



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 3

ZC Approved :

04/05/22

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: April 6, 2022

2022-2739-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)
Location: Parcel on the north side of L' Esperance Drive, west of Chestnut Street; Covington; S42, T7S, R11E; Ward 3, District 5
Acres: 6.61 acres
Petitioner: Denise Pilie'
Owner: L'Esperance, Inc. – Denise Pilie'
Council District: 5

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.

Susan A. Laborde
(SIGNATURE)

PRINT NAME: Susan A. Laborde

ADDRESS: 70511 Riverside Drive, Covington, LA 70433

PHONE #: 985-373-1410

ZONING STAFF REPORT

Date: March 29, 2022
Case No.: 2022-2739-ZC
Posted: March 15, 2022

Meeting Date: April 5, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Denise Pilie'

OWNER: L'Esperance, Inc. – Denise Pilie'

REQUESTED CHANGE: A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

LOCATION: Parcel on the north side of L' Esperance Drive, west of Chestnut Street; Covington; S42, T7S, R11E; Ward 3, District 5

SIZE: 6.61 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Bogue Falaya River	N/A

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban district to A-2 Suburban District and RO Rural Overlay. The site located on the north side of L' Esperance Drive, west of Chestnut Street; Covington. The 2025 Future Land Use plan designates the site to be developed with single-family units that vary in design and density, as well conservation areas.

The subject property is currently developed with one existing single-family residence. The site is surrounded by existing residential uses which are zoned A-2 Suburban District. The purpose of the A-2 Suburban District zoning classification is to allow for single-family uses at a density of one residential unit per every acre. The purpose of the Rural Overlay is primarily to allow for agricultural uses. Several of the uses listed under the RO Rural Overlay require the submission and approval of an Administrative Permit application to provide for a staff review of required minimum standards. This includes Short Term Rentals, recently added to the list of Administrative Permits under the RO Rural Overlay, as per Council Ordinance Number 21-4593.

A change in zoning from A-2 Suburban District and RO Rural Overlay to the 6.61-acre site will allow all permitted uses listed by-right in the Rural Overlay as well as allow the applicant to submit an administrative permit application for a Short-Term Rental permit.

CASE NUMBER: 2022-2739-ZC

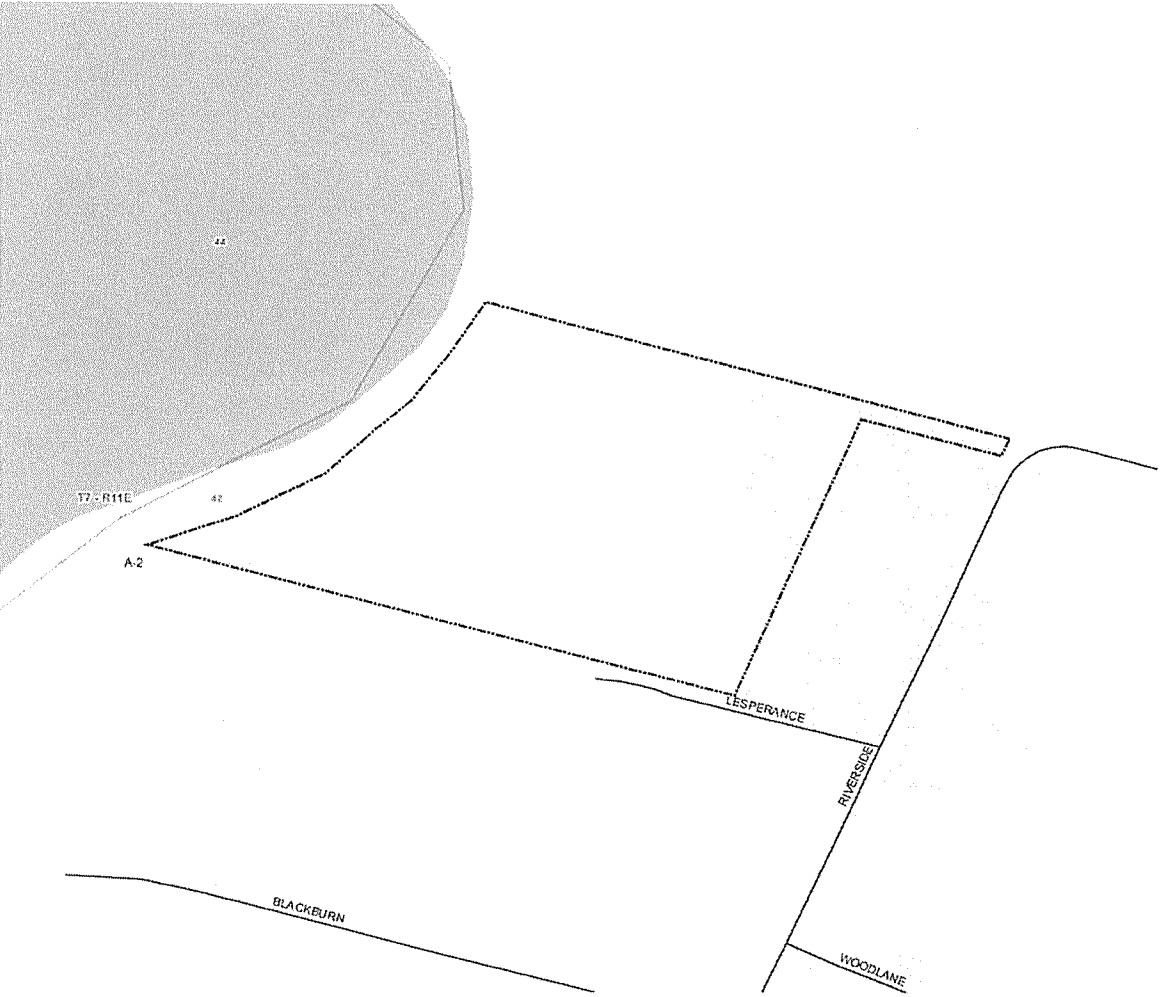
PETITIONER: Denise Pilie’

OWNER: L’Esperance, Inc. – Denise Pilie’

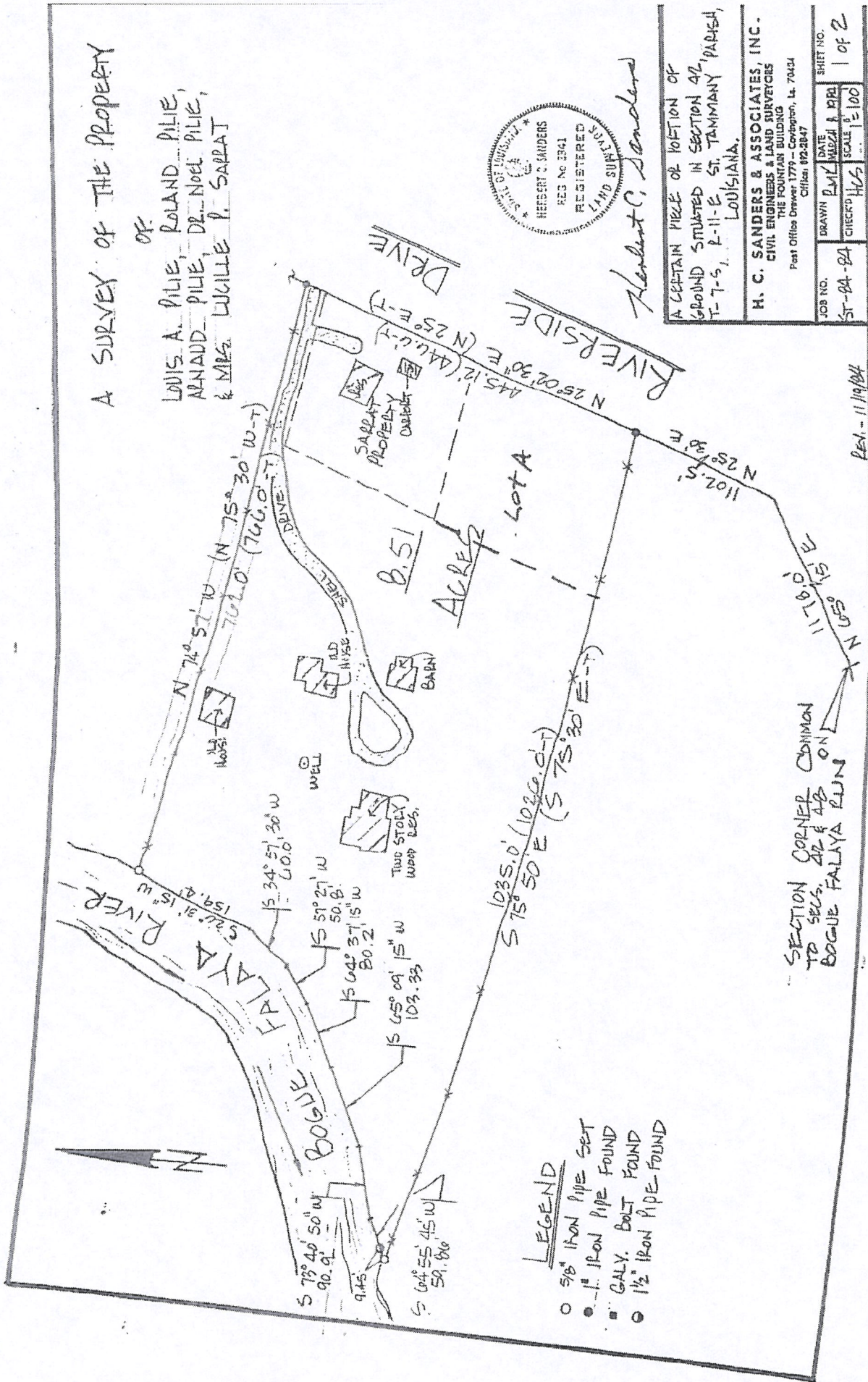
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2022-2739-ZC



2022-2739-ZC

44

2022-2739-ZC

T7-R11E

42

A-2

LESPERANCE

BLACKBURN

WOODLANE

RIVERSIDE

A-3