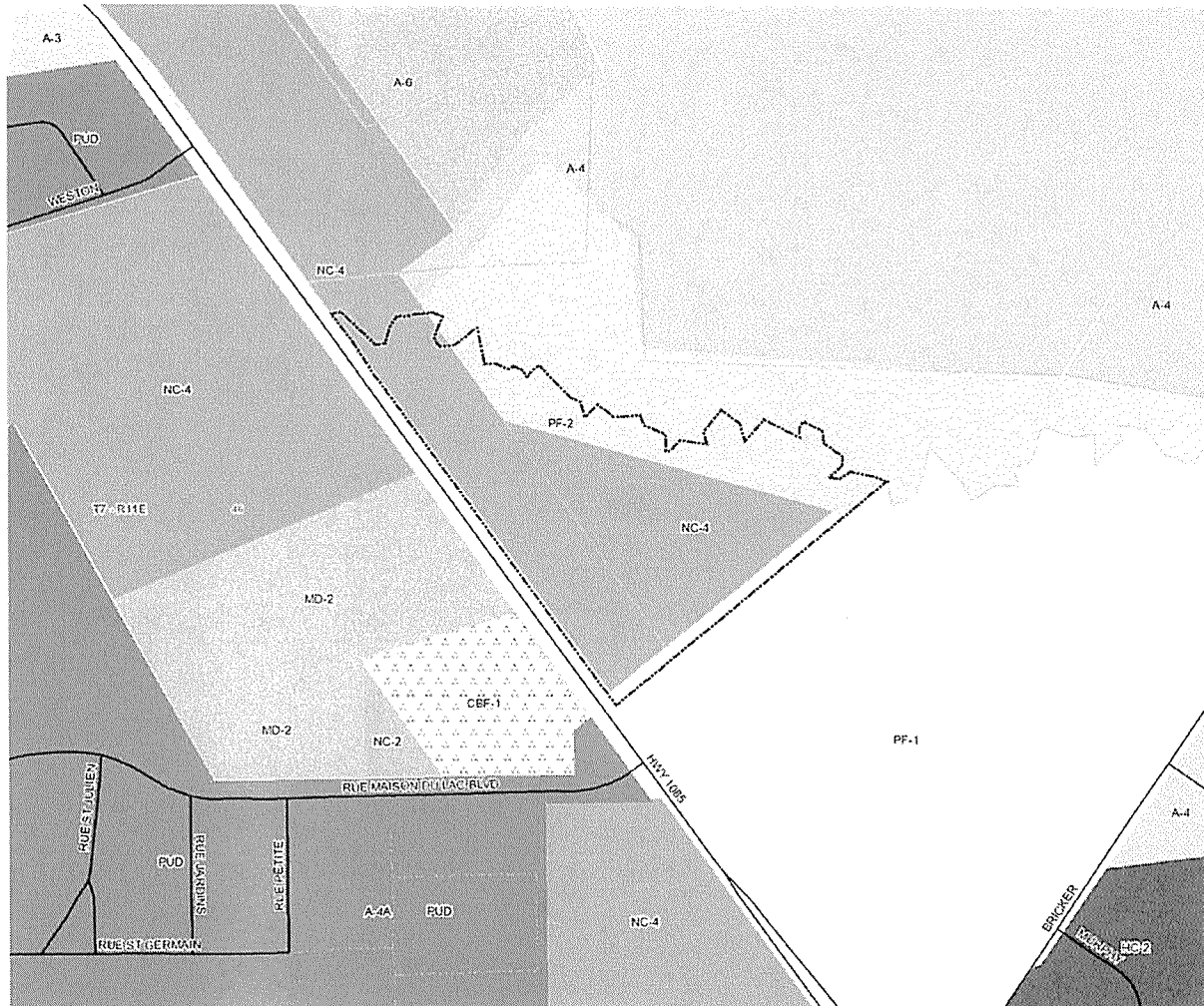
PETITIONER: All State Financial Company

OWNER: All State Financial Company

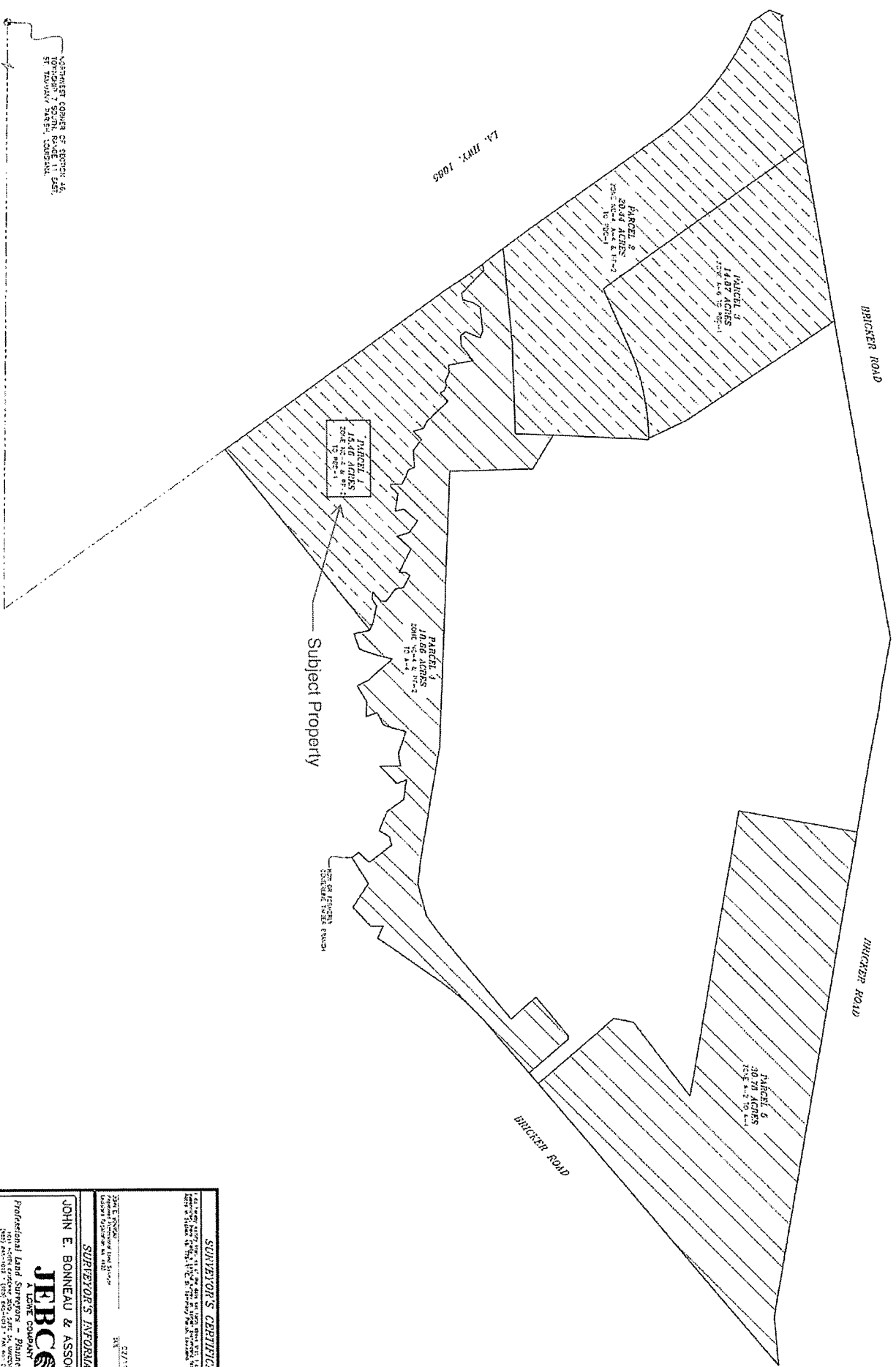
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to MD-1 Medical Facilities District

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

SIZE: 15.46 acres



2021-2272-ZC



DATE	02/11/21
SCALE	1" = 200'
CHECKED	JEB
DRAWN	JEB
DATE	

PROJECT	ALL STATE FINANCIAL
DATE	02/11/21

DATE	02/11/21
SCALE	1" = 200'
CHECKED	JEB
DRAWN	JEB
DATE	

Surveyor's Certification

I, JOHN E. BONNEAU, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described herein, and that the same is in accordance with the original survey as shown to me by the owner of the land described herein, and that the same is in accordance with the original survey as shown to me by the owner of the land described herein.

JOHN E. BONNEAU & ASSOCIATES, INC.
A LIMITED COMPANY

Professional Land Surveyors - Planners - Consultants
1011 North Louisiana Street, Suite 200, Metairie, LA 70002
Phone: (504) 885-1111 Fax: (504) 885-1112
www.jebco.com

Survey for: ALL STATE FINANCIAL

Property: A REZONING MAP OF 196.37 ACRES SITUATED IN SECTION 46, T75-R11E, ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER
1 OF 1



2021-2272-ZC

A-6

A-4

NC-4

46

PF-2

T7-R11E

NC-4

2021-2272-ZC

NC-4

MD-2

HWY 1085

CBF-1

MD-2

NC-2

PF-1

RUE MAISON DU LAC

PUD

RUE PETITE

RUE DES ROSIERS

PUD

NC-4

RUE ST GERMAIN

RUE MARCELLE

RUE CHAMONIX

MD-3

HC-2

HC-2

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 1, 2021
Case No.: 2021-2272-ZC
Posted: October 29, 2021

Meeting Date: November 8, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to MD-1 Medical Facilities District

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

SIZE: 15.46 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	NC-4 Neighborhood Institutional District A-6 Multiple-Family Residential District
South	Civic	PF-1 Public Facilities District
East	Undeveloped	PF-2 Public Facilities District
West	Commercial	NC-4 Neighborhood Institutional District MD-2 Medical Clinic District CBF-1 Community-Based 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 NC-4 Neighborhood Institutional District and PF-2 Public Facilities District to MD-1 Medical Facilities District. The site is located on the east side of Highway 1085 and south of Bricker Road; Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with a mix of uses at varying densities, and conservation areas.

The majority of the subject property is currently zoned NC-4. The purpose of NC-4 Neighborhood Institutional District is to allow for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings. The northern portion of the subject site, which for the most part contains an area of the Timber Branch flood plain is zoned PF-2 Public Facilities. The purpose of PF-2 Public Facilities District is to provide for the location of public or non-profit owned facilities dedicated to historic, conservation, environmental education or outdoor activities.

The requested zoning change to MD-1 Medical Facilities District will allow for the location of medical uses designated for long-term care and housing of individuals with ongoing medical conditions such as nursing homes and assisted living facilities. The site is abutting the Timber Branch waterway and large parcels of undeveloped land that are zoned NC-4 and A-4 Single Family Residential to the north. The site is adjacent to medical uses that are zoned MD-2 to the west and institutional uses that are zoned PF-1 & CBF-1 Community Based Facilities to the south.

Considering the location of the site along a major collector roadway, the low intensity of allowable uses under the MD-1 zoning district and the variety of abutting zoning classifications and uses, staff has determined the requested MD-1 Medical Facilities District will not create an increase in the intensity of uses or traffic in the immediate area.