

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, FEBRUARY 7, 2023
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, February 7, 2023

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JANUARY 3, 2022 MINUTES

POSTPONING OF CASES

PUBLIC HEARINGS

APPEARERS

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 2022-3104-ZC

Existing Zoning: A-2 (Suburban District), NC-2 (Indoor Retail and Service District)
Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2
Acres: 3.37 acres
Petitioner: Michael Combel
Owner: Michael Combel
Council District: 2

POSTPONED FROM THE JANUARY 3, 2023 MEETING

2. 2022-3118-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: I-1 (Industrial District)
Location: Parcel located on the south side of LA Highway 22, east of Mitcham Road, Mandeville; S18, T7S, R10E; Ward 1, District 4
Acres: 2.047 acres
Petitioner: Jonathan and Caitlyn Pizzitola
Owner: Jonathan and Caitlyn Pizzitola
Council District: 4

POSTPONED FROM THE JANUARY 3, 2023 MEETING

3. 2022-3153-ZC

Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the northwest corner of LA Highway 22 and Belle Pointe Drive, Madisonville; S16, T7S, R10E; Ward 1, District 1
Acres: .633 acres
Petitioner: Duane and Connie Superneau
Owner: Duane and Connie Superneau
Council District: 1

POSTPONED FROM THE JANUARY 3, 2023 MEETING

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4. 2022-3163-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcels located on the north side of Haas Road, the west side of 3rd Street, the south side of 2nd Avenue, and the east side of the unopened row of 4th Street; Slidell; S23, T8S, R14E; Ward 8, District 14

Acres: 1.544 acres
Petitioner: Chris Pomes
Owner: Pomes Seafood, LLC – Chris Pomes
Council District: 14

5. 2022-3171-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and RO (Rural Overlay)
Location: Parcel located on the west side of Christa Drive, south of US Highway 190, Slidell; S40 & S41, T8S, R13E; Ward 9, District 11

Acres: 1.23 acres
Petitioner: Jeffrey and Jacqueline Laporte
Owner: Jeffrey and Jacqueline Laporte
Council District: 11

6. 2022-3172-ZC

Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: NC-4 (Neighborhood Intuitional District)
Location: Parcel located on the north side of Three Rivers Road, west of Bravo Street, Covington; S48, T7S, R11E; Ward 3, District 5

Acres: 1.538 acres
Petitioner: Jones Fussell – Jeff Schoen
Owner: Bevolo Gas & Electric Lights, LLC – Chris Bevolo
Council District: 5

7. 2022-3173-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the north side of Three Rivers Road, west of Bravo Street, Covington; S48, T7S, R11E; Ward 3, District 5

Acres: 1.535 acres
Petitioner: Jones Fussell – Jeff Schoen
Owner: Bevolo Gas & Electric Lights, LLC – Chris Bevolo
Council District: 5

8. 2022-3187-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the south side of Chinchas Creek, east of Gum Street, Slidell; S37, T9S, R15E; Ward 8, District 13

Acres: .27 acres
Petitioner: Miguel and Ana Martinez
Owner: Miguel and Ana Martinez
Council District: 13

9. 2022-3189-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of Shady Lane and east side of Carroll Road, Slidell; S4, T9S, R14E; Ward 9, District 14

Acres: .464 acres
Petitioner: Harold Burfict
Owner: Harold Burfict
Council District: 14

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- 10. 2022-3192-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

HC-2 (Highway Commercial District)

HC-3 (Highway Commercial District)

Parcel located on the east side of LA Highway 1077, north of Faust Road, Covington; S3, T7S, R10E; Ward 1, District 1

3.303 acres

Josh Ballard

Jim Ballard

1
- 11. 2022-3196-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

NC-2 (Indoor Retail and Service District)

NC-4 (Neighborhood Institutional District)

Parcel located on the west side of Airport Road, south of Redwood Street, Slidell; S30, T8S, R14E; Ward 9, District 11

2.98 acres

Dorsey Development DG, LLC – Ed Voltolina

Louis Nunes, Jr.

11

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
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ROLL CALL

Present: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph,

Absent: Seeger, Ress and Willie

STAFF PRESENT: Helen Lambert, Erin Cook, Mitchell Kogan and Drew Joiner
CALL TO ORDER

ANNOUNCEMENTS

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INVOCATION Randolph

PLEDGE OF ALLEGIANCE Smail

APPROVAL OF THE DECEMBER 6, 2022 MINUTES

Randolph made a motion to approve second by Crawford

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

ELECTION OF OFFICERS

Fitzmorris made a motion to elect Dave Doherty for Chairman, second by Crawford

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

Crawford made a motion to elect Fitzmorris for Vice Chairman, second by Truxillo

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

Doherty appointed Crawford for Parliamentarian.

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MANDEVILLE, LOUISIANA**

POSTPONING OF CASES

1. 2022-2990-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located at the southeast intersection of Heathermist Drive, east of Sea Spray Drive; Slidell; S29, T9S, R15E, Ward 8, District 13

Acres: 1.66 acres
Petitioner: Helgin Gallardo
Owner: TRAMPROP INC-JP & WA LLC – James Lindsay
Council District: 13

POSTPONED FROM DECEMBER 6, 2022 MEETING

James Lindsay came to the podium

Truxillo made a motion to postpone to April, second by Randolph

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

3. 2022-3113-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: PBC-1 (Planned Business Center)
Location: Parcel located on the east and south sides of McKinney Road, north of US Highway 190, Slidell; S11, T9S, R14E; Ward 8, District 14

Acres: 11.3 acres
Petitioner: McKinney Development, LLC - Rachel Guarisco
Owner: McKinney Development, LLC - Rachel Guarisco
Council District: 14

POSTPONED FROM DECEMBER 6, 2022 MEETING

Paul Mayronne came to the podium

Randolph made a motion to postpone indefinitely, second by Truxillo

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

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1. 2022-3058-PR – USE: Tommy’s Carwash: New Construction

CORRIDOR: Highway 21 Planned Corridor

ZONING: HC-2 (Highway Commercial District)

USE SIZE: 5,207 sq. ft.

PETITIONER: Jordan Williams

OWNER: Revive Holdings 21, LLC

LOCATION: Parcel located on the east side of LA Highway 21, south of Hyacinth Drive;
Covington S47, T7S, R11E, Ward 1, District 1

POSTPONED FROM DECEMBER 6, 2022 MEETING

Jordan Williams came to the podium

Terrence Bergeron spoke in opposition of this request

Smail made a motion to postpone for 3 months, second by Crawford

YEA: McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY: Truxillo

ABSTAIN:

ZONING CHANGE REQUEST CASES:

2. 2022-3096-ZC

Existing Zoning: A-4 (Single-Family Residential District)

Proposed Zoning: A-4 (Single-Family Residential District) and MHO Manufactured
Housing Overlay

Location: Parcel located on the east side of Broom Road, north of Receiving
Station Road, Slidell; S22, T8S, R14E; Ward 9, District 9

Acres: 2 acres

Petitioner: Marina Stevens

Owner: Cinthia Juarez Diaz

Council District: 9

POSTPONED FROM DECEMBER 6, 2022 MEETING

Petitioner and representative came to the podium

Barbara Broom spoke in opposition of this request

Truxillo made a motion to approve, second by Fitzmorris

YEA: Truxillo, McInnis, Doherty and Randolph

NAY: Fitzmorris, Crawford, Smail and Troncoso

ABSTAIN:

This motion failed

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4. 2022-3104-ZC

Existing Zoning: A-2 (Suburban District), NC-2 (Indoor Retail and Service District)
Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2

Acres: 3.37 acres
Petitioner: Michael Combel
Owner: Michael Combel
Council District: 2

Michael Combel came to the podium
Dale Bratschl spoke against this request

Randolph made a motion to postpone for 1 month, second by Smail

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

5. 2022-3118-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: I-1 (Industrial District)
Location: Parcel located on the south side of LA Highway 22, east of Mitcham Road, Mandeville; S18, T7S, R10E; Ward 1, District 4

Acres: 2.047 acres
Petitioner: Jonathan and Caitlyn Pizzitola
Owner: Jonathan and Caitlyn Pizzitola
Council District: 4

Caitlyn Pizzitola came to the podium
Kimberly Shaw spoke in favor of this request
Smail made a motion to deny, second by Fitzmorris
This motion was withdrawn
Smail then made a motion to postpone for 1 month, second by Fitzmorris

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

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6. 2022-3122-ZC

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: NC-5 (Retail and Service District)
Location: Parcel located on the east side of LA Highway 21, south of Alexander Drive, Covington; S5, T6S, R12E; Ward 10, District 6
Acres: 2.048 acres
Petitioner: Dorsey Development DG, LLC - Ed Voltolina
Owner: Kivett & Reel, LLC
Council District: 6

Ed Voltolina came to the podium

Richard Kivett, Bruce Williams, Brandy Cell, Wayne and Elaine Wirth, Jay Lozes, John Eagan, Joey Sedtal, Louis Luzynski and Robert Kusch spoke in opposition to this request

Smail made motion to deny, second by Fitzmorris

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

Mr. Troncoso being a new member voted nay by accident, **Legal** advised to accept his vote as yea

A request was made to hear together 2022-3130 and 3131

7. 2022-3130-ZC

Existing Zoning: NC-6 (Public, Cultural and Recreational District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the east side of Commercial Drive, north of Browns Village Road, Slidell; S27, T8S, R14E; Ward 9, District 14
Acres: 1.07 acres
Petitioner: Jeffrey Schoen
Owner: Paris Properties, LLC – Chris Jean
Council District: 14

Paul Mayronne came to the podium

Crawford made a motion to approve, second by Randolph

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

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8. 2022-3131-ZC

Existing Zoning: NC-6 (Public, Cultural and Recreational District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the east side of Commercial Drive, north of Browns Village Road, Slidell; S27, T8S, R14E; Ward 9, District 14

Acres: 1.07 acres
Petitioner: Jeffrey Schoen
Owner: Johnny F. Smith Testamentary Trust - Chris Jean
Council District: 14

Crawford made motion to approve, second by Truxillo

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

9. 2022-3135-ZC

Existing Zoning: HC-3 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District) and Entertainment Overlay
Location: Parcel located on the south side of LA Highway 435, east of Merrimeade Lane and west of White Oaks Road, being 28484 Hwy 435 Abita Springs; S18, T6S, R13E; Ward 6, District 6

Acres: 10 acres
Petitioner: Ivan Milicevic
Owner: Ivan Milicevic
Council District: 6

Ivan Milicevic came to the podium

Jess Prince, Michael Ebert and Richard Cohea spoke in opposition of this request

McInnis made a motion to deny, second by Smail

YEA: Truxillo, McInnis, Doherty, Crawford, Smail, Troncoso and Randolph

NAY: Fitzmorris

ABSTAIN:

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10. 2022-3136-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located on the south side of Lake Ramsay Road, East of Beverly Road, being Lot 61, Lake Ramsay Heights Subdivision, Covington; S13, T6S, R10E; Ward 3, District 3

Acres: 4.306 acres
Petitioner: Yaritza Garcia Rosario and Jeffrey Elliot, Jr.
Owner: Yaritza Garcia Rosario and Jeffrey Elliot, Jr.
Council District: 3

Jeffrey Elliot came to the podium

Fitzmorris made a motion to approve, second by Truxillo

YEA: Truxillo, Doherty, Fitzmorris and Randolph

NAY: McInnis, Crawford, Smail and Troncoso

ABSTAIN:

This motion failed

11. 2022-3139-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the east side of Henderson Road, south of Gottschalk Road, Covington; S18, T6S, R10E; Ward 1, District 3

Acres: 1 acre
Petitioner: Kimberly Jarrell
Owner: Kimberly Jarrell
Council District: 3

Kim Jarrell came to the podium

McInnis made a motion to approve, second by Truxillo

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN

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12. 2022-3146-ZC

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the north side of Fitzgerald Church Road, East of U
F Keating Road, Covington; S28, T5, R11E; Ward 2, District 6
Acres: 6.957 acres
Petitioner: Stefan Montgomery
Owner: Stefan Montgomery
Council District: 6

Stefan Montgomery came to the podium

McInnis made a motion to deny, second by Smail

YEA: Truxillo, McInnis Crawford, Smail and Troncoso

NAY: Doherty, Fitzmorris and Randolph

ABSTAIN:

This motion failed

A motion was then made by Fitzmorris to approve, second by Truxillo

YEA: Truxillo, Doherty, Fitzmorris and Randolph

NAY: McInnis, Crawford, Troncoso and Smail

ABSTAIN:

This motion also failed

13. 2022-3151-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located on the west side of Beverly Drive, north of Lake
Ramsey Road, Covington; S12, T6S, R10E; Ward 3, District 3
Acres: 2.846 acres
Petitioner: Mitzi Eliza Crain-Dillon
Owner: Mitzi Eliza Crain-Dillon and Titus Levell Dillon
Council District: 3

Joe Scott spoke in opposition of this request

McInnis made a motion to deny, second by Smail

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

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14. 2022-3152-ZC

Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located at the southeast intersection of 4th Street and LA Highway 36, Abita Springs; S42, T6S, R11E; Ward 3, District 2
Acres: .25 acres
Petitioner: Susan Gasen and Sheri Graham
Owner: Susan Gasen and Sheri Graham
Council District: 2

Susan and Sheri came to the podium

Fitzmorris made a motion to approve, second by Crawford

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

15. 2022-3153-ZC

Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the northwest corner of LA Highway 22 and Belle Pointe Drive, Madisonville; S16, T7S, R10E; Ward 1, District 1
Acres: .633 acres
Petitioner: Duane and Connie Superneau
Owner: Duane and Connie Superneau
Council District: 1

Connie Superneau came to the podium

Tony Jambon spoke in opposition of this request

Fitzmorris made a motion to deny second by Truxillo

This motion was withdrawn

Fitzmorris then made a motion to postpone for 1 month, second by Truxillo

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

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PLAN REVIEW CASES:

- 2. 2022-3168-PR – USE: Metairie Bank: New Construction**
CORRIDOR: Highway 21 Planned Corridor
ZONING: HC-2 (Highway Commercial District)
USE SIZE: 5,477 sq. ft.
PETITIONER: Paul A Myers, IV
OWNER: Metairie Bank & Trust Company
LOCATION: Parcel located on the southeast corner of Zinnia Drive and LA Highway 21, Covington; S47, T7S, R11E, Ward 1, District 1

Paul Mayronne came to the podium

Truxillo made a motion to approve, second by Randolph

YEA: Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Randolph

NAY:

ABSTAIN:

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT Truxillo made a motion to adjourn



ZONING STAFF REPORT
2022-3104-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of LA Highway 25, south of River Road, Covington; S17, T6S, R11E, Ward 3, District 2
Council District: 2

Owner: Michael Combel
Posted: December 8, 2022

Applicant: Michael Combel
Commission Hearing: February 7, 2023

Size: 3.37 acres
Prior Determination: Postponed – January 3, 2023

Determination: Approved, Denied, Postponed



Current Zoning

A-2 Suburban District

NC-2 Indoor Retail and Service District

Requested Zoning

NC-6 Public, Cultural, and Recreational District

Future Land Use

Mixed-Use

Flood Zone

Effective Flood Zone B

Preliminary Flood Zone X

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District and NC-2 Indoor Retail and Service District to NC-6 Public, Cultural, and Recreational District. The site is located on the east side of LA Highway 25, south of River Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-2 Suburban District – Comprehensive Rezoning

2. The 3.37-acre parcel known was created through a recent minor subdivision.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped and Residential	A-2 Suburban District NC-1 Professional Office District
South	Commercial/ banquet hall	NC-2 Indoor Retail and Service District
East	Commercial/religious facility & residential	NC-2 Indoor Retail and Service District
West	Undeveloped & mini storage	NC-2 Indoor Retail and Service District HC-2 Highway Commercial District

4. The subject property is currently split zoned both A-2 Suburban District and NC-2 Indoor Retail and Service District. The objective of the A-2 zoning district is intended to provide a single-family residential environment on parcel sizes of a minimum of 1 acre. The objective of the NC-2 zoning district is to provide for the location of small retail and services in close proximity to residential development with minimal impact.
5. The objective of the requested NC-6 zoning district is to provide for the location of public, cultural, and recreational facilities. The NC-6 zoning district differs both in its allowable uses and size/structure provisions from property's current A-2 Suburban District and NC-2 Indoor Retail and Service District as shown in Table 3.



ZONING STAFF REPORT
2022-3104-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

6. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Building Size	Allowable Uses	Purpose
A-2 Suburban District (Existing)	Not to exceed 15% of the total area of the lot	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on large, multi-acre lots. The A-2 District is located primarily in less populated areas where the character of the area shall be preserved through low densities.
NC-2 Indoor Retail and Service District (Existing)	5,000 sq. ft.	All uses permitted in the NC-1 District; Antique Shops; Art and School Supply Stores; Art Galleries; Bakeries; Barbershops and Beauty Shops; Book or stationary stores; Utility Collection offices; Custom dressmaking and sewing shops; Florists; Delicatessens; Drug stores; Dry cleaning; Garden Supply centers and greenhouses; Gift shops; Hardware stores; Hobby Shops; Ice cream shops; Interior decorating shops; Jewelry stores; Photography shops and studios; Restaurants without lounge; Shoe stores and repair shops; Sporting goods stores; Toy stores; Wearing apparel shops	To provide for the location of small retail and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.
NC-6 Public, Cultural, and Recreational District (Proposed)	15,000 sq. ft. with no more than 20% additional upstairs mezzanine space for storage.	All uses permitted in the NC-1, NC-2, NC-3, NC-4, and NC-5 Districts; Golf courses and practice ranges; Community Centers; Parks and Playgrounds; Sports or gymnasiums; Athletic fields; Convention and conference centers; Marinas; Recreational vehicle parks	To provide for the location of public, cultural, and recreational facilities in near proximity to residential areas while mitigating the impacts of these facilities, such as traffic and lighting.

7. The applicant is requesting the entire 3.37-acre parcel be rezoned to NC-6 Public, Cultural and Recreational District in order to allow for more intense uses and correct the current split zoned parcel. If the zoning change is approved, any development on the property will be subject to the UDC parking, landscaping, lighting & signage requirements and all other applicable Parish regulations.



ZONING STAFF REPORT
2022-3104-ZC

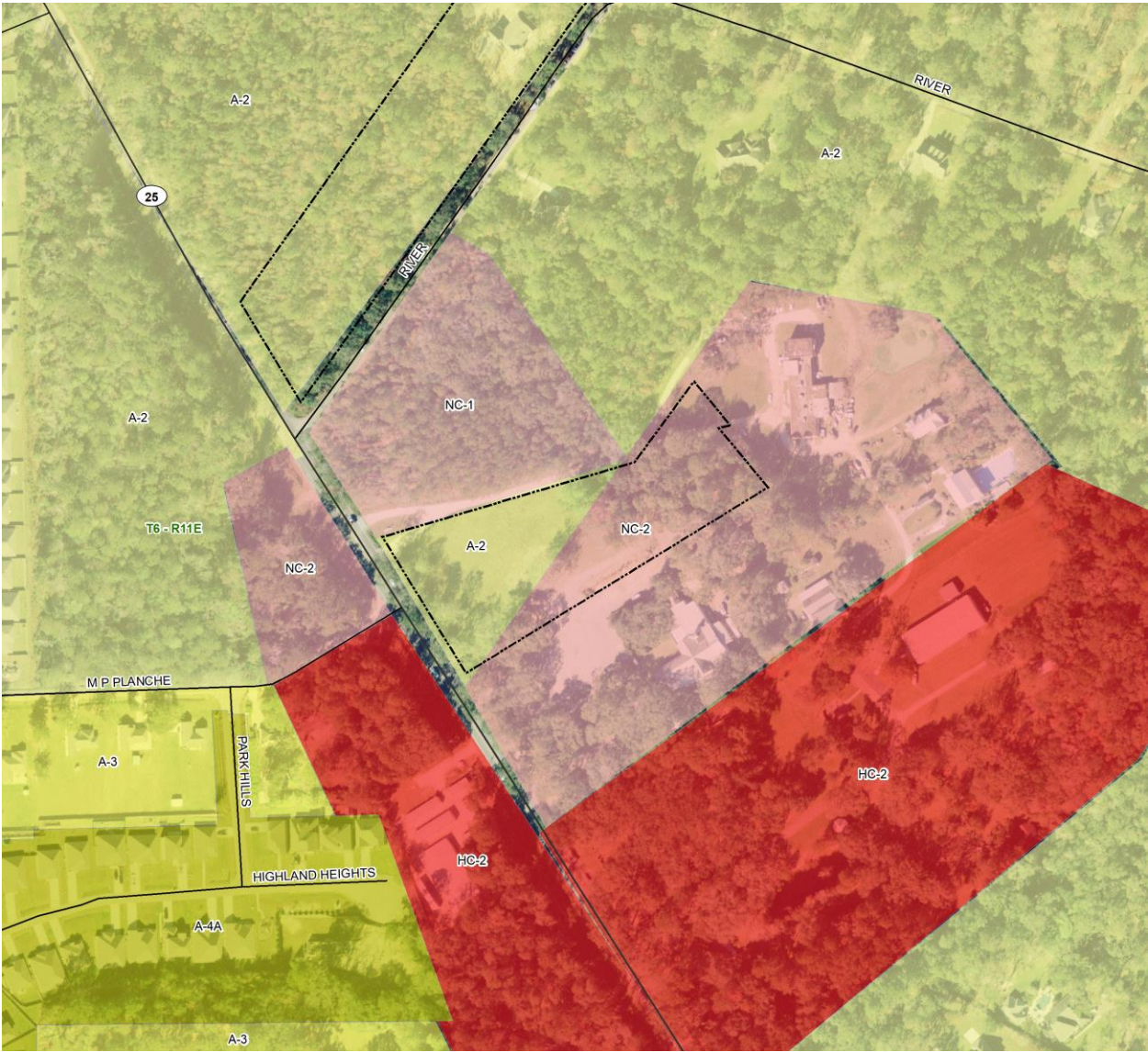
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

Mixed-Use: areas that are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

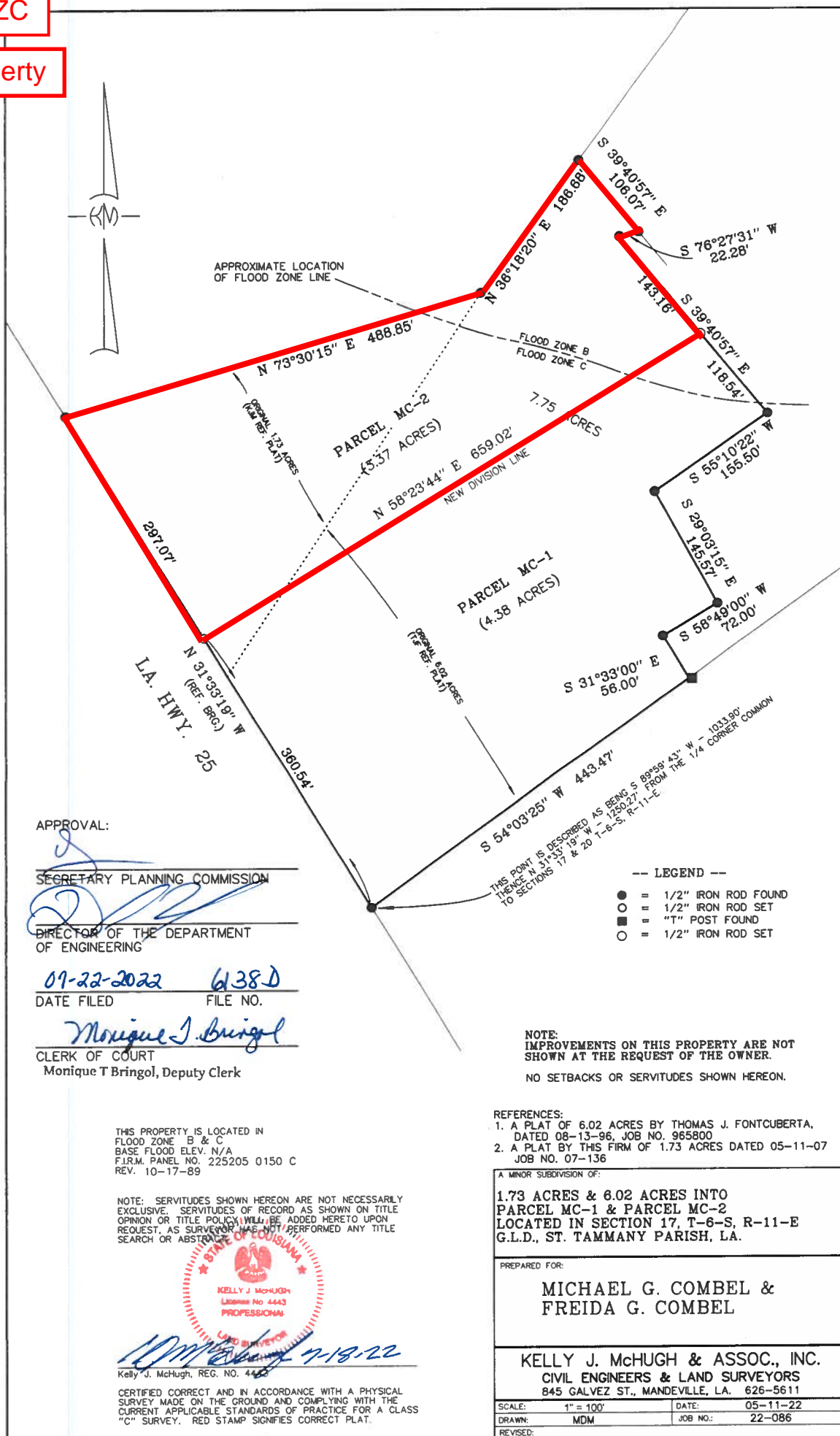
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.2: New development and redevelopment will be orderly, carefully planned, and predictable.
 - ii. Goal 1.5: Goal 5: Adequate infrastructure and utilities will be available in areas permitted for new development.
 - iii. Strategy 1:5:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.





2022-3104-ZC

Subject Property





ZONING STAFF REPORT
2022-3118-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of LA Highway 22, east of Mitcham Road, Madisonville; S18, T7S, R10E; Ward 1, District 4
Council District: 4

Owner: Jonathan and Caitlyn Pizzitola
Posted: December 7, 2022

Applicant: Jonathan and Caitlyn Pizzitola
Commission Hearing: February 7, 2023

Size: 2.047 acres
Prior Determination: Postponed – January 3, 2023

Determination: Approved, Denied, Postponed



Current Zoning

A-2 Suburban District

Requested Zoning

I-1 Industrial District

Future Land Use

Mixed-Use (Northern Portion)

Residential: Low-Intensity
(Southern Portion)

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to I-1 Industrial District. The site is located on the south side of LA Highway 22, east of Mitcham Road, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	A-2 Suburban District – Comprehensive Rezoning

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Hwy 22 W)	Commercial/Restaurant	HC-1 Highway Commercial District
South	Residential & Undeveloped	A-2 Suburban District
East	Residential & Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

3. The purpose of the existing A-2 Suburban District is to provide for the location of single-family residences at a density of one dwelling unit per acre.
4. The purpose of the I-1 Industrial District is to provide for the location of industrial uses of moderate size and intensity along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.



ZONING STAFF REPORT
2022-3118-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. Based on the typical rezoning pattern of the properties situated along Highway 22, west of Highway 1085 and east of the Parish line, multiple parcels were either rezoned to accommodate commercial uses during the 2009 Comprehensive Rezoning or rezoned via submission of an application to the Zoning Commission and approved by Parish Council.

The current zoning patterns and associated zoning maps of this section of Highway 22 appears to be trending towards commercial zoning classifications. There are no industrially-zoned parcels within the vicinity of the subject property. The most intense zoning classification in the immediate area is HC-2 Highway Commercial District which focuses on retail-oriented uses.

6. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max Density & Building Size	Allowable Uses	Purpose
A-2 Suburban District (Existing)	One dwelling unit per acre with a minimum of a 1-acre lot size Not to exceed 15% of the total area of the lot	One single-family dwelling; Private garages and accessory structures; Garage Apartment or guest house under 1,000 sq. ft. when subject lot is no less than one acre in area; Community central water treatment, well, and storage facilities; Household Agriculture	To provide a single-family residential environment on large, multi-acre lots. The A-2(D) district is located primarily in less populated areas where the character of the area should be preserved through low densities.
I-1 Industrial District (Proposed)	Max Building Size: 40,000 sq. ft. Max Density: Not to exceed 50% of the total sq. ft. of the subject property	Radio & television studios and broadcasting stations, Auto body shops (minimum standards apply), Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation. Minimum standards for contractor's yards apply, Welding shops (greater than 3,000 square feet), Indoor recreational facilities including a restaurant without lounge, Office warehouse, Portable storage containers use for storage, Outdoor display pre-assembled building, pool and playground equipment, Specialty food processing, and crematoriums.	To provide for the location of industrial uses of moderate size and intensity along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

7. If the zoning change is approved, any development on the property will be subject to the UDC parking, landscaping, lighting & signage requirements and all other applicable Parish regulations.
8. Note that the property is proposed to be developed with a mechanic shop.



ZONING STAFF REPORT
2022-3118-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

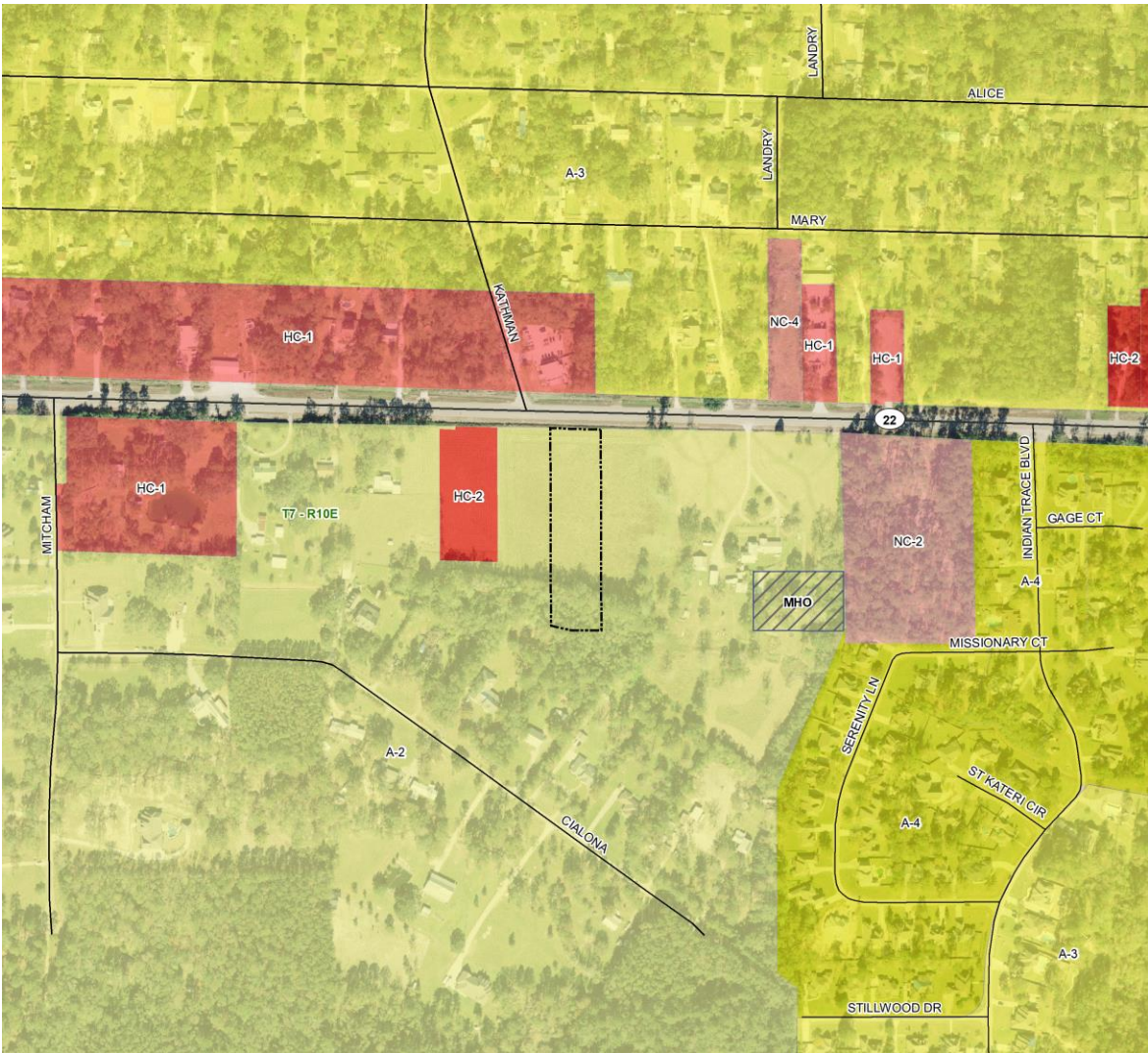
PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

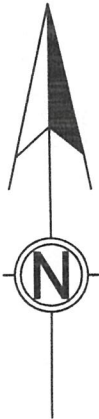
Mixed-Use: areas that are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

Residential: Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

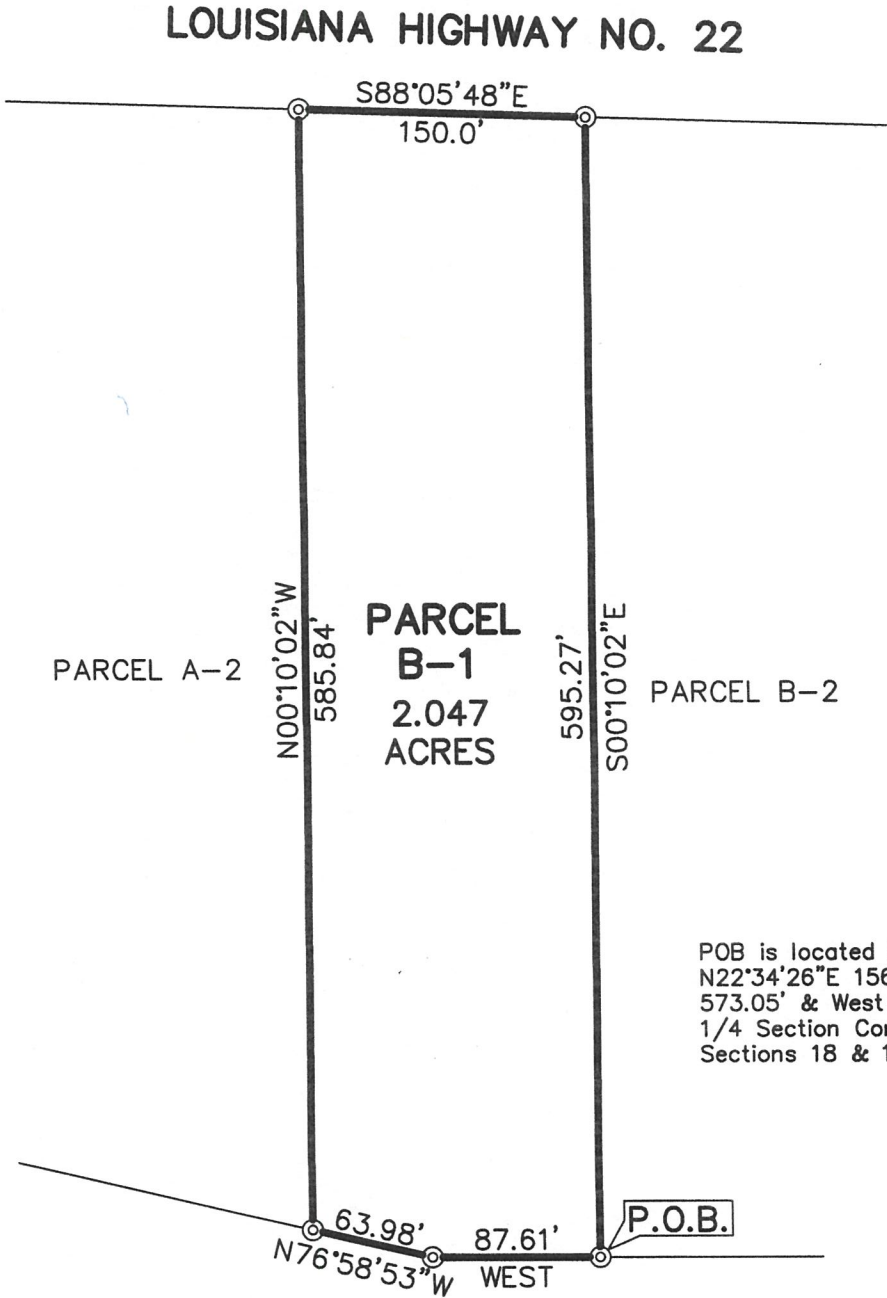
1. The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.2: New development and redevelopment will be orderly, carefully planned, and predictable.
 - ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - iii. Goal 3.7: Light and noise pollution will be minimal.







REFERENCE BEARING:
A bearing of N00°15'W
was assumed from the
SW Corner of Section 18,
to the West 1/4 Corner
of Section 18, T7S, R10E.



POB is located N00°32'21"W 843.60';
N22°34'26"E 156.93'; N53°53'29"W
573.05' & West 116.62' from the
1/4 Section Corner common to
Sections 18 & 19, T7S, R10E.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0215 C, dated April 2, 1991.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.
3. Fieldwork performed on October 3, 2018.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

LEGEND

⊙ = 1/2" IRON ROD FOUND

REFERENCE SURVEY:

Amended Minor Subdivision for Donald M. Peter by John G. Cummings, Surveyor, dated 06/19/2018, revised 7/13/2018, filed in the St. Tammany Parish Clerk of Court Map File No. 5777B.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **JONATHAN PIZZITOLA**

SHOWING A SURVEY OF: PARCEL B-1, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 04252-PB1

DATE: 07/25/2022

REVISED:



ZONING STAFF REPORT
2022-3153-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the northwest corner of LA Highway 22 and Belle Pointe Drive, Madisonville; S16, T7S, R10E; Ward 1, District 1
Council District: 1
Owner: Duane and Connie Superneau
Posted: January 13, 2023
Applicant: Duane and Connie Superneau
Commission Hearing: February 7, 2023
Size: .633 acres
Prior Determination: Postponed – January 3, 2023



Current Zoning
HC-1 Highway Commercial District
Requested Zoning
HC-2 Highway Commercial District
Future Land Use
Mixed-Use
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone X
Critical Drainage: No

Findings

- 1. The petitioner is requesting to change the zoning classification from HC-1 Highway Commercial District to HC-2 Highway Commercial District. The site is located on the northwest corner of LA Highway 22 and Belle Pointe Drive, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
85-034B	Unknown	C-2 Commercial
09-2116	C-2 Commercial	HC-1 Highway Commercial District

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District (Belle Pointe Subdivision)
South (Across Hwy 22)	Commercial	HC-2 Highway Commercial District
East	Undeveloped	HC-1 Highway Commercial District
West	Commercial	HC-1 Highway Commercial District

- 3. The subject property is currently undeveloped and is flanked by commercially-zoned properties of various intensities on all sides, except to the north where the Belle Pointe residential subdivision is situated.
- 4. Based on the typical rezoning pattern for the property situated along Highway 22 which is east of Highway 1085 and west of Perrilloux Road, there appears to be a majority of parcels that were either rezoned to accommodate commercial uses during the 2009 Comprehensive Rezoning or rezoned via submission of an application to the Zoning Commission and Parish Council. The current zoning patterns and associated zoning maps suggest that this section of Highway 22



ZONING STAFF REPORT
2022-3153-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

appears to be trending towards various levels of highway commercial zoning classifications which allow for commercial uses of various intensities.

5. The petitioner has submitted two concurrent applications for building permits to construct a yoga studio (2022-2383) and coffee shop (2022-3594) on the property. This includes the submittal of a traffic study, a hydrological analysis, civil and landscape plans, a DOTD driveway permit, and verification of connection to community sewer and water through Magnolia Water. The applicant has worked closely with staff to obtain the required approval through all Parish reviewing agencies and in addition, has worked closely with the adjacent Belle Pointe neighborhood to mitigate any impacts of the commercial development including:
- a. Providing a 25 ft. landscape buffer where a 10 ft. no cut buffer is required along the rear of the property
 - b. Providing a 94 ft. building setback where a 25 ft. building setback is required along the rear of the property
 - c. Providing a 160 ft. building setback where a 25 ft. building setback is required along the eastern portion of the property

6. Table 3: Community Outreach and Engagement

Year	Effort
2014	Initial efforts to connect with the Belle Pointe Subdivision after establishing the existing Yoga Studio located on Highway 22 across the street from the subject property. Outreach included an initial email offering a free yoga class to all residents of Belle Pointe.
2016	Applicants reached out to the Belle Pointe HOA president to state they had chosen a site for their new studio and would be in greater contact with the residents once their plans were solidified.
2019	Applicant applied for a driveway permit with DOTD which was granted. Applicant worked with Belle Pointe HOA to request that DOTD decrease the speed limit along this stretch of Highway 22 within close proximity to Lancaster Elementary school.
2020	Plans for the development were solidified and shared with the Belle Pointe HOA president.
2021	Zoom meeting was had with the Belle Point HOA president and property management group to discuss development plans to bring everyone up to date on the project.
Current	Applicant is in touch with Belle Point HOA president on current rezoning request needed to complete the project review and obtain building permits.

7. The reason for the request is that the site's existing HC-1 Highway Commercial District does not allow for a drive-thru coffee shop. The applicant is attempting to rezone the portion of the site where the proposed drive-thru coffee shop is located (27%) to allow the use but disallow any other more impactful uses allowable within the HC-2 Highway Commercial District and mitigate any potential impacts to the adjacent neighborhood to the west.
8. Staff has reviewed the applications and approved all plans subject to the current rezoning request.
9. Table 4: Comparison of Zoning Districts

Zoning District	Max. Building Size	Allowable Uses	Purpose
HC-1 Highway Commercial District (Existing)	20,000 sq. ft.	Any uses permitted in the NC Districts and: Automotive parts stores, Business college or business schools operated as a business enterprise, Catering establishments, Department stores, Funeral homes and mausoleums, Instruction of fine arts, Physical culture and health establishments, Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes, Printing, lithography and publishing establishments, Wholesale merchandise broker/agent including associated offices and indoor storage facilities. Any warehousing uses provided shall not exceed 3,000 square feet. However, if more than one use occupies a building, the entire building shall not exceed	To provide for the location of limited-scale highway commercial uses, generally located along major collectors and



ZONING STAFF REPORT
2022-3153-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

		9,000 square feet gross floor area, Drug stores, Dry cleaning, laundries and self-service laundries, Food stores, Public parking lots and garages, Single-family dwelling units above the first floor in a building designed for business uses. Dwelling units shall not exceed one story in height, Veterinary clinics (no outdoor kennels), Public or private auditoriums, Restaurants and restaurants with lounges, Car wash, Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area, Indoor research and testing laboratories, Specialty food processing.	arterials designed to provide services to a portion of the parish.
HC-2 Highway Commercial District (Proposed)	40,000 sq. ft.	All uses permitted in the HC-1 Highway Commercial District and: Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.	To provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

Consistency with New Directions 2040

Mixed-Use: These areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

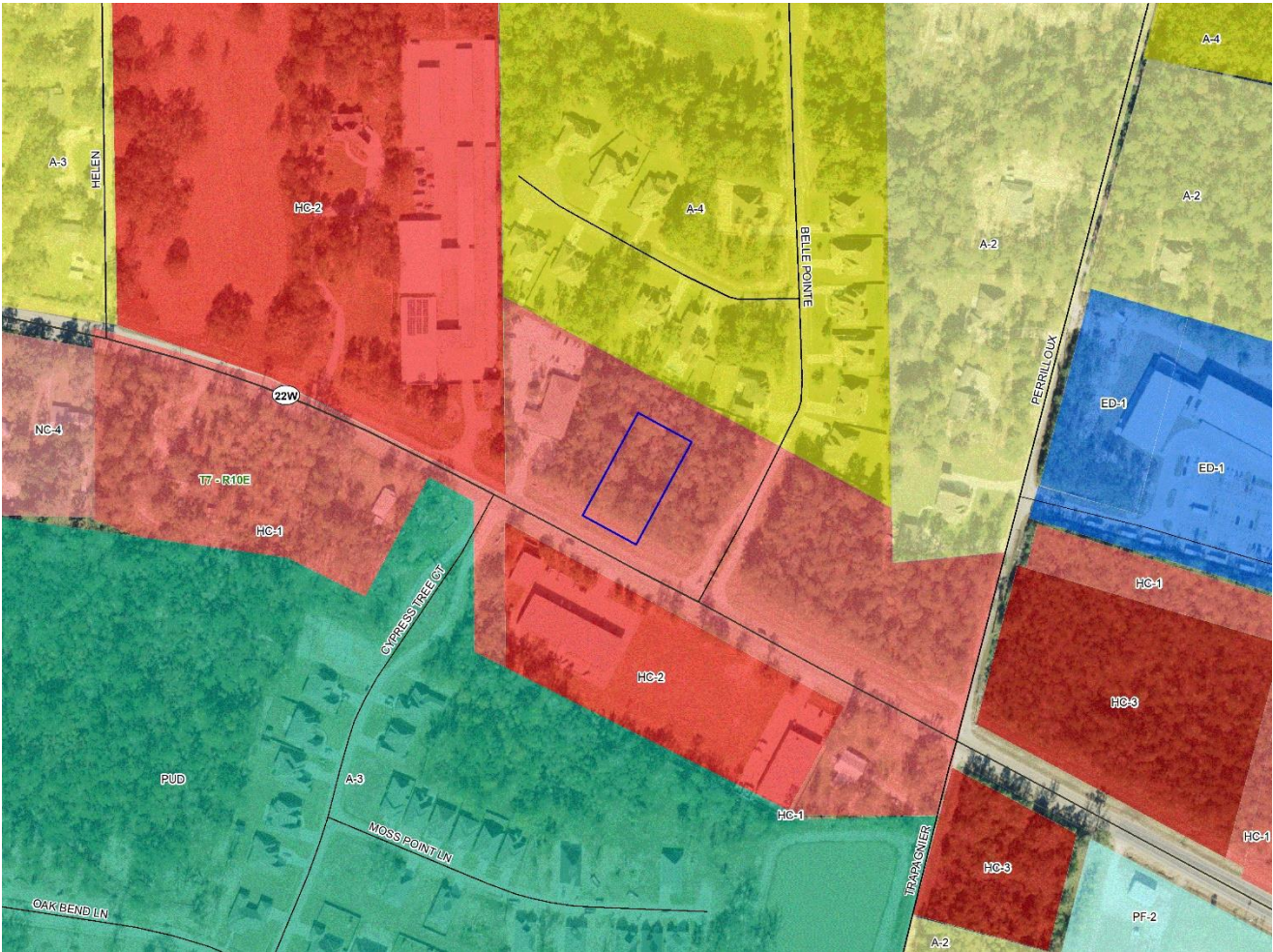
- 1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Strategy 1:5:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.
 - ii. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
 - iii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.



ZONING STAFF REPORT
2022-3153-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



A-2

HC-2

A-4

HC-2

A-4

BELLE POINTE

A-2

ED-1

ED-1

HC-1

HC-1

HC-2

22

PERRILLOUX

HC-3

HC-1

HC-3

MOSS POINT

PUD

A-3

CYPRESS TREE

OAK BEND

GOLDEN OAK

A-2

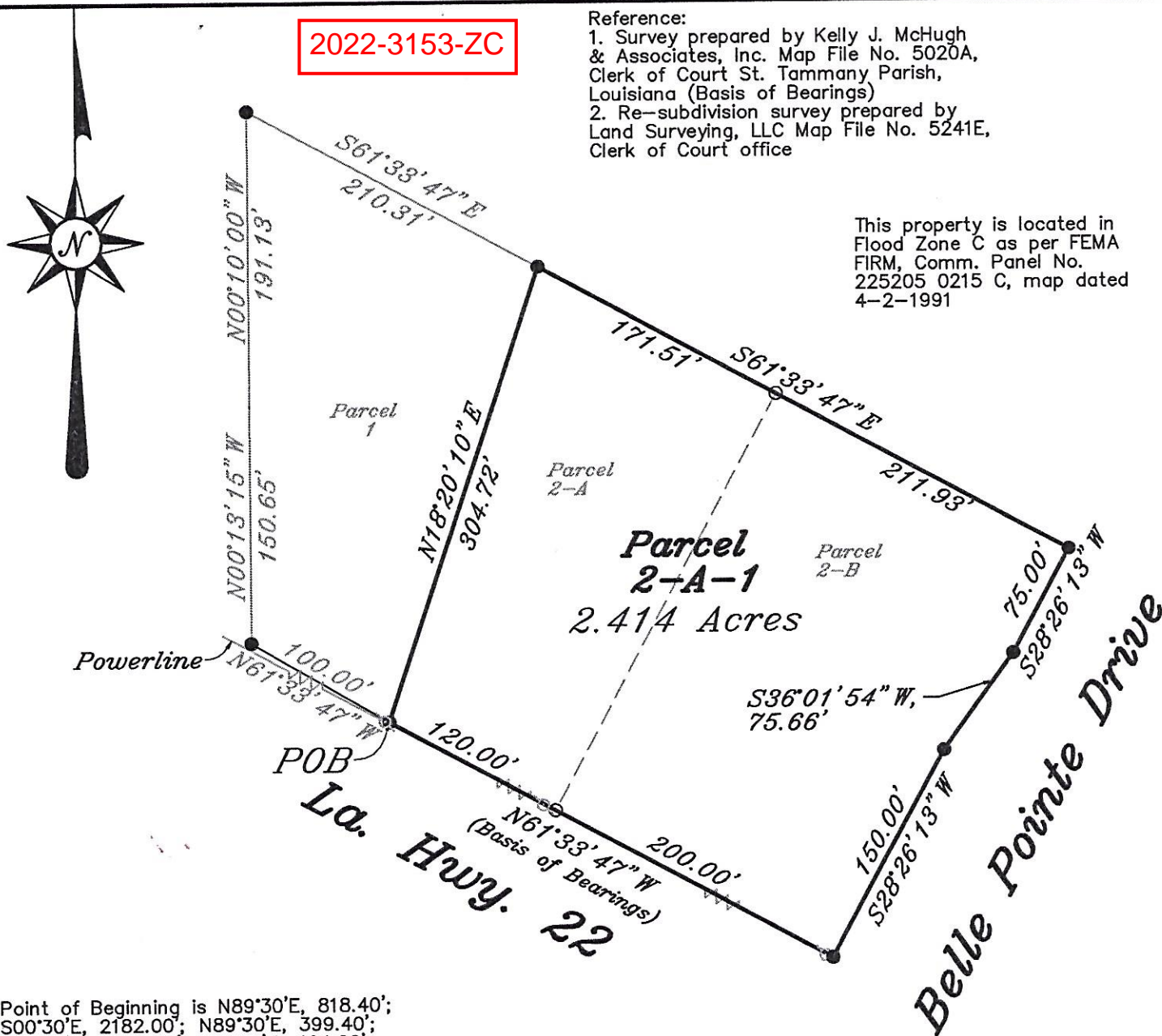
PF-2

2022-3153-ZC

Reference:

1. Survey prepared by Kelly J. McHugh & Associates, Inc. Map File No. 5020A, Clerk of Court St. Tammany Parish, Louisiana (Basis of Bearings)
2. Re-subdivision survey prepared by Land Surveying, LLC Map File No. 5241E, Clerk of Court office

This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0215 C, map dated 4-2-1991



Point of Beginning is N89°30'E, 818.40';
S00°30'E, 2182.00'; N89°30'E, 399.40';
S00°30'E, 2225.00'; S81°10'E, 404.00';
S00°13'15"E, 150.65'; S61°33'47"E,
100.00' from the Section Corner common to
Sections 8, 9, 16 & 17 T7S R10E, St.
Tammany Parish, Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE
GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Note: Improvements were not located at this time

Building setback lines should be determined by owner or contractor prior to any construction

Legend:

- 1/2" Rebar Set
- 1/2" Rebar Found
- ⊗ Powerpole

RESUBDIVISION MAP
OF PARCEL 2-A & 2-B
INTO PARCEL 2-A-1
LOCATED IN SECTION
16 TOWNSHIP 7 SOUTH
RANGE 10 EAST, ST.
TAMMANY PARISH,
LOUISIANA

BRUCE M. BUTLER, III
License No. 4894
PROFESSIONAL
1-26-2020

BRUCE M. BUTLER, III
LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax
SCALE: 1" = 100' DATE: 3-23-2020 NUMBER: 19764

FILED FOR RECORD

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

STATE OF LOUISIANA
JAMES R. AULTMAN
1-A-177
LANDSCAPE ARCHITECT

ZONED A-4

ZONED HC-1

[illegible][illegible]

STREET PLANTING AREA REQUIREMENTS:
ONE CLASS 'A' AND ONE CLASS 'B' / 30 L.F.
ONE SHRUB / 10 L.F.
320.00 L.F.
11 CLASS 'A' AND 11 CLASS 'B' TREES REQ'D.
32 SHRUBS REQ'D.
11 TREES PRESERVED. 19 TREE CREDITS
1 CLASS 'A' AND 2 'B' TREES PROPOSED
32 SHRUBS PROPOSED.

Reform Fitness Complex

1516 La. Highway 22 West
Madisonville, Louisiana

Landscape Plan

06/20/22

L1

SITE PLAN

$$I'' = 2\phi' - \phi''$$



ZONING STAFF REPORT
2022-3163-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcels located on the north side of Haas Road, the west side of 3rd Street, the south side of 2nd Avenue, and the east side of the unopened row of 4th Street; Slidell; S23, T8S, R14E; Ward 8, District 14
Council District: 14

Owner: Chris Pomes
Applicant: Pomes Seafood, LLC – Chris Pomes
Size: 1.544 acres
Posted: January 18, 2023
Commission Hearing: February 7, 2023
Determination: Approved, Postponed, Denied



Current Zoning
A-4 Single-Family Residential District
Requested Zoning
HC-2 Highway Commercial District
Future Land Use
Residential: Medium Intensity
Flood Zone
Effective Flood Zone A
Preliminary Flood Zone AE
Critical Drainage: Yes

FINDINGS

1. The 1.544-acre property consists of 13 vacant lots within the Alton Subdivision presently zoned A-4 Single-Family Residential District.

Zoning History

2. The subject property is currently known as Square 48, Alton Subdivision, as listed on the attached recorded plat. The lots on this property have never been developed since the subdivision was established.
3. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SA Suburban Agriculture
09-2117	SA Suburban Agriculture	A-4 Single-Family Residential District

Site and Structure Provisions

4. Table 2: Dimensional Standards

Zoning	Density	Lot Width
A-4 Single-Family Residential District	4 dwelling units per acre	90 ft.
HC-2 Highway Commercial District	Max. building size of 40,000 sqft	Minimum lot size of 20,000 sqft

5. The HC-2 Highway Commercial District requires a minimum buildable area of 20,000 square feet in order to accommodate all requirements of the district including landscaping, parking, and drainage.
6. The property presently consists of 1.544 acres split between multiple lots of record. As such, the applicant will also have to apply for the minor resubdivision of lots 1-13 in order to create a single development site.



Compatibility or Suitability with Adjacent Area

7. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Industrial	I-1 Industrial District
East	Residential	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential District

8. The subject property abuts residential property on to the north, east and west (Developed portion of Alton Subdivision across Highway 11), as well as an industrial complex/shipping facility to the south.
9. Per the petitioner’s application, the request of the zoning change is to be able to obtain permits to construct a commercial trucking company on the site. If approved for the rezoning, the applicant will have to comply with all landscaping, drainage, signage, parking requirements and all other applicable Parish regulations for commercially-zoned property.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



ZONING STAFF REPORT
2022-3163-ZC

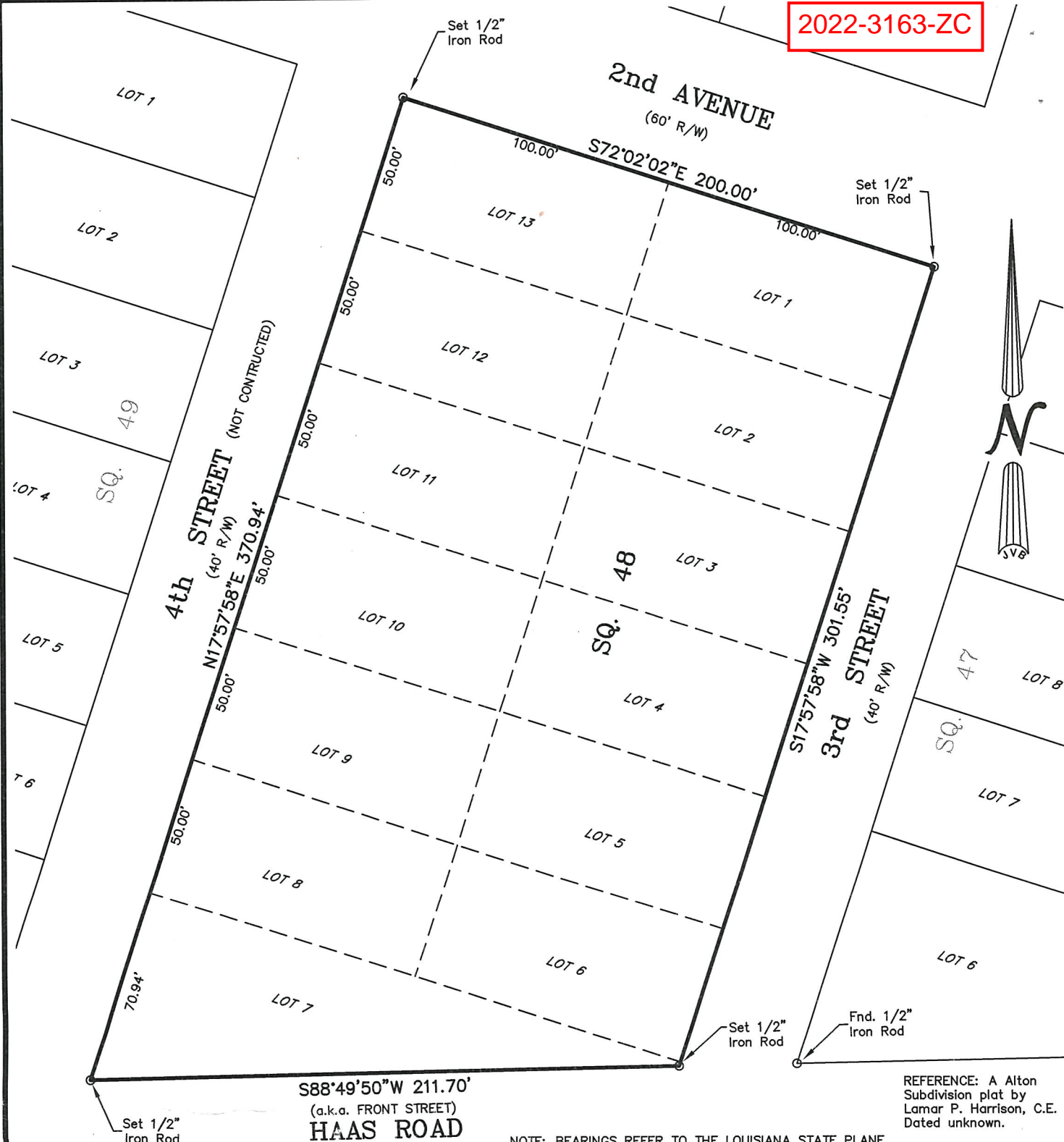
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

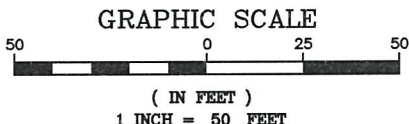




2022-3163-ZC



- LEGEND
- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - ⊕ Cross



BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: HAAS ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0410 D
F.I.R.M. Date 04/21/1999
ZN: A B.F.E. 24'
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20220177

DATE:
04/29/2022

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL
CHECKED BY: DJP

SCALE: 1" = 50'

A SURVEY PLAT OF
LOTS 1 THRU 13, SQ. 48,
TOWN OF ALTON IN
SECTION 23, T-8-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: CHRIS POMES

STATE OF LOUISIANA
DANIEL J. POCHÉ
License No. 5066
PROFESSIONAL LAND SURVEYOR
LA REG. No. 5066



ZONING STAFF REPORT
2022-3171-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Christa Drive, south of US Highway 190, Slidell; S40 & S41, T8S, R13E; Ward 9, District 11
Council District: 11

Owner: Jeffrey and Jacqueline Laporte
Posted: January 23, 2023

Applicant: Jeffrey and Jacqueline Laporte
Commission Hearing: February 7, 2023

Size: 1.23 acres
Determination: Approved, Postponed, Denied



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District

RO Rural Overlay

Future Land Use

Coastal Conservation Area

Flood Zone

Effective Flood Zone A2

Preliminary Flood Zone X

Critical Drainage: Yes

FINDINGS

1. The 1.23-acre property is located within the Pinewood Park Subdivision currently zoned A-2 Suburban District.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
79-039B	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-2 Suburban District

Site and Structure Provisions

3. The site is zoned A-2 Suburban District and currently occupied with an existing stick-built home. The A-2 Suburban District classification calls for strictly residential uses and has a minimum size requirement of 1 acre and a density of 1 unit per acre.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

5. The purpose of the requested RO Rural Overlay is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life.
6. The subject property abuts residentially-zoned property on all sides, however there are some undeveloped sites zoned HC-2 Highway Commercial to the north of the subject property, along Highway 190.
7. If the site is rezoned to the RO Rural Overlay, the applicant will have the ability to apply for a short-term rental permit.



ZONING STAFF REPORT
2022-3171-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

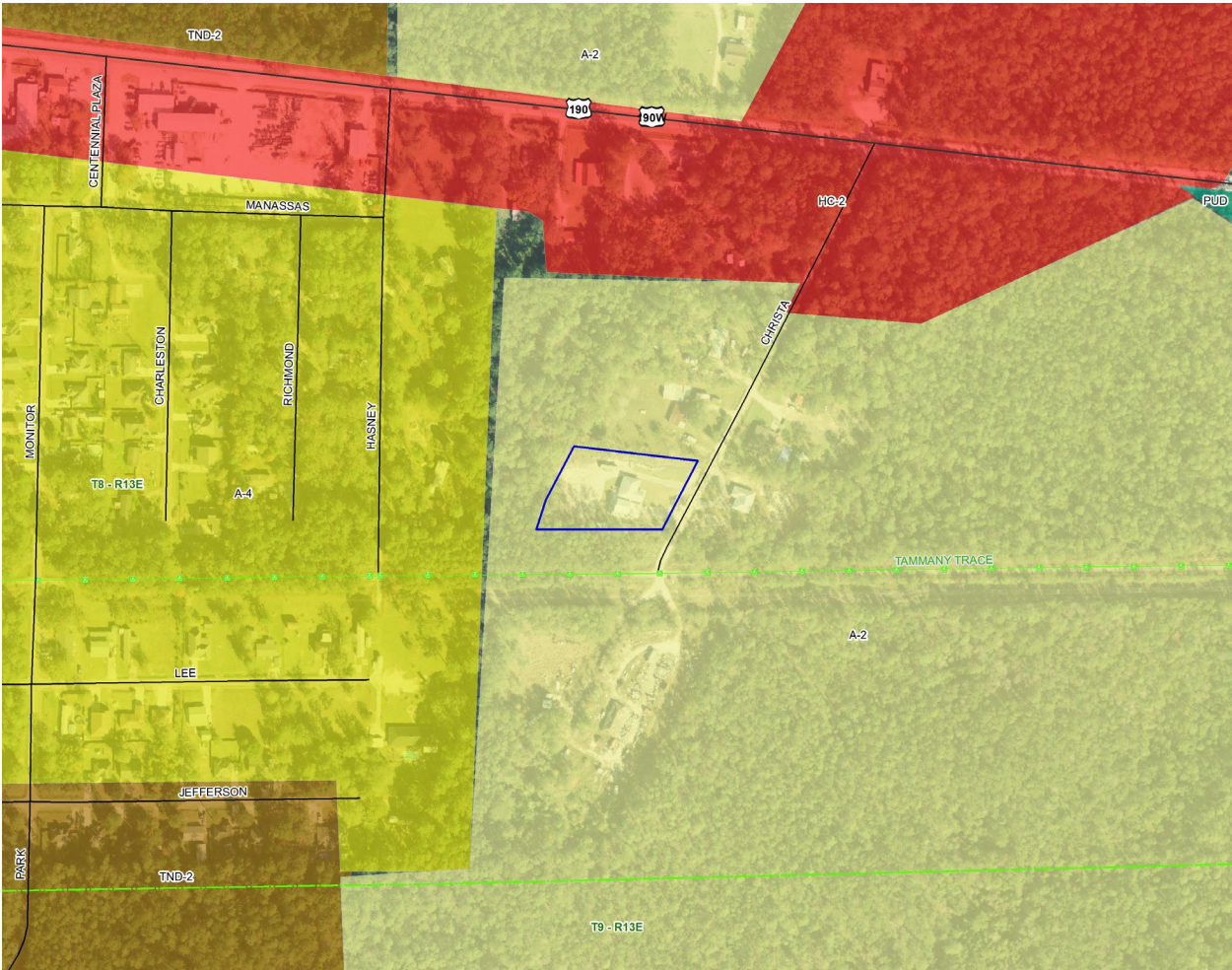
PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

Coastal Conservation: areas are within the Parish’s “coastal zone” (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1.9: Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties



TND-2

A-2

190

190W

HC-2

MANASSAS

RICHMOND

HASNEY

CHRISTA

A-4

TAMMANY TRACE

LEE

A-2

JEFFERSON

TND-2

SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE BEARING:
THIS SURVEY IS BASED ON THE SUBDIVISION PLAN LISTED FOR REFERENCE.

ALL ELEVATIONS SHOWN ARE IN FEET NAVD88.

REFERENCE:
PLAN OF PINWOOD PARK SUBDIVISION BY LAND ENGINEERING SERVICES, INC. DATED MAY 8, 1972.

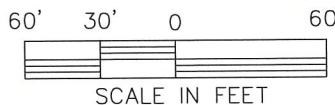
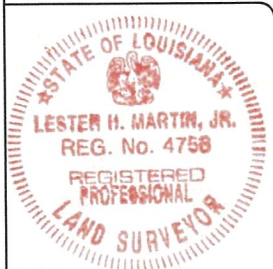
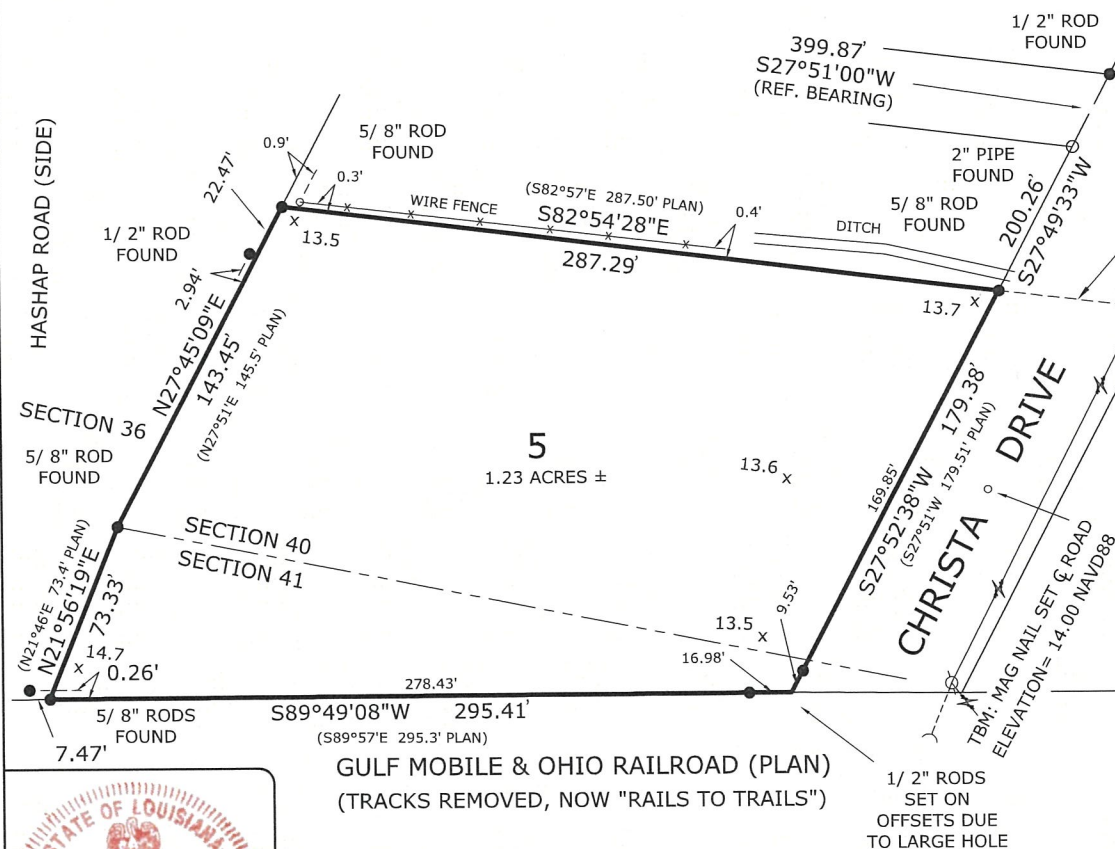
PER FIRM: UNINCORPORATED ST. TAMMANY PARISH, 225205, 0415 C, DATED APRIL 2, 1991, THIS PROPERTY IS IN ZONE A2, EL. 15 NGVD29.

NOTE: THE PRELIMINARY DFIRM ON THE LSUAGCENTER WEBSITE SHOWS THIS PROPERTY IN ZONE X, ELEV. = N/A



U.S. HIGHWAY 190 (SIDE)

- 13.7_x = SPOT ELEVATION
⊙ = POWER POLE
— = OVERHEAD LINE
- - - = ANCHOR



SURVEYOR'S CERTIFICATE
STATE OF LOUISIANA
PARISH OF ST. TAMMANY

I, LESTER H. MARTIN JR., PROFESSIONAL SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED, COMPUTED AND PLOTTED THE PROPERTY SHOWN HEREON LOCATED IN PINWOOD PARK SUBDIVISION, ST. TAMMANY PARISH, LA. SURVEYED AT THE REQUEST OF JEFF LAPORTE.

WITNESS MY SIGNATURE ON THIS, THE 7TH DAY OF DEC. 2020.

Lester H. Martin Jr.
Lester H. Martin Jr. P.L.S. #4758

SURVEY OF LOT 5
PINWOOD PARK SUBDIVISION
PT. SEC. 40 & 41, T8S, R13E
ST. TAMMANY PARISH, LA

DATE: 12-07-2020 SCALE: 1"=60' DWG. BY: LMJ

LESTER MARTIN JR.
& Associates LLC
418 Hickory Drive
Slidell, Louisiana 70458
Cell & Text: (985) 285-9099 Fax: 1 (208) 279-0935
E-mail: LMJSurveyor@gmail.com



ZONING STAFF REPORT
2022-3172-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of Three Rivers Road, west of Bravo Street, Covington; S48, T7S, R11E; Ward 3, District 5
Council District: 5

Owner: Jones Fussell – Jeff Schoen
Posted: January 19, 2023

Applicant: Bevolo Gas & Electric Lights, LLC – Chris Bevolo
Commission Hearing: February 7, 2023

Size: 1.538 acres
Determination: Approved, Postponed, Denied



Current Zoning

A-6 Multiple Family Residential District

Requested Zoning

NC-4 Neighborhood Institutional District

Future Land Use

Commercial

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

FINDINGS

1. The applicant is requesting to rezone the vacant 1.538-acre property from A-6 Multiple-Family Residential District to NC-4 Neighborhood Institutional District. The property is located within the Town of Alexisville Subdivision on the north side of Three Rivers Road, west of Bravo Street, Covington.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
05-047	Unknown	Multi-Family
09-2116	Multi-Family	A-6 Multi-Family Residential District

Site and Structure Provisions

3. The 1.538-acre site is currently undeveloped and consists of Square 85 of the Town of Alexisville Subdivision, as well as a revoked portion of the unconstructed 8th Ave right-of-way that was assimilated into the property.
4. The maximum building size under the requested NC-4 Neighborhood Institutional District is 12,500 square feet, and requires lots with a minimum width of 60ft. If approved, the applicant must apply for a resubdivision to create a single development site. The petitioner has stated on their application that they would like to construct a 4,350 sqft. office building. A concurrent application has been filed (2022-3173-ZC) to rezone the adjacent site from A-3 Suburban District and HC-3 Highway Commercial District to I-2 Industrial District.



Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-3 Suburban and HC-2 Highway Commercial District
South	Residential	A-6 Multi-Family Residential District
East	Commercial	HC-3 Highway Commercial District
West	Undeveloped	A-6 Multi-Family Residential District

6. The site is presently zoned A-6 Multi-Family Residential District which purpose is 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.
7. The purpose of the requested NC-4 Neighborhood Institutional District is to provide 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.
8. If the request for the NC-4 Neighborhood Institutional District is approved, the applicant will be able to apply for building permits for the requested office space which must comply with all parking, landscaping, and drainage, signage and all other applicable Parish requirements.

Consistency with New Directions 2040

Commercial: areas that are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

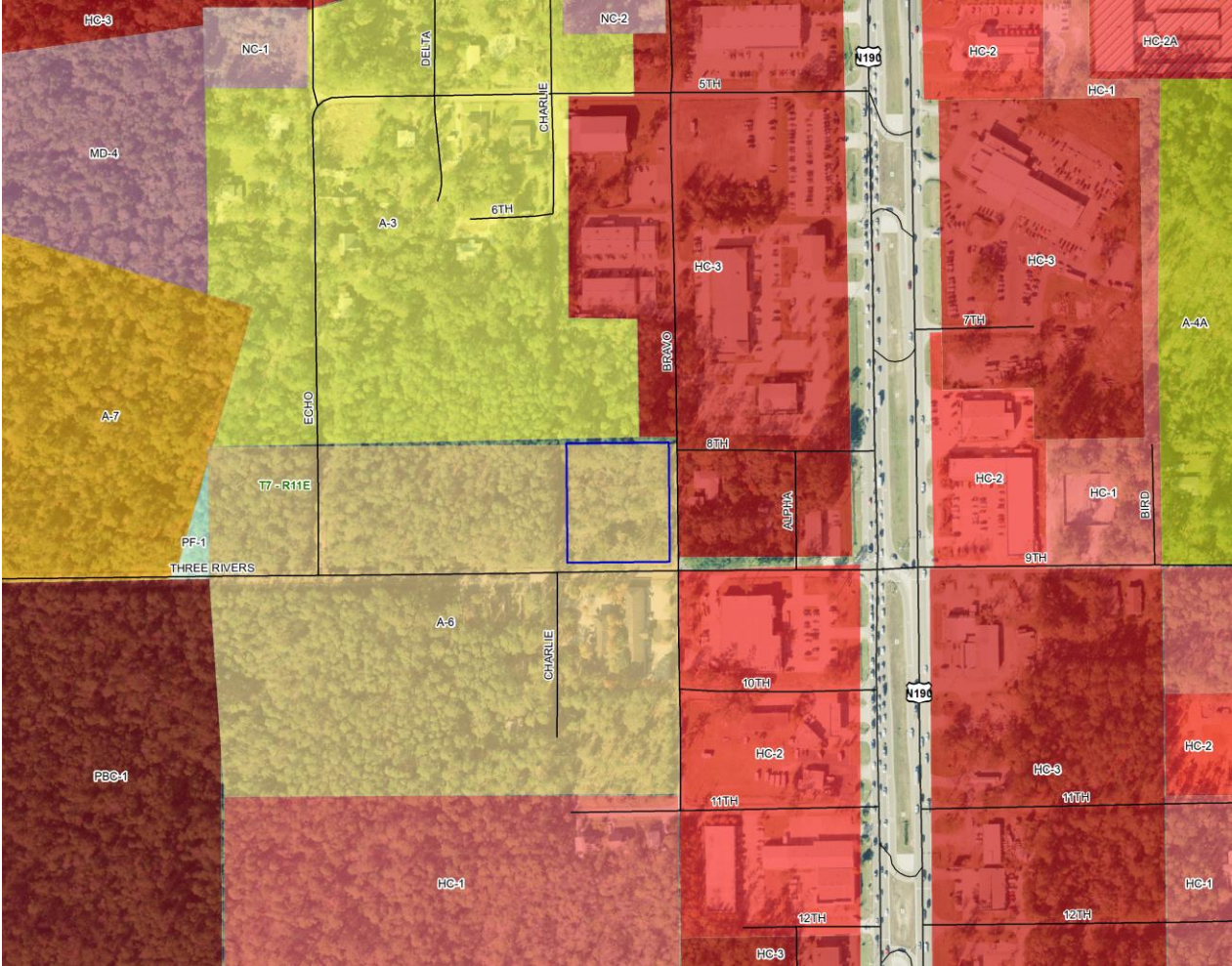
- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.

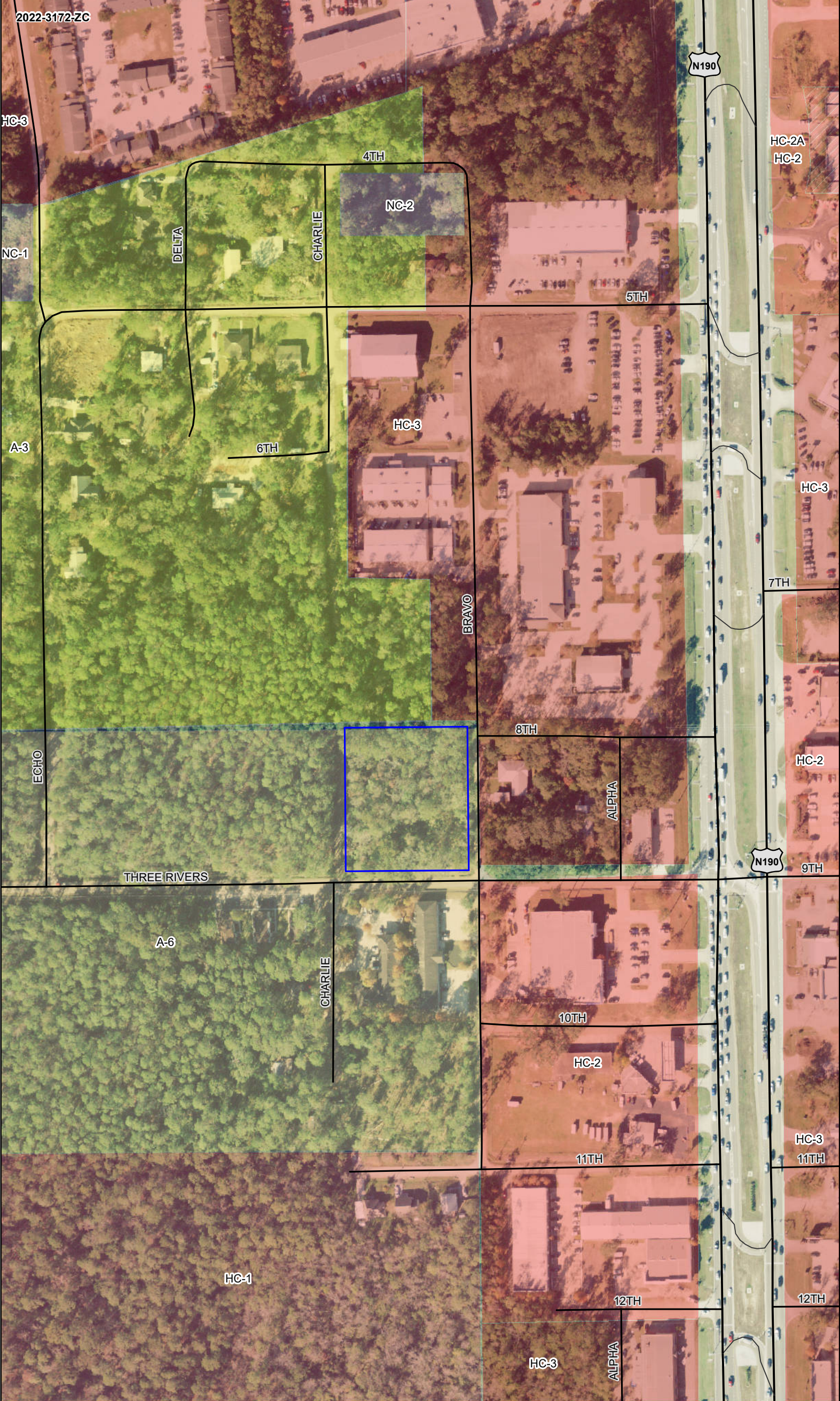


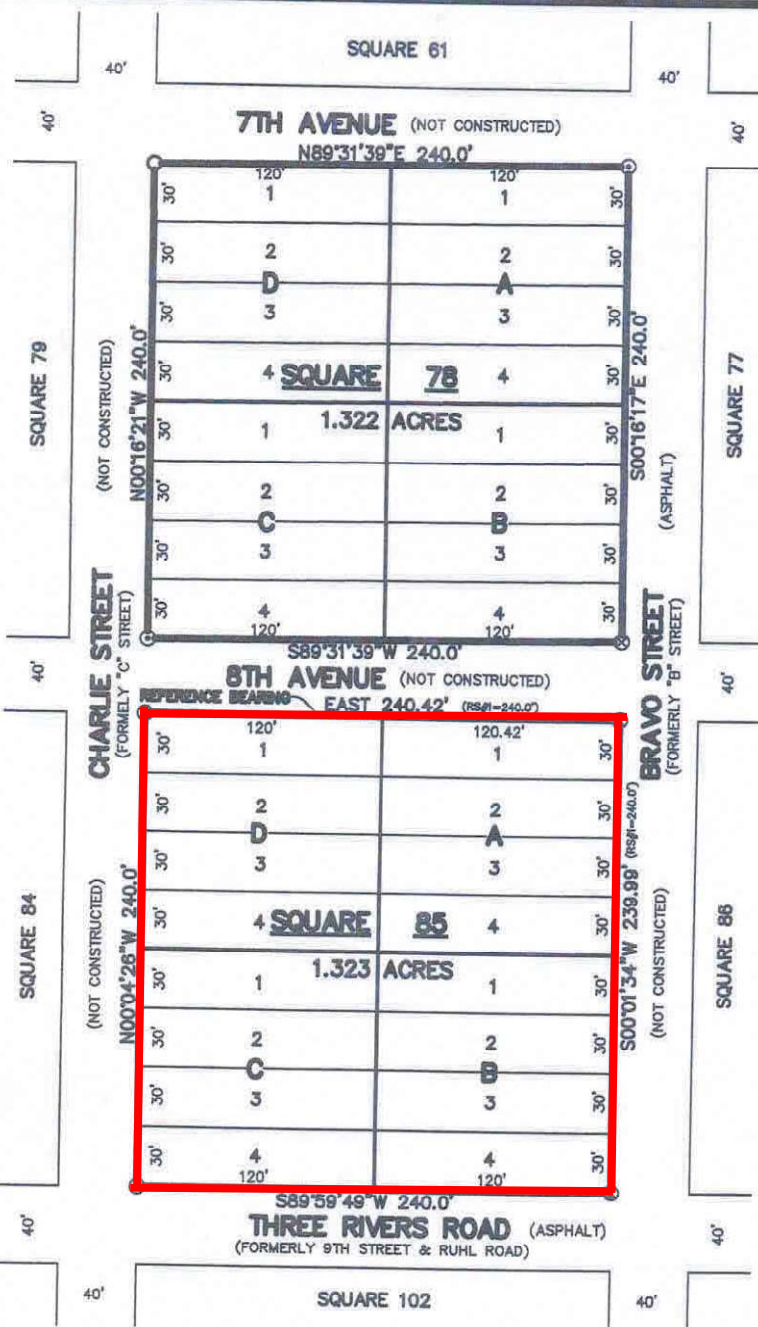
ZONING STAFF REPORT
2022-3172-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





**NOTES:**

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **DON-SON CONSTRUCTION COMPANY, INC.**

SHOWING A SURVEY OF: **SQUARE 78 AND SQUARE 85, ALEXIUSVILLE, LOCATED IN SECTION 48, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'

JOB NO. 21160

DATE: 08/17/2021

REVISED:



ZONING STAFF REPORT
2022-3173-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of Three Rivers Road, west of Bravo Street, Covington; S48, T7S, R11E; Ward 3, District 5
Council District: 5

Owner: Jones Fussell – Jeff Schoen
Posted: January 19, 2023

Applicant: Bevolo Gas & Electric Lights, LLC – Chris Bevolo
Commission Hearing: February 7, 2023

Size: 1.535 acres
Determination: Approved, Postponed, Denied



Current Zoning

A-3 Suburban District
HC-3 Highway Commercial District

Requested Zoning

I-2 Industrial District

Future Land Use

Commercial

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage: No

FINDINGS

1. The applicant is requesting to rezone the undeveloped 1.535-acre property from A-3 Suburban District and HC-3 Highway Commercial District to an I-2 Industrial District. The property is located on the north side of Three Rivers Road, west of Bravo Street, Covington.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
05-047	Unknown	Multi-Family
09-2116	Multi-Family	A-6 Multi-Family Residential District

Site and Structure Provisions

3. The 1.535-acre site is currently undeveloped and consists of Square 78 of the Town of Alexiusville Subdivision, as well as a revoked portion of 7th Avenue (not constructed) that was assimilated into the property.
4. The minimum lot size of the I-2 Industrial District is 20,000 square feet. If approved, the applicant will have to go through the Resubdivision process to make it single development site.
5. A concurrent application has been filed (2022-3172-ZC) to rezone from A-6 Suburban District NC-4 Neighborhood Institutional District, which, if approved, would allow for the construction of an office space to be used in conjunction with the proposed storage buildings.

Compatibility or Suitability with Adjacent Area

6. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	HC-3 Highway Commercial District
South	Undeveloped (Sister Property)	A-6 Multi-Family Residential District
East	Commercial	HC-3 Highway Commercial District
West	Undeveloped	A-6 Multi-Family Residential District



ZONING STAFF REPORT
2022-3173-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

7. The site is presently zoned A-3 Suburban District whose purpose is provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. A portion of the property is also zoned HC-3 Highway Commercial District, whose purpose is to provide for the location of larger-scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.
8. The purpose of the requested I-2 Industrial District is to provide for the location of industrial uses of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.
9. If the request for the I-2 Industrial District is approved, the applicant will be able to obtain building permits for the requested warehouse space and must comply with all parking, landscaping, and drainage, signage and all other applicable Parish requirements.

Consistency with New Directions 2040

Commercial: areas that are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

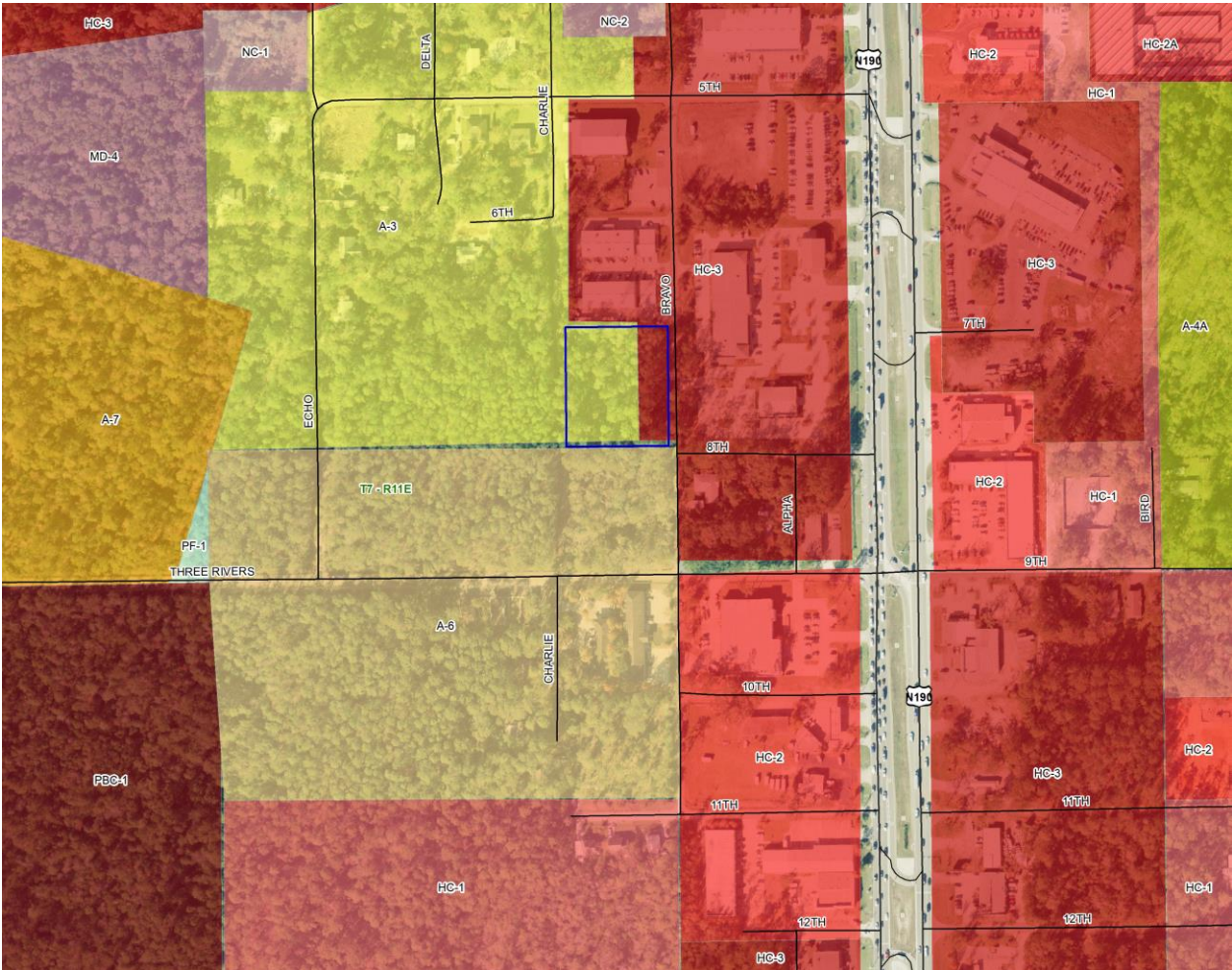
- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.

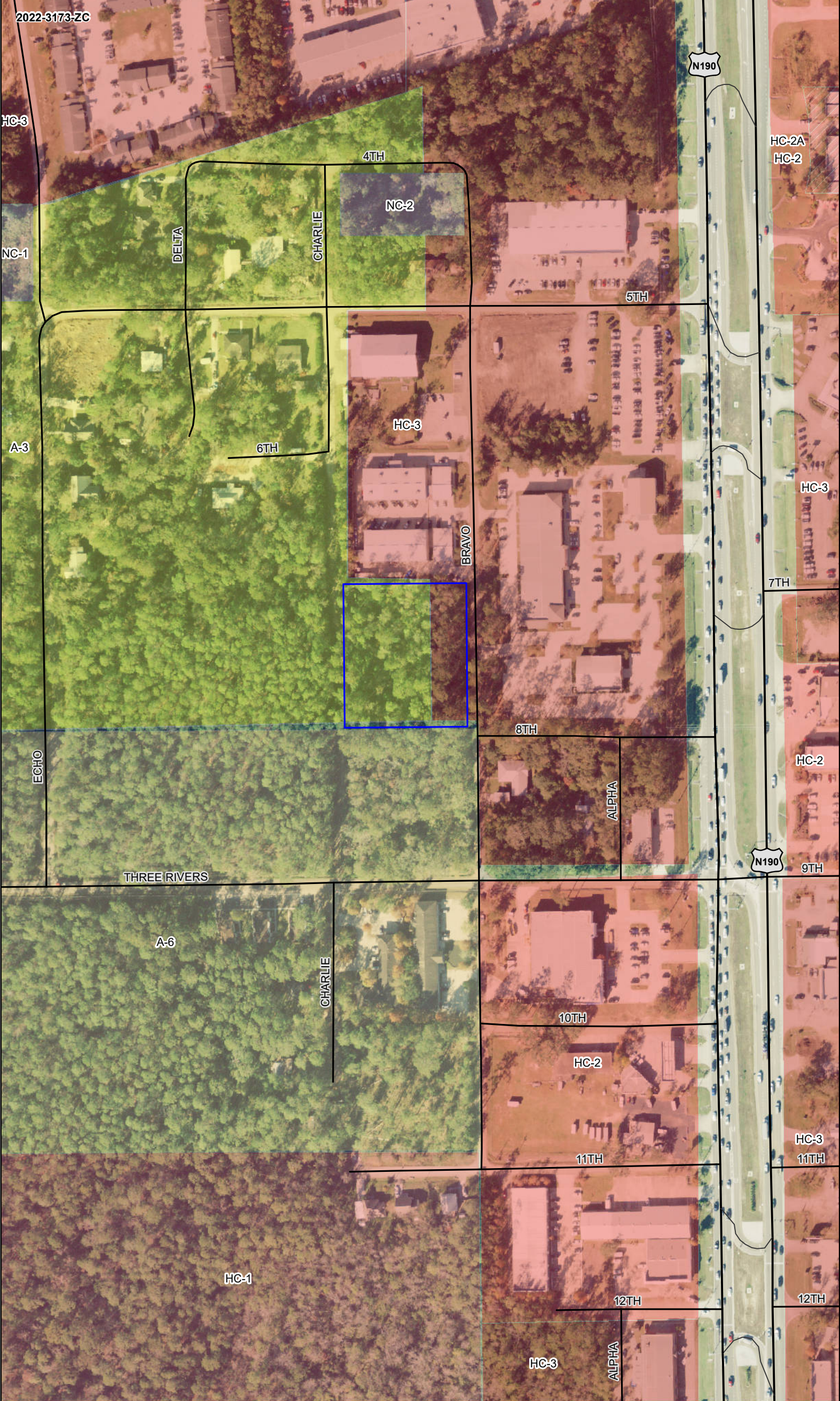


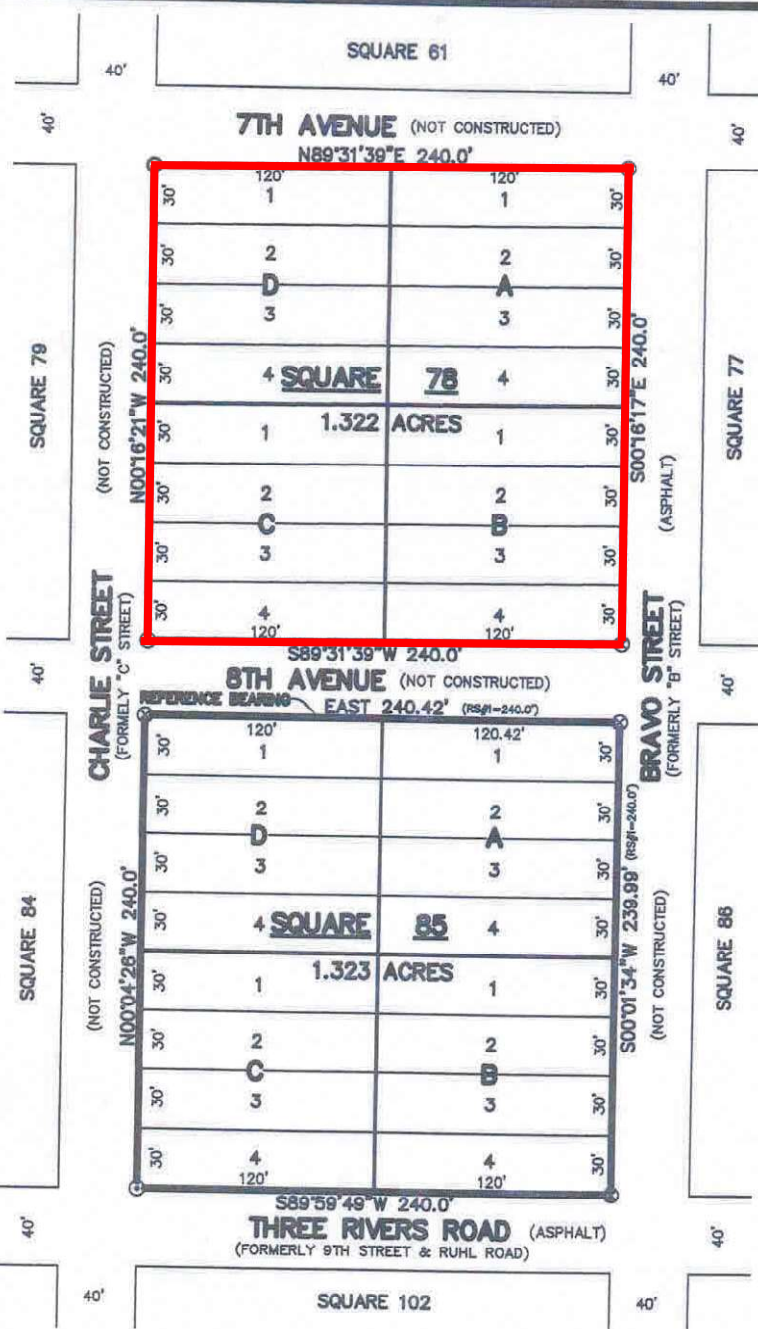
ZONING STAFF REPORT
2022-3173-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





**NOTES:**

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

LEGEND

- = 1/2" IRON PIPE FOUND
- ⊗ = 1" IRON PIPE FOUND
- ⊗ = 1-3/4" IRON PIPE FOUND
- = 1/2" IRON ROD SET

REFERENCE SURVEYS:

1. Map of Alexiusville filed in the St. Tammany Clerk of Court Map File No. 171B.
2. Survey of Square 85, Alexiusville, for Fit Right, L.L.C., Resource Bank, Winters Title Agency, Inc. & First American Title Insurance Company by Randell W. Brown, Surveyor, dated November 7, 2000.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **DON-SON CONSTRUCTION COMPANY, INC.**

SHOWING A SURVEY OF: **SQUARE 78 AND SQUARE 85, ALEXIUSVILLE, LOCATED IN SECTION 48, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'

JOB NO. 21160

DATE: 08/17/2021

REVISED:



ZONING STAFF REPORT
2022-3187-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

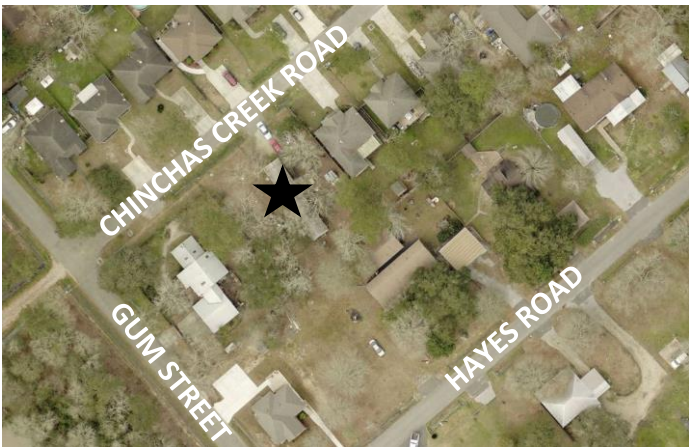
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of Chinchas Creek, east of Gum Street, Slidell; S37, T9S, R15E; Ward 8, District 13
Council District: 13

Owner: Miguel and Ana Martinez
Posted: January 18, 2023

Applicant: Miguel and Ana Martinez
Commission Hearing: February 7, 2023

Size: .27 acres
Determination: Approved, Postponed, Denied



Current Zoning

A-4 Single-Family Residential District

Requested Zoning

A-4 Single-Family Residential District
MHO Manufactured Housing Overlay

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone A1
Preliminary Flood Zone AE EL 13

Critical Drainage: Yes

FINDINGS

1. The applicant is requesting to rezone the .27-acre parcel from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The property is located on the south side of Chinchas Creek Road and east of Gum Street, Slidell.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	Unknown
09-2117	Unknown	A-4 Single-Family Residential District

Site and Structure Provisions

3. The .27-acre site is located within the Abney Country Air Subdivision and is currently occupied by a vacant mobile home.
4. A majority of the Abney County Air Subdivision is developed with stick-built homes, with some manufactured housing being present on some lots throughout the subdivision. These mobile homes are considered to be legal non-conforming uses which are defined “as any use lawfully existing at the time of enactment of the ordinance from which these regulations are derived may be continued as a legal nonconforming use even though such use does not conform to the provisions of these regulations for the zoning district in which it is located.”

Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Residential	A-4 Single-Family Residential District



ZONING STAFF REPORT
2022-3187-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

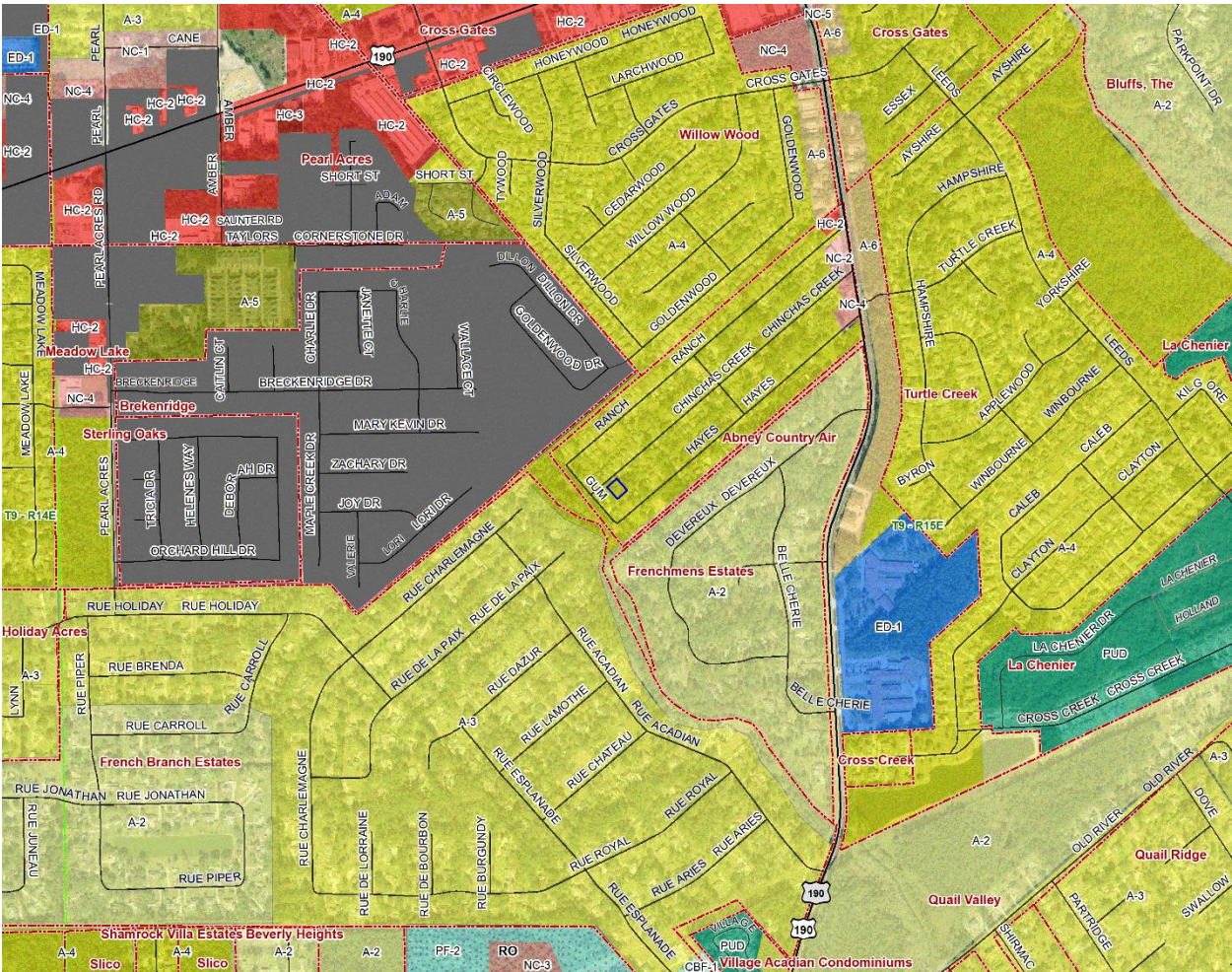
6. The site is presently zoned A-4 Single-Family Residential District which purpose is to provide single-family residential dwellings in a setting of moderate urban density.
7. If the request for the MHO Manufactured Housing Overlay is approved, the applicant can do one of the following:
 1. Obtain an electrical permit to turn on the power of the existing mobile home which is listed on the petitioner's application as their intended purpose.
 2. Replace the existing structure with a new mobile home.

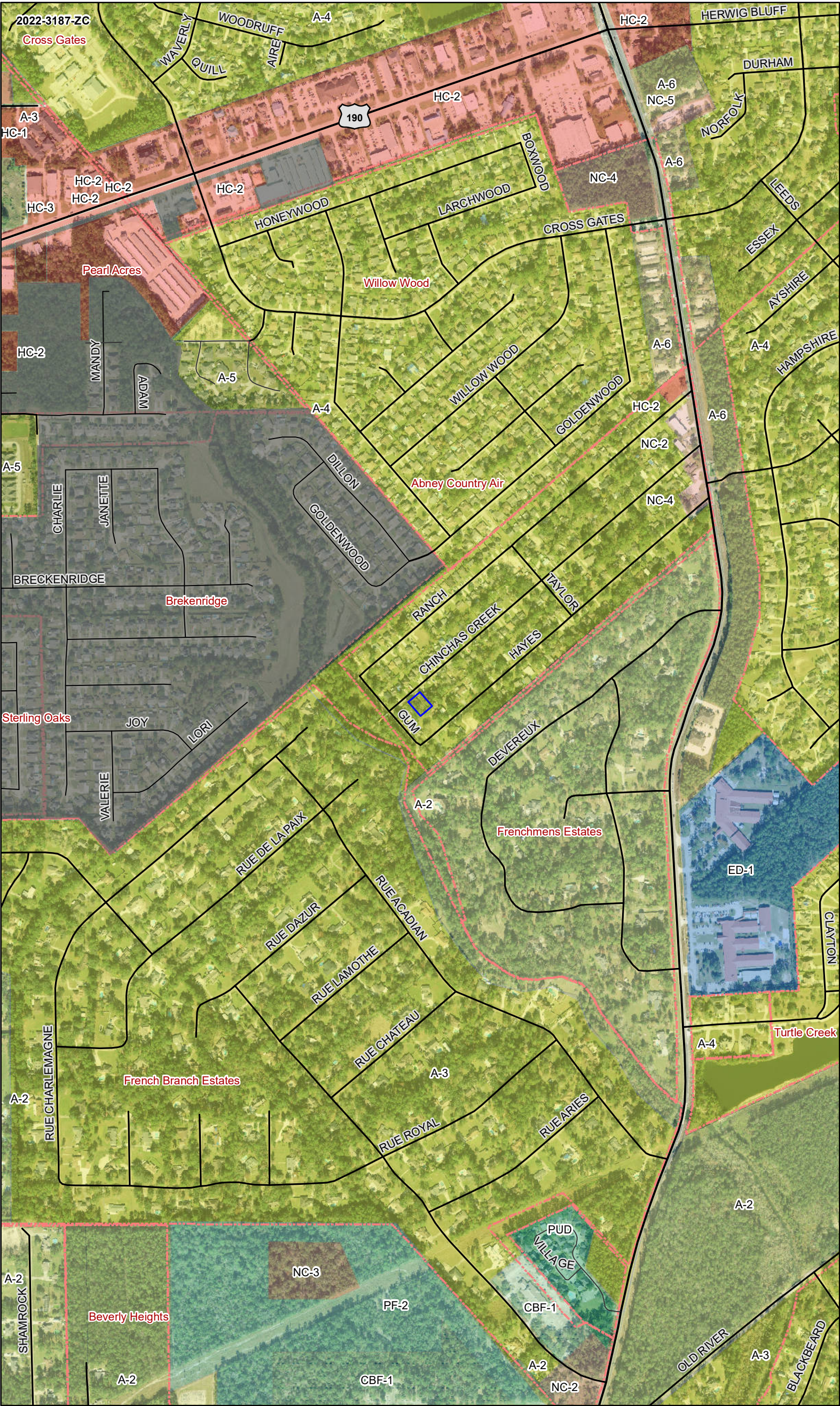
Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

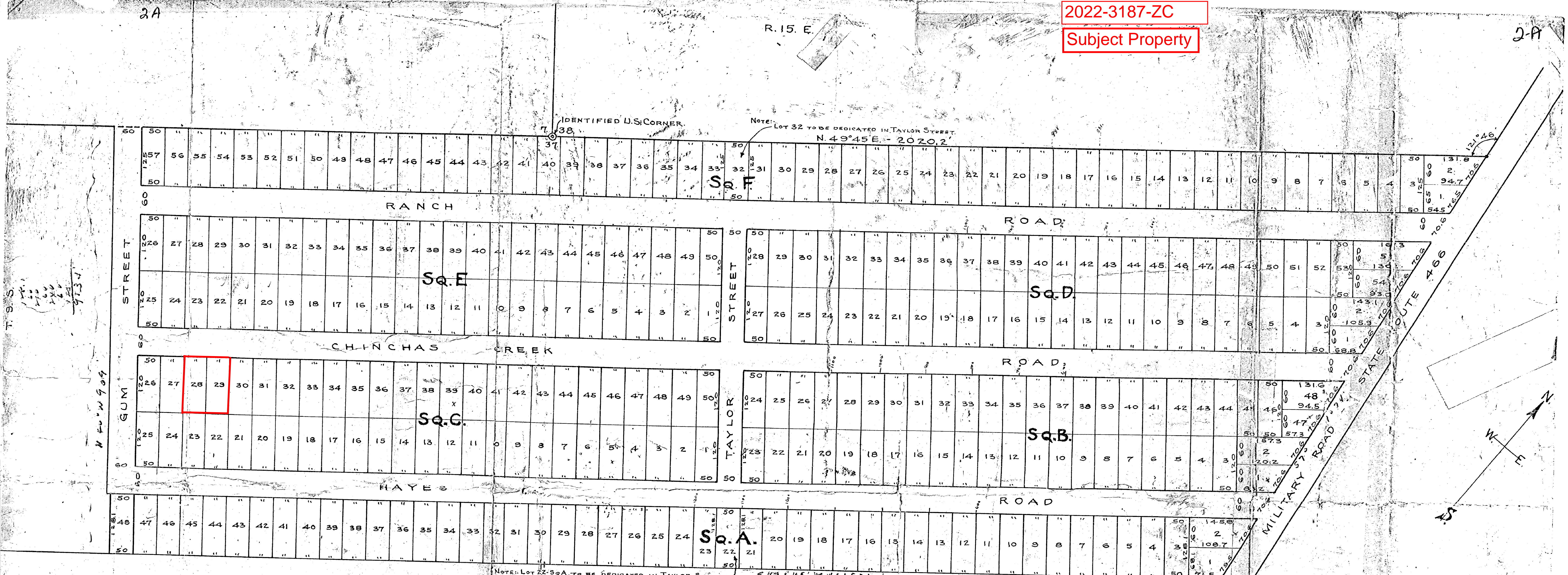
The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.





2022-3187-ZC
Subject Property



ABNEY COUNTRY AIR

A SUB-DIVISION OF PART OF
SECTION 37 - T. 9. S. - R. 15. E.
ST. TAMMANY PARISH
LOUISIANA

REQUESTED BY: - MESSRS. W. L. AND L. E. ABNEY - SLIDELL, LA.
SCALE - 1 INCH = 100 FEET
SURVEY NO. 1379

SURVEYED & APPROVED BY:
W. L. Slidell
PARISH SURVEYOR
SLIDELL, LA.
APRIL 21ST, 1954

PROPERLY
ST. TAMMANY PARISH
CLERK OF COURT
COURTHOUSE, NEW ORLEANS, LA.

APPROVED BY:
ST. TAMMANY PARISH POLICE JURY
SIGNED: *James M. Brown*
CHAIRMAN SUBDIVISION
REGULATORY COMMITTEE
MAY 11, 1954
DATE

NOTE: ACQUIRED BY W. L. & L. E. ABNEY PER DEED RECORDED IN COB 207-Folio 135.

Filed
Nov. 9th, 1916
Charles H. Ryle
Chief Clerk of Court



ZONING STAFF REPORT
2022-3189-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of Shady Lane and east side of Carroll Road, Slidell; S4, T9S, R14E; Ward 9, District 14
Council District: 14

Owner: Harold Burfict
Posted: January 23, 2023

Applicant: Harold Burfict
Commission Hearing: February 7, 2023

Size: .464 acres
Determination: Approved, Postponed, Denied



Current Zoning
A-3 Suburban District
Requested Zoning
HC-2 Highway Commercial District
Future Land Use
Residential: Medium-Intensity
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone AE EL 11
Critical Drainage: Yes

FINDINGS

1. The applicant is requesting to rezone the .464-acre parcel from A-3 Suburban District to HC-2 Highway Commercial District. The property is located on the north side of Shady Lane and east side of Carroll Road, Slidell.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	Unknown
09-2020	Unknown	A-3 Suburban District

Site and Structure Provisions

3. Per the petitioner’s application, the subject property is developed with an existing mobile home and accessory building.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West (Across Carroll Road)	Undeveloped	A-3 Suburban District



ZONING STAFF REPORT
2022-3189-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 5. The subject property abuts A-3 Suburban District zoning on all sides which allows for one single-family dwellings with one unit per every half-acre. The requested HC-2 Highway Commercial District’s purpose is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials and designed to provide services to a portion of the Parish.
- 6. There is a MHO Manufactured Housing Overlay on a portion of the property, approved by the St. Tammany Parish Council in 2019 as per ordinance 19-4164.
- 7. The minimum size for new lots within the HC-2 Highway Commercial District is 20,000 square feet with a maximum building size of 40,000 square feet. The site is proposed to be developed with a new and used car lot on the site and will be subject to come into compliance with all Parish drainage, parking, and landscaping regulations, all minimum standards associated with a car dealership and all other applicable Parish regulations.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.





REFERENCE:

- 1.) SURVEY BY THIS FIRM DATED 09/09/2010 SURVEY NO. 20100536.
- 2.) SURVEY BY THIS FIRM DATED 10/12/93 FOR AMOS GRIFFIN, SURVEY NO. 931170.
- 3.) SURVEY BY ROBERT BERLIN DATED 9/27/66 FOR EDGAR FERRIER, SURVEY NO. 66-1700.
- 4.) SURVEY BY ROBERT BERLIN DATED 5/16/66 FOR ST. TAMMANY PARISH POLICE JURY, SURVEY NO. 66-1584.
- 5.) SURVEY BY THIS FIRM DATED 4/18/67 FOR EDGAR FERRIER, SURVEY NO. 5072.

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 04/18/2022.

P.O.B. IS REPORTED TO BE S27°23'W 1001.6' FROM THE NORTHEAST CORNER OF SECTION 38, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA.



CARROLL ROAD

SEC. 38
SEC. 4

Line Table			Line Table	
Line #	Length	Direction	REF.# & Direction	REF.# & Distance
L1	5.00'	S05°29'19"E	REF. 2-S05°14'39"E	
L2	16.00'	N89°45'20"E	REF. 2-EAST	
L3	9.71'	N26°49'56"E	REF. 2-S27°04'36"E	REF. 2-10.89'

APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

Monique T Bringol, Deputy Clerk

06-02-2022 6123C

DATE FILED FILE NO.

TOTAL AREA: 20,467 SQ. FT. OR 0.470 ACRES

GRAPHIC SCALE



(IN FEET)

1 INCH = 40 FEET

BUILDING SETBACKS

(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: CARROLL ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0420 E

F.I.R.M. Date 04/21/1999

ZN: C B.F.E. N/A

* Verify prior to construction with Local Governing Body.

DRAWING NO.

20220137

DATE:

04/18/2022

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

1805 Shortcut Highway

Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY:

VLL

CHECKED BY:

DJP

SCALE:

1" = 40'

REVISED:

A RESUBDIVISION PLAT OF
PARCEL 1 & PARCEL 2 INTO PARCEL 1A
IN SECTION 4, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: HAROLD BURFICT

STATE OF LOUISIANA
DANIEL J. POCHÉ
License No. 5086
DANIEL J. POCHÉ
LA. REG. No. 5066



ZONING STAFF REPORT
2022-3192-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of LA Highway 1077, north of Faust Road, Covington; S3, T7S, R10E; Ward 1, District 1
Council District: 1

Owner: Jim Ballard
Posted: January 19, 2023

Applicant: Josh Ballard
Commission Hearing: February 7, 2023

Size: 3.303 acres
Determination: Approved, Postponed, Denied



Current Zoning

HC-2 Highway Commercial District

Requested Zoning

HC-3 Highway Commercial District

Future Land Use

Mixed-Use
Planned Roadway Project

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone AE

Critical Drainage: Yes

FINDINGS

1. The 3.303-acre property is currently undeveloped and zoned HC-2 Highway Commercial District. The site is located on the east side of LA Highway 1077, north of Faust Road, Covington.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
05-018	Unknown	C-2 Commercial
09-2116	C-2 Commercial	HC-2 Highway Commercial District

3. The requested HC-3 Highway Commercial District allows for all uses within the HC-2 Highway Commercial District, with the addition of more intense uses as indicated in the below Table 2:



Site and Structure Provisions

4. Table 2: Dimensional Standards

Zoning & Purpose	Maximum Building Size	Allowable Uses
HC-2 Highway Commercial District To provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.	Max. building size of 40,000 sqft.	All uses permitted in the HC-1 Highway Commercial District and: Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post-delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini warehouse, not to be located on the street side; Lodging, 100 rooms or less (including apartments, hotels, motels); Automotive sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.
HC-3 Highway Commercial District To provide for the location of larger-scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.	Max. building size of 250,000 sqft.	Any uses permitted in the NC districts, the HC-1 District, and the HC-2 District and: Automotive service, stations, centers, and sales; Indoor recreation establishments, such as bowling alleys, skating rinks and movie theaters; Drive-in movie theaters; Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (minimum standards apply); Commercial recreation, excluding riverboat gaming and associated facilities, outdoor (no lights); Lodging, greater than 100 rooms (including apartments, hotels, motels); Nightclubs, bars and lounges; Entertainment which typically consists of live or programmed performances; Bus, truck or other transportation terminals; Outdoor retail sales and storage yards; Portable storage containers used for storage; Outdoor display area of pre-assembled building, pool and playground equipment; Crematorium; Cemeteries

5. The objective of the request is to allow for the site to be developed with a convenience store/gas station with 12 pumps, exceeding exceeds the maximum allowable number of pumps under the HC-2 Highway Commercial Zoning District. Per the minimum standards for a gas station as listed in Sec. 130-2213 (51), the greatest number of pumps that can be constructed under the property's current HC-2 zoning classification is 8 units.

Compatibility or Suitability with Adjacent Area

6. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	HC-2 Highway Commercial District
South	Undeveloped/Hwy 1077	HC-2 Highway Commercial District
East	Undeveloped	HC-1 Highway Commercial District
West (across Hwy 1077)	Undeveloped	HC-2 Highway Commercial District

7. The subject parcel abuts undeveloped commercial property on all sides zoned either HC-1 Highway Commercial District & HC-2 Highway Commercial District. The surrounding area of the property also includes many high-intensity uses, as the site sits near the intersection of three major highways including I-12, LA-1077 and LA-1085. There are many industrial/business parks that are developed along these corridors as well as large tracts of undeveloped commercially-zoned land.
8. If approved for the HC-3 Highway Commercial District, the applicant will be required to follow all Parish drainage, parking and landscaping and all other applicable Parish requirements.



ZONING STAFF REPORT
2022-3192-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.
- iii. Policy 1:2:1 The Future Land Use Map contained within the Comprehensive Plan shall predominantly guide the assignment of zoning districts throughout the Parish.





TURNPIKE RD

WHISKEY OAKS

A-1

HC-2

OCHSNER HWY 1077 CONNECTOR

HC-1

NC-4

HC-2

HC-1

LAKE EMED

HC-2

FAUST

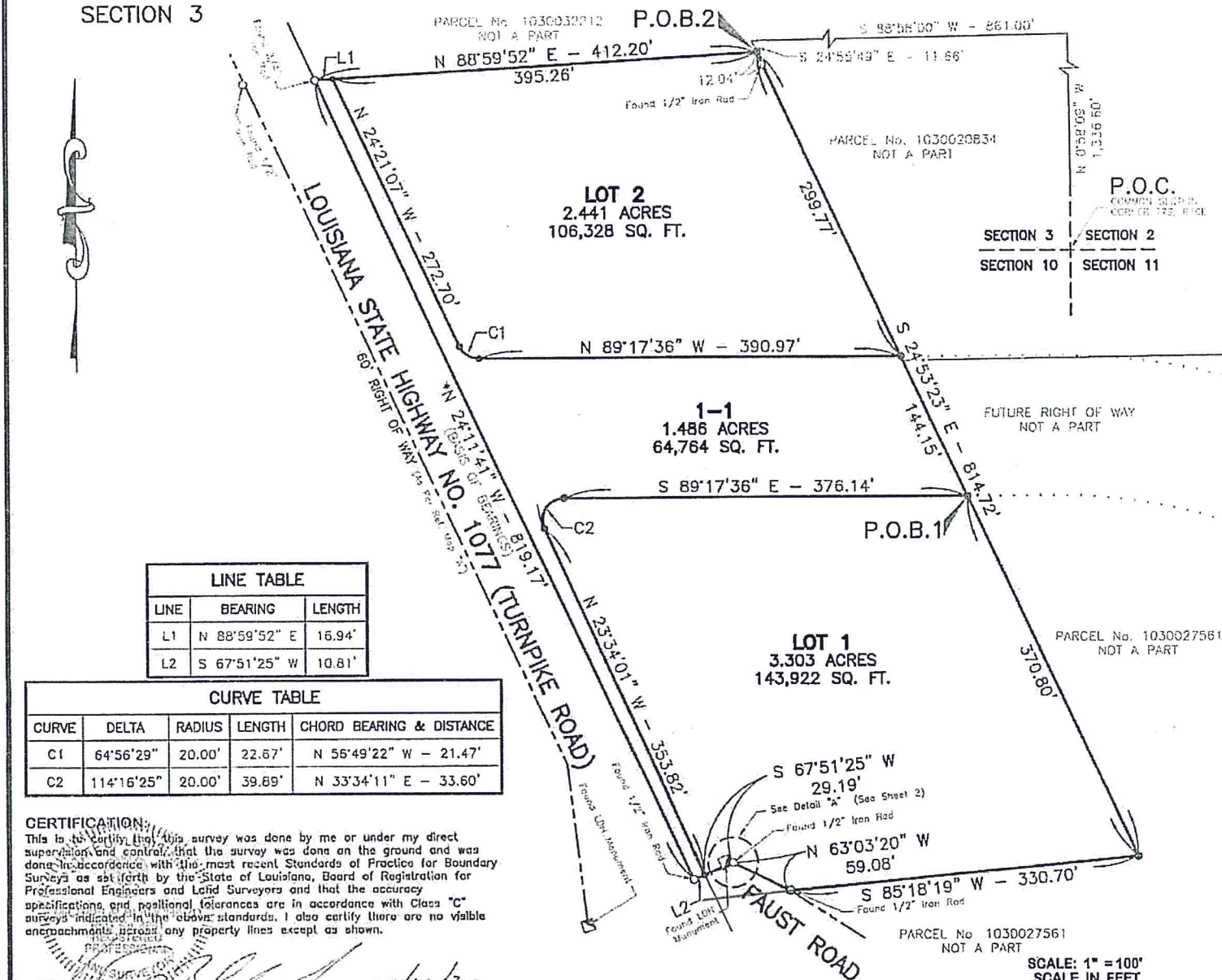
12W

12E

I-2

HC-2

T 7 S - R 10 E
SECTION 3



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 88°59'52" E	16.94'
L2	S 67°51'25" W	10.81'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	64°56'29"	20.00'	22.67'	N 56°49'22" W - 21.47'
C2	114°16'25"	20.00'	39.89'	N 33°34'11" E - 33.60'

CERTIFICATION:

This is to certify that this survey was done by me or under my direct supervision and control, that this survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.L.S., Reg. No. 4861
This survey plat is not valid without the raised or colored seal and signature
of the Registered Land Surveyor.

ACADIA 

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

208 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

FIELD WORK COMPLETED ON: MAY 4, 2018

ALS FILE: 2018/18-01-317/18-01-3752



ZONING STAFF REPORT
2022-3196-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Airport Road, south of Redwood Street, Slidell; S30, T8S, R14E; Ward 9, District 11
Council District: 11

Owner: Louis Nunes, Jr. **Posted:** January 18, 2023

Applicant: Dorsey Development DG, LLC – Ed Voltolina **Commission Hearing:** February 7, 2023

Size: 2.98 acres **Determination:** Approved, Postponed, Denied



Current Zoning

NC-2 Indoor Retail and Service District

Requested Zoning

NC-4 Neighborhood Institutional District

Future Land Use

Rural & Agriculture

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage: No

FINDINGS

1. The 2.98-acre property is presently undeveloped and zoned NC-2 Indoor Retail and Service District. The site is located on the west side of Airport Road and south of Redwood Street, Slidell.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
04-037	Unknown	LC Light Commercial
09-2020	LC Light Commercial	NC-2 Indoor Retail and Service District

Site and Structure Provisions

3. The site currently consists of two separate lots of record being Lots 3 & 4. In order to create a buildable site, the applicant will have to go through the Minor Resubdivision process with the Department of Planning & Development before any construction would be able to begin.

4. Table 2: Dimensional Standards

Zoning	Density	Purpose & Allowable Uses
Existing NC-2 Indoor Retail and Service District	Maximum building size of 5,000 square feet with the lot coverage of all principal and accessory buildings to not exceed 50% of the lot	All uses in the NC-1 district and: antique shops, art and school supply stores, art galleries, bakeries, barbershops and beauty shops, book or stationary stores, utility collection offices, custom dressmaking and sewing shops, florists, delicatessens, drug stores, dry cleaning pick-up/drop-off (no dry cleaning equipment), garden supply centers and greenhouses, gift shops, hardware stores, hobby shops, ice cream shops, interior decorating shops, jewelry stores, photography shops and studios, restaurants without lounge, shoe stores and repair shops, sporting good stores, toy stores, wearing apparel shops.



ZONING STAFF REPORT
2022-3196-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Proposed NC-4 Neighborhood Institutional District	Maximum building size of 12,500 square feet with the lot coverage of all principal and accessory buildings to not exceed 50% of the lot	All uses permitted in the NC-3 district and: dance studios, music studios, aerobic/weight loss studios, educational learning centers, churches, temples, synagogues, and mosques, religious educational facilities, clubs and lodges, fraternal and religious institutions, child day care centers, nursery schools.
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Compatibility or Suitability with Adjacent Area

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Daycare Facility	NC-4 Neighborhood Institutional District
South	Residential/Apartments	HC-2 Highway Commercial District A-6 Multi-Family Residential District
East (across Airport Road)	Residential (Oakmont Subdivision)	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential District

6. The subject property abuts a daycare facility to the north, an apartment complex to the south, and residentially-zoned properties to the east and west. Due to the fact that the site abuts residential zoning on two sides, the applicant, if approved for the rezoning, will have to comply with increased buffer regulations as well as abide by the setback requirements of the A-4 Single-Family Residential District.
7. The objective of the requested zoning change is to allow for the site to be developed with a 10,640 square foot retail store. As indicated in Table 2, the sites existing NC-2 zoning district allows for a maximum building size of 5,000 sqft. The requested NC-4 zoning district allows for a maximum building size of 12,500 sqft. If approved for the rezoning, the site will be subject to comply with all landscaping, drainage, and parking & all other applicable Parish requirements.

Consistency with New Directions 2040

Rural & Agriculture: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads - typically two-lanes - serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and u-pick farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.



ZONING STAFF REPORT
2022-3196-ZC

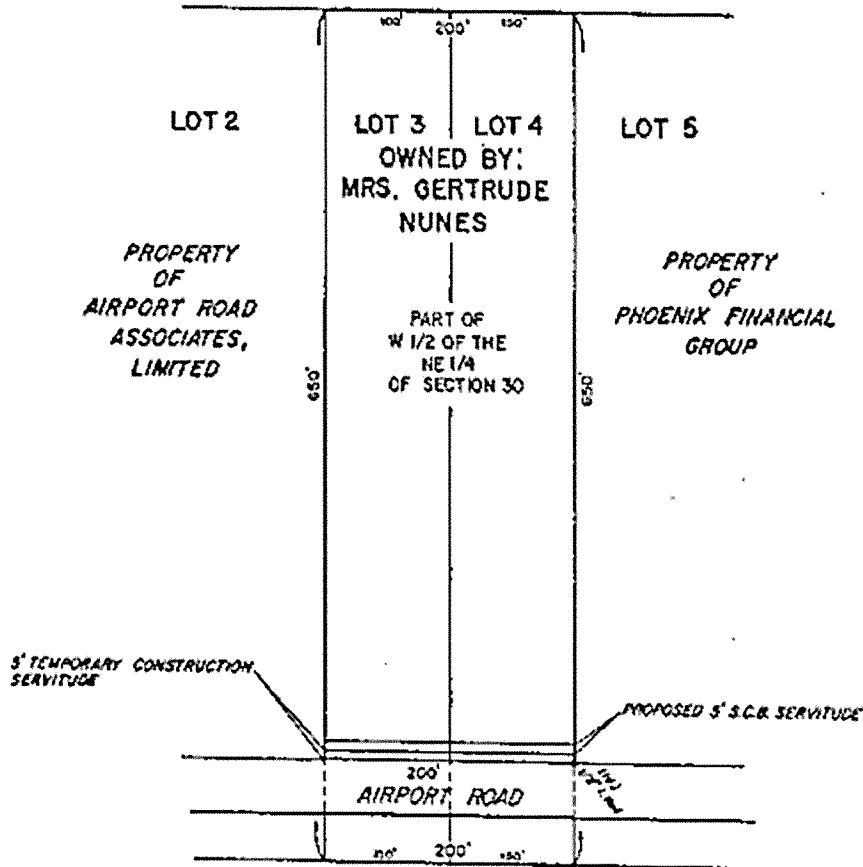
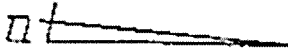
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



211711 PARCEL 2-3

NOTE:
WIDTH OF SERVITUDES ARE
EXAGGERATED FOR CLARITY.



SURVEY OF A PROPOSED 5' S.C.R. SERVITUDE
AND A 5' TEMPORARY CONSTRUCTION SERVITUDE
ACROSS THE PROPERTY OF MRS. GERTRUDE NUNES
LOTS 3 & 4, BEING A PART OF TRACT "J"
SECTION 30, T8S-R14E
ST. TAMMANY PARISH, LA

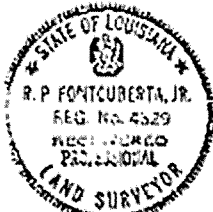
CERTIFIED CORRECT TO:
South Central Bell



A Professional
Land Surveying Company

CITY OF KENNER
LOUISIANA

Note 1: This is to certify that I
have consulted the Federal Insurance
Administration Flood Hazard Boundary
Map and found that the above described
property is in a Special Flood
Hazard Area.



CERTIFIED CORRECT
[Signature]
R.P. Fontcuberta, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

REVISED 1/15/93
SCALE: 1" = 100'
DATE: December 21, 1992

FILED FOR RECORD APRIL 20, 1993
TRULY RECORDED APRIL 20, 1993
Charles G. McLean, Jr.
BY CLERK AND EX-OFFICIO RECORDER