

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, MAY 2, 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, May 2, 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 APRIL 4, 2023 MINUTES

ELECTION OF OFFICERS

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. 2022-3189-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

POSTPONED FROM FEBRUARY 7, 2023 MEETING

2. 2023-3225-ZC

Existing Zoning: PF-1 (Public Facilities District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the north side of Haas Road, east of US Highway 11, Slidell; S23, T8S, R14E; Ward 8, District 14
Acres: .87 acres
Petitioner: Fadeela Al-Hinai
Owner: Skip and Deana Stanley
Council District: 14

POSTPONED FROM APRIL 4, 2023 MEETING

AGENDA
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MANDEVILLE, LOUISIANA

3. **2023-3273-ZC**
Text change: ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II -LAND DEVELOPMENT CODE, CHAPTER 130— UNIFIED DEVELOPMENT CODE, ARTICLE V - OVERLAYS, DIVISION 6 - PLANNED CORRIDOR DISTRICT, SECTIONS 130-1809 THROUGH 130-1814, TO ADD MILITARY ROAD (HIGHWAY 190) IN SLIDELL AS A PLANNED CORRIDOR DISTRICT. (WARD 8, DISTRICT 9.)
4. **2023-3279-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 South Tranquility Road, south of US Highway 190, being lot 11, Dixie Pines Subdivision, being 60121 South Tranquility Road, Lacombe; S34, T8S, R13E; Ward 9, District 11

Acres: 11,949 sq. ft.
Petitioner: William & Cara Pearson
Owner: William & Cara Pearson
Council District: 11
5. **2023-3288-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 west side of Violet Street, south of Success Street, north of LA Highway 36, being lots 34 & 36, Square 13, West Abita Springs Subdivision, being 72361 Violet Street, Covington; S36, T6S, R11E; Ward 10, District 2

Acres: 5,000 sq. ft.
Petitioner: Patricia Bell
Owner: Dragonfly Enterprises INC – James Lindsay IV
Council District: 2
6. **2023-3289-ZC (WITHDRAWN)**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: NC-4 (Neighborhood Institutional District)
Location: Parcel located on the west side of Airport Road, south of Belair Blvd, being 62269 Airport Road, Slidell; S19, T8S, R14E; Ward 9, District 11

Acres: 1.41 acres
Petitioner: Milton Shepard
Owner: Milton Shepard
Council District: 11
7. **2023-3295-ZC**
Existing Zoning: HC-3 (Highway Commercial District)
Proposed Zoning: I-2 (Industrial District)
Location: Parcel located on the west side of US Highway 11, north of Brown’s Village Road, Slidell; S26, T8S, R14E; Ward 9, District 11

Acres: 5.61 acres
Petitioner: Brown’s Village Plaza, LLC – James J. Morrison, Jr.
Owner: Brown’s Village Plaza, LLC – James J. Morrison, Jr.
Council District: 11
8. **2023-3299-ZC**
Text change: ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II -LAND DEVELOPMENT CODE, CHAPTER 130— UNIFIED DEVELOPMENT CODE, ARTICLE VII – MINIMUM STANDARDS FOR SPECIFIC USES, DIVISION 1 - (51) CONVENIENCE STORE (WITH GAS) a. TO LIMIT THE NUMBER OF FUEL PUMPING UNITS ACCORDING TO THE SQUARE FOOTAGE OF THE PARCEL.

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MANDEVILLE, LOUISIANA

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
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MANDEVILLE, LOUISIANA**

ROLL CALL

Present: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Hernandez

Absent: McInnis

STAFF PRESENT: Ross Liner, Helen Lambert, Leslie DeLatte, Diana Velez and Emily Couvillion

CALL TO ORDER

ANNOUNCEMENTS

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- **Speaker Cards**
- **Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal**
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INVOCATION Seeger

PLEDGE OF ALLEGIANCE Fitzmorris

APPROVAL OF THE MARCH 7, 2023 MINUTES

Fitzmorris made a motion to approve second by Seeger

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Hernandez

NAY:

ABSTAIN:

POSTPONING OF CASES:

2. 2023-3225-ZC

Existing Zoning:	PF-1 (Public Facilities District)
Proposed Zoning:	A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location:	Parcel located on the north side of Haas Road, east of US Highway 11, Slidell; S23, T8S, R14E; Ward 8, District 14
Acres:	.87 acres
Petitioner:	Fadeela Al-Hinai
Owner:	Skip and Deana Stanley
Council District:	14

POSTPONED FROM MARCH 7, 2023 MEETING

Truxillo made a motion to postpone for one month, second by Smail

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Hernandez

NAY:

ABSTAIN:

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 JANUARY 3, 2023 MEETING

Truxillo made a motion to postpone indefinitely, second by Fitzmorris

YEA: Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Hernandez

NAY: Seeger

ABSTAIN:

**MINUTES OF THE
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ZONING CHANGE REQUEST CASES:

- 3. 2023-3241-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 Dixie Ranch Fire Tower Road, north of CC19 Road; S3, T8S, R13E; Ward 9, District 11
Acres: 3.1546 acres
Petitioner: George Bartley, III and Leslie Bartley
Owner: George Bartley, III and Leslie Bartley
Council District: 11

George Bartley came to the podium

Crawford made a motion to approve, second by Truxillo

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Hernandez
NAY:
ABSTAIN:

- 4. 2023-3242-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-1 (Suburban District) and RO (Rural Overlay)
Location: Parcel located on the north side of Baham Road, west of LA Highway 1077, Covington; S28 & S33, T6S, R10E; Ward 1, District 3
Acres: 10.63 acres
Petitioner: Ricky Boles
Owner: Ricky Boles
Council District: 3

Ricky Boles came to the podium

Fitzmorris made a motion to approve, second by Truxillo

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Hernandez
NAY:
ABSTAIN:

- 5. 2023-3254-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the north side of Ned Avenue, west of Sunrise Street; Slidell S40, T9S, R13E; Ward 9, District 11
Acres: 1.7 acres
Petitioner: Ryan McDonald
Owner: Ryan McDonald
Council District: 11

Ryan McDonald came to the podium

Dionne and James Stiede spoke against this request

Truxillo made a motion to approve, second by Crawford

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris and Crawford
NAY: Smail, Troncoso and Hernandez
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 JANUARY 3, 2023 MEETING

Jordan Williams came to the podium

Terrance Bergeron and Terri Stevens spoke in favor of this request

Jerry Smolinski spoke against this request

Truxillo made a motion to approve, second by Fitzmorris

YEA: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Smail, Troncoso and Hernandez

NAY:

ABSTAIN:

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT: Fitzmorris made a motion to adjourn, second by Truxillo



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: May 2, 2023

Size: .464 acres
Determination: Postponed Indefinitely



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 purpose of the 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 an 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 applicable Parish drainage, parking, and landscaping regulations, as well as all minimum standards associated with a car dealership.

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.





2022-3189-ZC

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
2022-3225-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 Haas Road, east of US Highway 11, Slidell; S23, T8S, R14E; Ward 8, District 14
Council District: 14

Owner: Skip and Deana Stanley
Posted: March 14, 2023
Applicant: Fadeela Al-Hinai
Commission Hearing: April 4, 2023
Size: .87 acres
Prior Determination: Postponed for 1 month
Determination: Postponed for 1 month – April 4, 2023



Current Zoning

PF-1 Public Facilities District

Requested Zoning

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

Future Land Use

Residential – Medium Intensity

Flood Zone

Effective Flood Zone A
Preliminary Flood Zone AE

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from PF-1 Public Facilities District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the north side of Haas Road, east of US Highway 11, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2117	Unknown	PF-1 Planned Facilities District – Comprehensive Rezoning

2. The subject property, known as Lots 1, 2, 3, 4, 5, and 6, Square 45, Town of Alton Subdivision was zoned PF-1 Planned Facilities District, which allows the location of governmental and other uses providing institutional uses to the public since the Parish’s 2009-2010 Comprehensive Rezoning.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	PF-1 Planned Facilities District
South	Residential	Planned Unit Development - Ashton Parc
East	Retention Pond	PF-1 Planned Facilities District
West	Undeveloped and Residential	PF-1 Planned Facilities District

4. The subject property is currently undeveloped and is surrounded by other undeveloped property to the north and east, undeveloped property and residential uses to the west, and the existing Ashton Parc Planned Unit Development to the south.
5. The site is the subject of a 2020 after the fact fill and land clearing violation in which the applicant clear cut the property and brought fill into a critical drainage area without permits (MPN # 2020-CE-19035 & 2020-CE-19039).



ZONING STAFF REPORT
2022-3225-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

6. The objective of the request is to allow the owner to construct single-family residential dwellings on the site and clear up the existing land clearing violation. If rezoned, the owner must comply with all fill requirements for the Parish including providing an engineered fill plan detailing how much fill was brought onto the property in 2020 and any mitigation efforts consistent with the site’s no net fill requirements. A change in zoning will allow the owner to apply for building permits to construct three single-family dwellings on the site, if compliant with the appropriate setbacks.

7. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density/Building Size	Allowable Uses	Purpose
PF-1 Public Facilities District	The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50% of the total area of the lot.	Post office; Funerary parlor, cemeteries; Passengers transportation terminals; Churches, temples and synagogues greater than 10,000 square feet; Government offices; Government maintenance facilities; Private non-profit animal services, including but not limited to veterinary clinic, kennel, boarding, grooming, animal training, dog park and pet cemetery, crematorium (animal only)	To provide for the location of governmental and other uses providing institutional uses to the public.
A-4 Single-Family Residential District (Proposed)	1 unit per every quarter acre	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 single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are locational characteristics of this district.

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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- i. Strategy 1:9:2: Encourage infill development on vacant lots in existing neighborhoods.
 - 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.

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7173

ORDINANCE COUNCIL SERIES NO. 23-5075

COUNCIL SPONSOR M. SMITH

PROVIDED BY: CIVIL DISTRICT ATTORNEY

INTRODUCED BY: MR. DAVIS

SECONDED BY: MR. TOLEDANO

ON THE 5th DAY OF JANUARY, 2023

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II -LAND DEVELOPMENT CODE, CHAPTER 130 – UNIFIED DEVELOPMENT CODE, ARTICLE V – OVERLAYS, DIVISION 6 – PLANNED CORRIDOR DISTRICT, SECTIONS 130-1809 THROUGH 130-1814, TO ADD MILITARY ROAD (HIGHWAY 190) IN SLIDELL AS A PLANNED CORRIDOR DISTRICT. (WARD 8, DISTRICT 9.)

WHEREAS, St. Tammany Parish Code of Ordinance Sec. 130-1809, et seq., establishes a planned corridor district overlay for certain areas in unincorporated St. Tammany Parish to provide for the preservation of the certain existing special standards for all commercial development in the district to ensure continuous conformance to all applicable standards and the integrity of the district; and

WHEREAS, the planned corridor district overlay incorporates special design standards for new commercial development to maintain enhanced aesthetics, natural environment, traffic flow, and sensitivity to long-established residential neighborhoods abutting the planned corridor district; and

WHEREAS, there has been increased in development along Military Road in Slidell between its intersection with Fremaux Avenue (US Highway 190 E) and its intersection with Interstate 59; and

WHEREAS, adding this portion of Military Road in Slidell as a planned corridor district will protect the scenic benefits of the district and lessen the impact of development on existing adjacent land uses; and

WHEREAS, this moratorium will not affect the development of property for which issuance of permits for construction or placement of any building structures has already been approved prior to the adoption of this ordinance or permits for accessory structure building permits; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 130 – Unified Development Code, Article V – Overlays, Division 6 – Planned Corridor District, Sections 130-1809 through 130-1814, be amended as follows:

DIVISION 6. PLANNED CORRIDOR DISTRICT

Sec. 130-1809. Purpose.

The purpose of the planned corridor district is to provide for the preservation of the certain existing special standards for all development, excepting single-family residential, along the Louisiana Highway 21 corridor, ~~and the Tammany Trace, and the Military Road corridor districts.~~ The permitted uses are determined by the underlying zoning classification upon which the overlay rests. Minimum standards such as signs and lighting, landscaping, parking, height and setbacks shall as set forth in the other provisions of this chapter, except that the special design standards set forth in this division shall be applicable if they are more restrictive than said minimum standards.

Sec. 130-1810. History.

The Highway 21 Planned Corridor (1989), ~~and the Tammany Trace, and the Military Road~~ Planned Corridor (2023) Overlay Districts were created for the protection of the scenic benefits of that corridor. With a revision to the general development regulations in 2002, a desire was expressed by the residents of these areas to maintain the high development standards in these corridors. A determination was made to consolidate these standards into the planned corridor district standards found in this division.

Sec. 130-1811. Applicability.

This division applies to all lots with frontage along Highway 21 between the Tchefuncte River and Highway 1077; and lots with frontage along the Tammany Trace; and, all lot with frontage along Military Road in Slidell between its intersection with Fremaux Avenue (US Highway 190 E) and its intersection with Interstate 59.

Sec. 130-1812. General standards.

The zoning commission shall have the authority to grant the plan review permit with the recommendations of the department of planning and development. The plan review permit will be processed in accordance with section 130-1813.

- (1) The zoning commission may attach such conditions on the plan review permit as are necessary to ensure the continuous conformance to all applicable standards and the integrity of the district.
- (2) The zoning commission may approve additional standards as may be recommended by the department of planning and development imposed in the public interest for signage, landscaping, parking, setbacks and fascia appearance standards in the overlay district.
- (3) Failure to observe the conditions of the commission imposed pursuant to the issuance of the plan review permit shall be deemed to be grounds for violation and subject to the revocation of the plan review permit.

Sec. 130-1813. Development review procedures.

- (a) *General review procedures.* Requests for development or redevelopment in the designated planned corridors shall be submitted to the parish department of planning and development. The requirement of a plan review shall be determined by the department of planning and development in accordance with subsection (c) of this section. The applicant shall submit fully detailed plans in accordance with subsection (e) of this section. When the subject property is located in the Louisiana Highway 21 corridor, ~~or along the Tammany Trace, or in the Military Road corridor,~~ the site plan submittal shall be required to undergo plan review with a public hearing before the zoning commission site plan review in accordance with these procedures. The final disposition of which shall be determined by the parish zoning commission. Variations in the planned corridor regulations may be granted by the zoning commission through the plan review process provided the following criteria are met:
 - (1) The granting of the variation is not inconsistent with the general provisions and intent of the planned corridor.
 - (2) Harmony and compatibility with adjacent land uses are not adversely affected.
 - (3) Special conditions and circumstances exist peculiar to land, structures or buildings which are not applicable to other land structures or buildings in the same district and which a site related hardship can be demonstrated.
- (b) *Determination.* After a decision is rendered by the zoning commission, the permit decision shall not become effective for ten days of the decision, during which time an appeal can be made in written form to the parish council through the department of planning and development. The procedure for appeals to the parish council is contained within this Code.
- (c) *Compliance with the established overlay district.*

- (1) *Existing development; conditions for compliance.* Development and structures existing prior to adoption of the planned corridor shall comply with the planned corridor district regulations and undergo plan review before the zoning commission in accordance with subsection (a) of this section when any of the following conditions are met:
 - a. *Change of permitted use or occupancy.* Structures utilized by a single business which are not a part of a development with multiple land uses such as a shopping center, and which structures were in existence prior to the adoption of the planned corridor, shall comply with the planned corridor district regulations upon change of permitted use or a change of occupancy that would require an increase in the number of parking and loading spaces needed to service the structure.
 - b. *Vacancy.* Any single use development that is vacant for a six-month period, or a multi-use site where 51 percent or more of the development is vacant for the same six-month period, shall comply with the planned corridor district regulations.
 - c. *Additions.* Any additions to the development or structures, including construction of parking lots, that adds 50 percent or more to the size of the original development shall comply with the planned corridor district regulations.
 - d. *Signs.* Signs existing at the time of the planned corridor designation shall comply with the planned corridor district regulations when there is a change in sign structure, support, or area. The replacement of the face or panels of all nonconforming signs shall be approved by the director of planning and development or designee without need for a public hearing so long as the area of the sign face is not increased, illumination is not added and/or the degree of nonconformance (i.e., height, setbacks) is not increased.
 - (2) *New development.* New development shall comply fully with the district regulations of the planned corridor. Plan review with public hearings is required before the zoning commission in accordance with subsection (a) of this section.
- (d) *Plan review procedures.*
- (1) *Pre-application conference.* Prior to the submission of an application for plan review in a planned corridor, a pre-application conference with a designated representative of the department of planning and development is required. The purpose of the pre-application conference is to thoroughly discuss the proposal and to bring the petition in conformity with the planned corridor district regulations.
 - (2) *Application.* An application for plan review in a planned corridor shall be filed with the department of planning and development and shall contain the following information:
 - a. Interest and ownership. The petitioner's and the property owner's name, address, phone number, and signatures.
 - b. Zoning classification.
 - c. Legal description.
 - d. Fees. Fees for site plan review shall be as required by chapter 2, article XVII.
 - e. Site plan. A site plan shall be submitted in accordance with subsection (e) of this section.
 - f. Additional information. The zoning commission may require additional material such as plans, maps, studies and reports which may be needed in order to make the necessary findings and determinations that the applicable parish standards and guidelines have been achieved.
- (e) *Site plan submittal.*
- (1) *Procedure.* Prior to issuance of a building permit, a site plan for the proposal shall be submitted to the department of planning and development as specified in subsection (a) of this section for review and determination.
 - (2) *Site plan requirements.* Drawing submissions shall be required to be 24 inches by 36 inches or smaller. If the applicant fails to submit such drawings, additional fees may be

required. The following minimum information shall be submitted to the department of planning and development in the form of a site plan:

- a. The title of the project and the names of the project planner and developer.
- b. Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed development shall be included.
- c. All existing physical features such as existing streets, buildings, watercourses, easements, parking spaces, service bays and loading areas, sidewalks, and signs.
- d. Boundaries of the property involved.
- e. Parking layout indicating the number of required and proposed parking spaces, the location of ingress, egress and access streets, and the location of pedestrian and vehicular ways; circulation element indicating the movement of pedestrians, goods and vehicles.
- f. A landscape plan of the site showing the type, size and number of plants; location of existing trees to be preserved; the location and dimensions of proposed planting beds, barrier curbs, sight triangles, fences, buffers and screening; elevations of all fences and type of materials to be used; and total square footage of landscaping.
- g. Tabulation of the maximum square footage of each use.
- h. The proposed height and setback of any building or structure.
- i. Fascia treatment of the buildings or structures including elevations, and type of materials.
- j. The location, dimensions, area, type of materials and elevations of all signs and support structures.
- k. Location of trash disposal system and details of screening, including type, height and elevation of dumpster and fence.
- l. Lighting plan of the site showing location, number, type, height and materials of fixtures.
- m. Illustrative approved drainage plan by the department of engineering.
- n. If the proposed development is to be constructed in phases, indicate proposed development scheduling in detail including:
 1. The approximate date when construction of each phase of the project can be expected to begin.
 2. The order in which the phases of the project will be built.
 3. The infrastructure and on-site improvements that will be included in each phase delineated for the development, including but not limited to service areas, access drives, parking, landscaping, buildings and other structures.
 4. If no phasing schedule is provided at the time of application, the project shall be completed as a single unit, or has to go through another site plan review when any changes are proposed.

Sec. 130-1814. Special design standards.

The minimum standards for the Highway 21 and Military Road planned corridor overlays will be the same as the standards for all commercial development unless otherwise stated below:

(1) Site and structure provisions.

- a. Minimum lot area.
- b. Minimum area regulations.
- c. Height regulations.
- d. Off-street parking and loading requirements. The parking area shall be located no less than 50 feet from the property line nor shall it encroach on the required street planting area.
- e. Landscaping regulations. Landscape regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

1. *Planting requirements.*

(i) *Street planting area requirements.*

- A. The street planting area shall be a minimum of 25 feet in depth. For lots greater than 150 feet in depth, the street planting area shall include one additional foot for every ten feet in depth.
- B. The street planting area shall contain a minimum of one Class A tree per every 300 square feet of the street planting area and one Class B tree per every 200 square feet of the street planting area.
- C. Planting beds near signage and structures are recommended.
- D. Grass or groundcover are recommended for areas without trees.

(ii) *Buffer planting area requirements.* A nonresidential property abutting a residential district shall have a minimum side yard and rear yard requirement of 30 feet.

(iii) *Parking area requirements.*

- A. The parking area shall be screened from view when the parking area is oriented to the side and/or the front of the structure to reduce visibility of the parking area from the highway using one of the following methods:
 - i. 70 percent sight obscuring screen of living material.
 - ii. 100 percent sight obscuring screen six feet in height of non-living material.
 - iii. Earth berm with a minimum height of three feet.
- B. Planting areas shall be a minimum of ten percent of the paved parking area.

2. *Protection of landscape areas.* The placement of barrier curbs or wheel stops to protect landscape areas from vehicular damage shall be required.

f. Sign regulations. Sign regulations shall be the same as for other commercial properties, except that the following additional standards shall apply:

1. Area and height provisions for ground signs.

(i) Single occupancy.

- A. Area allowed: 25 square feet.
- B. Height allowed: six feet.

(ii) Multiple occupancy.

- A. Area allowed: 50 square feet.
- B. Height allowed: eight feet.

2. No internal illumination.

3. White light only, no colored lighting.

4. Spectrum colors only, no iridescent colors permitted.

5. Personal identification signs with any dimensions exceeding 24 inches shall require an administrative permit. Such signs shall not exceed four square feet.

g. Lighting requirements.

h. Utility requirements.

- i. Setback requirements. For lots with frontage along Highway 21 or Military Road only, the following setback requirements shall be applied:
1. Principal buildings: 100 feet from the property line.
 2. Accessory structures: 100 feet from the property line.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective immediately upon final adoption.

MOVED FOR ADOPTION BY: MR. SMITH

SECONDED BY: MR. LAUGHLIN

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

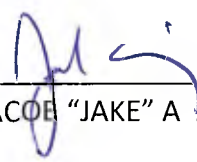
YEAS: DEAN, FITZGERALD, CAZAUBON, LORINO, TOLEDANO, TANNER, DAVIS, CANULETTE, SMITH, O'BRIEN, LAUGHLIN, BINDER, AIREY, RANDOLPH (14)

NAYS: (0)

ABSTAIN: (0)

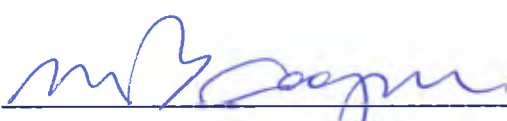
ABSENT: (0)

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 2nd DAY OF FEBRUARY, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. 23-5075.


JACOB "JAKE" A AIREY, COUNCIL CHAIRMAN

ATTEST:


KATRINA L. BUCKLEY, COUNCIL CLERK


MICHAEL B. COOPER, PARISH PRESIDENT

02/13/2023 @ 9:00AM

Published Introduction: DECEMBER 28, 2022

Published Adoption: February 22, 2023

Delivered to Parish President: February 9, 2023 at 11:00am

Returned to Council Clerk: February 13, 2023 at 9:35am



ZONING STAFF REPORT
2023-3279-ZC

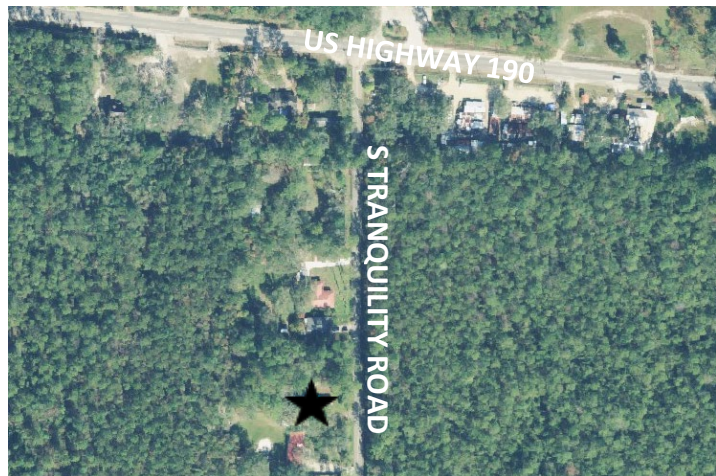
MICHAEL B. COOPER
PARISH PRESIDENT

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 South Tranquility Road, south of US Highway 190, being lot 11, Dixie Pines Subdivision, being 60121 South Tranquility Road, Lacombe; S34, T8S, R13E; Ward 9, District 11
Council District: 11

Owner: William & Cara Pearson
Applicant: William & Cara Pearson
Size: 11,949 sq. ft.
Posted: April 11, 2023
Commission Hearing: May 2, 2023



Current Zoning

A-2 Suburban District

Requested Zoning

A-2 Suburban District
MHO Manufactured Housing Overlay

Future Land Use

Residential – Low Intensity

Flood Zone

Effective Flood Zone C
Preliminary Flood Zone C

Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the west side of South Tranquility Road, south of US Highway 190, being lot 11, Dixie Pines Subdivision, being 60121 South Tranquility Road, Lacombe

Zoning History

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

2. The subject property was rezoned to A-2 Suburban District through the Parish’s Comprehensive Rezoning effort. The A-2 Suburban District calls for a minimum of 1-acre parcel sizes with an allowable density of one unit per acre.

Compatibility or Suitability with Adjacent Area

3. Table 2: 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	Undeveloped	A-2 Suburban District

4. The subject property is currently occupied by a vacant mobile home and is flanked by A-2 Suburban District on all sides with undeveloped property to the east and west. The Dixie Pines Subdivision is presently developed with a mixture of stick-built single-family residences as well as mobile homes that are considered to be of legal non-conforming use. *

* (Sec 130-162): Legal nonconforming uses shall be 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. Similarly, whenever a use district shall be changed thereafter, then the existing lawful use may be continued.



ZONING STAFF REPORT
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MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The purpose of the requested MHO Manufactured Housing Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents. In the event that there is currently an unoccupied mobile home / electricity has been turned off for longer than six months, an applicant may apply for the zoning change to turn power back on to the existing mobile home.

Site and Structure Provisions

6. Through the most available and recent data, it appears that there are approximately six (6) mobile homes that sit along S Tranquility Road within the Dixie Pines Subdivision. This information accounts for the structures themselves rather than their current occupancy status.
7. The subject property currently does not meet the minimum size requirements of the A-2 Suburban District as the Dixie Pines Subdivision was changed to the A-2 Suburban District classification through Comprehensive Rezoning. The property measures 50' x 238' which allows the property to be considered a lot of record.
8. If the change to MHO Manufactured Housing Overlay were to be approved, the applicant may apply for an electrical permit to turn power back on to the existing structure, or replace the current unit with a new mobile home.

Consistency with New Directions 2040

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.

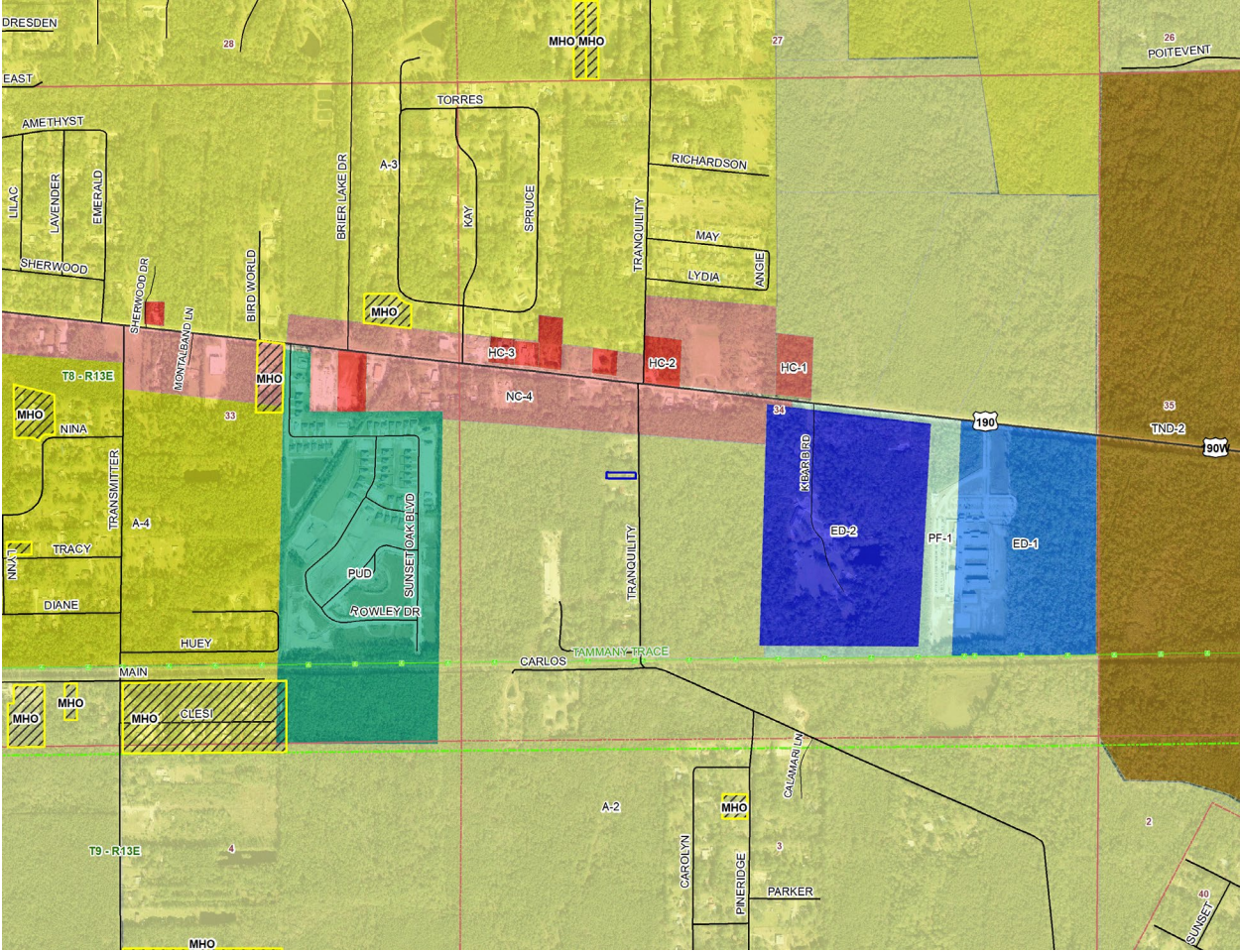
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - ii. Goal 1.9: Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties

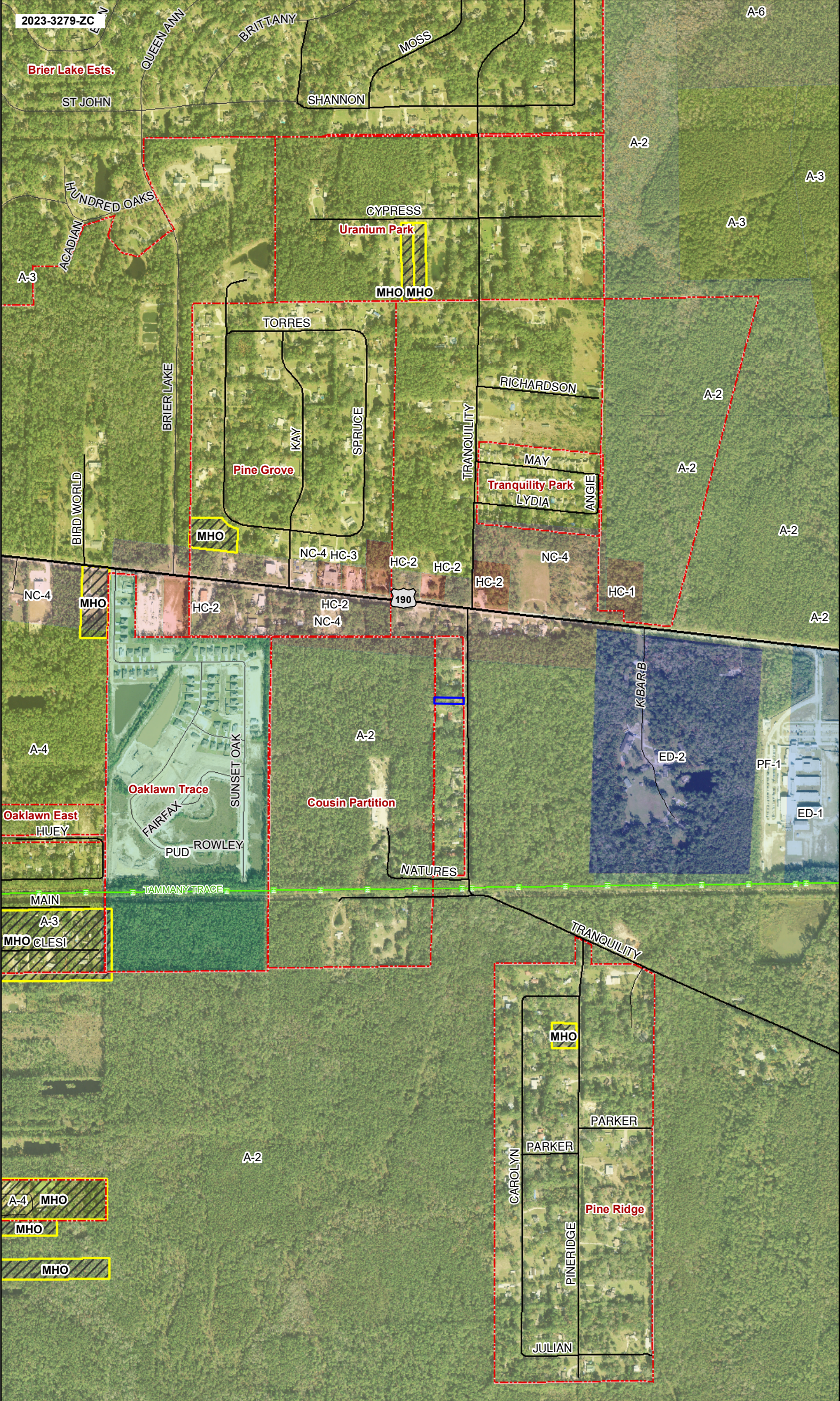


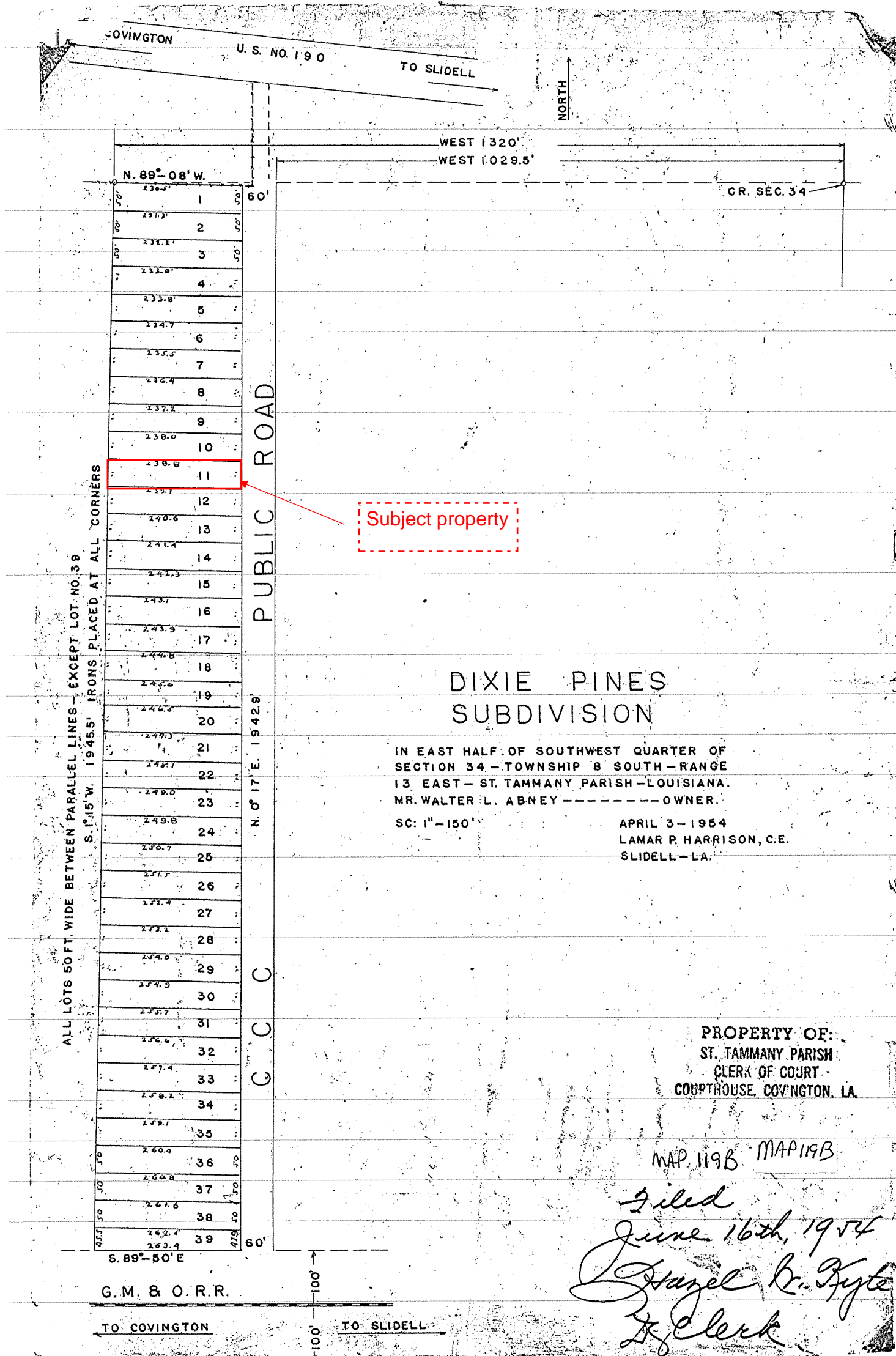
ZONING STAFF REPORT
2023-3279-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director









ZONING STAFF REPORT
2023-3288-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

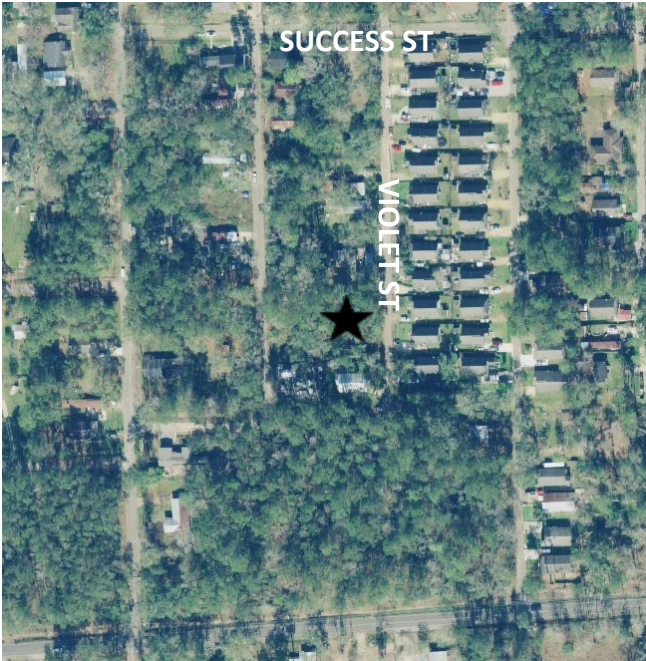
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Violet Street, south of Success Street, north of LA Highway 36, being lots 34 & 36, Square 13, West Abita Springs Subdivision, being 72361 Violet Street, Covington; S36, T6S, R11E; Ward 10, District 2
Council District: 2

Owner: Dragonfly Enterprises INC – James Lindsay IV **Posted:** March 31, 2023

Applicant: Patricia Bell **Commission Hearing:** May 2, 2023

Size: 5,000 sq. ft. **Determination:** Approved, Denied, Postponed



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 C

Preliminary Flood Zone C

Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from A-4 Single-Family Residential District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay. The site is located on the west side of Violet Street, south of Success Street, north of LA Highway 36, being lots 34 & 36, Square 13, West Abita Springs Subdivision, being 72361 Violet Street, Covington.

Zoning History

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

Ordinance	Prior Classification	Zoning Classification
10-2234 – Comprehensive Rezoning	Unknown	A-4 Single-Family Residential District

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

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

4. The subject property is currently undeveloped and is surrounded by other undeveloped property to the north and east, undeveloped property and residential uses to the west.



ZONING STAFF REPORT
2023-3288-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. Throughout the West Abita Springs Subdivision and the adjacent Abita Nursery, there are various parcels that have received the MHO Manufactured Housing Overlay zoning classification approval over the years. The following properties that have been granted approval for the overlay within the vicinity of the subject property are as follows:

Table 3: Surrounding MHO Rezoning Cases

Lot & Subdivision	Request	Ordinance
Lots 19 & 20 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 16-3522
Lot 16A (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 18-3870
Lots 28, 30, 32, 34, 36 & 38 (West Abita Springs Subdivision, adjacent to subject property)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 19-4076
Lots 16, 18 & 20 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4205
Lots 33, 35 & 37 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-4771
Lots 1, 2, 3, 4, 5 & 6 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4349
Lots 1, 2, 3, 4, 5, 6, 7 & 8 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4632
Lots 15 & 17 (Now Lot 17A) (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5050

Site and Structure Provisions

6. The subject property consists of two 25’ wide lots being lots 34 & 36 of the West Abita Springs Subdivision. Per Sec. 125-84 of the St. Tammany Parish Unified Development Code, a buildable lot of record is defined as “any residential lot located within a subdivision created prior to July 28, 1967, located below (south of) the urban growth boundary line as defined in article 2 of the Unified Development Code, and having a minimum lot width of 50 feet and a minimum lot area of 5,000 square feet...”
7. In order to create a buildable lot of record, the applicant will be required to apply for a minor resubdivision to create a 50’ wide lot.
8. The purpose of the request is for the applicant to comprehensively rezone both 25’ lots simultaneously before going through the minor resubdivision procedure so that they may place a mobile home on the site.

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 2unit 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 onsite 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.

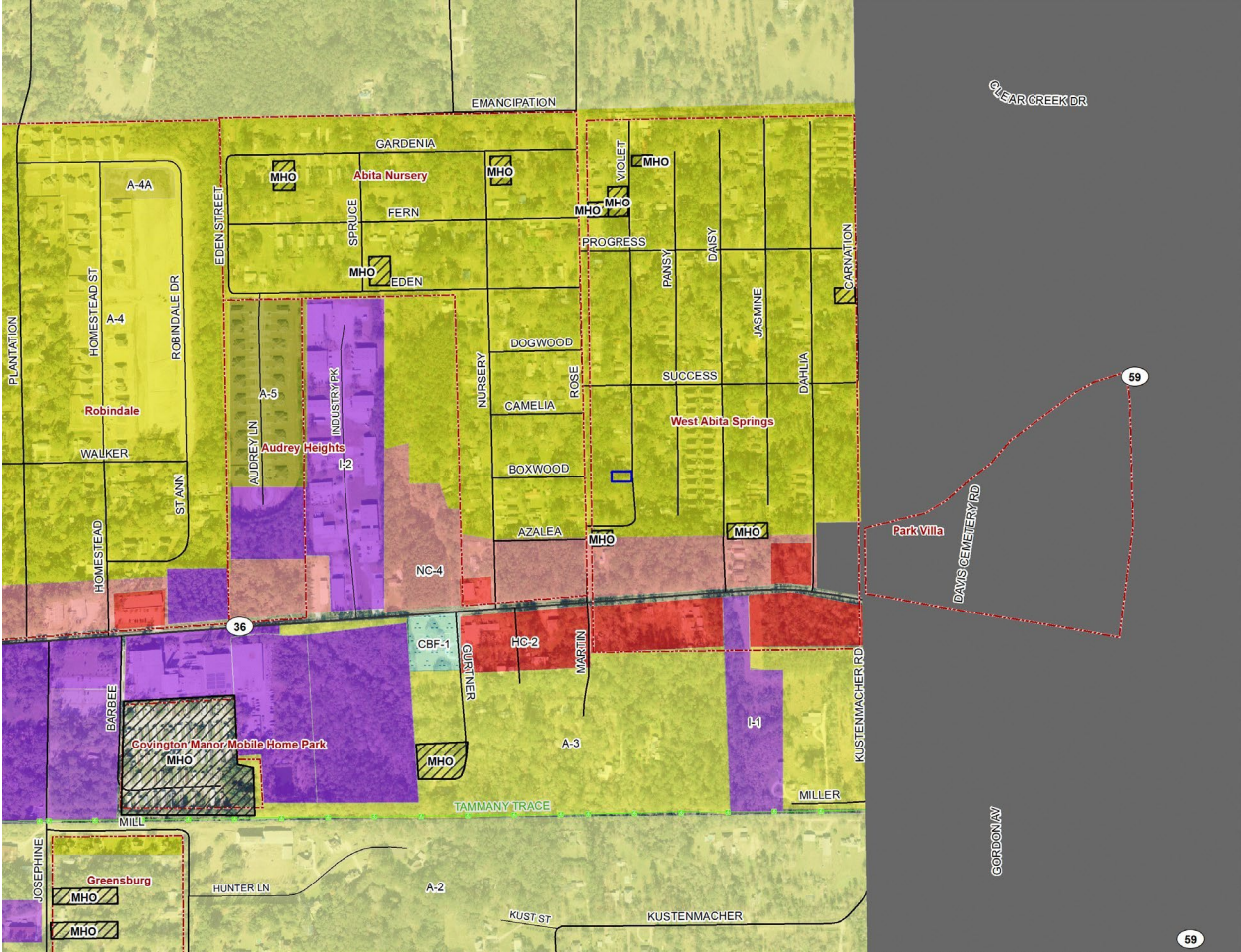
1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - b. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



ZONING STAFF REPORT
2023-3288-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





WEST ABITTA SPRING

A SUBDIVISION OF THE WEST $\frac{1}{2}$ OF N.E $\frac{1}{4}$, SECTION 36,
ST. TAMMANY,

R O S E

STREET

VIOLET

STREET

P A N S Y

S T R E E T

! Subject property

A
T

2



ZONING STAFF REPORT
2023-3295-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 US Highway 11, north of Brown’s Village Road, Slidell; S26, T8S, R14E; Ward 9, District 11
Council District: 11

Owner: Brown’s Village Plaza, LLC – James J. Morrison, Jr. **Posted:** March 24, 2023

Applicant: Brown’s Village Plaza, LLC – James J. Morrison, Jr. **Commission Hearing:** May 2, 2023

Size: 5.61 acres **Determination:** Approved, Denied, Postponed



Current Zoning

HC-3 Highway Commercial District

Requested Zoning

I-2 Industrial District

Future Land Use

Commercial

Flood Zone

Effective Flood Zone A1

Preliminary Flood Zone AE

Critical Drainage: Yes

Findings

1. The petitioner is requesting to change the zoning classification from HC-3 Highway Commercial District to I-2 Industrial District. The site is located on the west side of US Highway 11, north of Brown’s Village Road, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	C-2 Commercial
09-2020	C-2 Commercial	HC-3 Highway Commercial District

Compatibility or Suitability with Adjacent Area

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	HC-3 Highway Commercial District I-1 Industrial District
South	Commercial	HC-3 Highway Commercial District
East (Across Hwy 11)	Residential	A-4 Single-Family Residential District
West	Industrial	I-1 Industrial District

3. The subject property is currently 12.63 acres that encompassed a large retail center which now sits vacant on-site, presently zoned HC-3 Highway Commercial District. The site is flanked by undeveloped commercial and industrial property to the north (which includes the JF Smith Business Park), commercial property to the south which is part of the existing 12.63 acres, industrial uses to the west, and single-family residential across Hwy 11 to the east.



ZONING STAFF REPORT
2023-3295-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The applicant is requesting to rezone 5.61 acres of the existing 12.63 acres to allow for industrial uses on the site that will be dived through a future minor subdivision. If rezoning request to the I-2 Industrial District is approved, the applicant will be allowed to have any of the below uses on the property:

5. Table 3: Zoning District Site and Structure Comparison

Zoning District	Max. Density/Building Size	Allowable Uses	Purpose
HC-3 Highway Commercial District (Existing)	<p>The maximum building size in the HC-3 District shall be 250,000 sq. ft.</p> <p>The maximum lot coverage shall not exceed 50% of the total area of the lot.</p>	<p>All uses permitted in 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.</p>	<p>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.</p>
I-2 Industrial District (Proposed)	<p>Maximum building size shall be 200,000 sq. ft.</p> <p>The maximum lot coverage shall not exceed 50% of the total area of the lot.</p>	<p>Book binderies; Cellophane products manufacturing; Cleaning and dyeing works; Confectionery manufacturing; Dairy products manufacturing; Electrical parts, assembly and manufacturing; Fiber products and manufacturing; Fruit or vegetable canneries; Furniture manufacturing; Garment manufacturing; Foundry casting and extruding mills of lightweight nonferrous metal; Millwork and wood product manufacturing; Sheet metal products; Television and radio broadcasting transmitters; Tool manufacturing; Toy manufacturing; Well drilling services; Public utility facilities; Outdoor storage yards that occupy greater than ten percent of the area of the developed site; Beverage distilling; Food products manufacturing; Glass products manufacturing; Paint manufacturing and treatment; Pharmaceutical manufacturing; Shop fabricating and repair; Structural fabrication (steel and concrete); Tire retreading, recapping or rebuilding; General, multi-use office buildings of 40,000 square feet of gross floor area or less; Indoor recreational facilities including a restaurant without lounge; Portable storage containers use for storage; Air curtain incinerator.</p>	<p>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.</p>

6. Per a memo provided by the applicant, the proposed use of the site will be to occupy the existing building that will be repurposed into a manufacturing / packaging facility for a beverage company. The overall plan for the site is provided with more specifics as follows:

- 49,000 sq. ft for warehousing that includes the storage of bottles, cardboard trays, PET bottle caps, manufacturing equipment, water and juice / blend concentrates as well as the finished product.
- 9,000 sq. ft. for manufacturing that includes a filling line, storage tanks that hold the beverage ingredients, packaging bottles, pallets for transport & storage of final product.

7. If approved to the I-2 Industrial District zoning, the site will need to come back into compliance with current Parish standards that include an updated landscaping and drainage plan as well as an inspection of the current structure via a Plan Review from the State Fire Marshal.

2023-3295-ZC

A-4

JOHNNY F SMITH

MECHANICAL

I-2

J F SMITH

A-3

FRICKE

HC-3

I-1

I-1

I-1

HC-1

BROWNS VILLAGE

NORFOLK SOUTHERN RR

A-4

QUEENS

ROOKS

RIDGEWOOD

HILLCREST

A-4A

HC-3

I-1

A-8

11

BROWNSWICH

HC-2

HC-2

PINEHILL

Memo



To: James J. Morrison, Jr
Morrison Group

From: Mike Boudreaux

CC: KBL, LLC

Date: March 10, 2023

Re: St. Tammany Parish / Land Use Review Application / Supplemental Information

This Presentation is to provide supplemental information for the St. Tammany Parish "Land Use Review Application" for the property located at 61025 HWY 11, Slidell, LA 70460. The information is being provided by BEC BEVERAGE, LLC DBA BEC COPACKERS, 501 J.F. SMITH AVE, SLIDELL, LA 70460.

The specific information as requested on a portion of the application is:

1. EXISTING USE:

The property / building space to be occupied by BEC COPACKERS is currently unoccupied and vacant.

2. PROPOSED USE:

The proposed use will be for an expansion and use by BEC COPACKERS:

- a. Approximately 49,000 square feet will be used for warehousing of:
 - i. Packaging
 1. PET and Glass bottles
 2. Cardboard trays
 3. PET bottle caps
 4. Storage of spare manufacturing equipment and parts
 - ii. Ingredients
 1. (90% approximate water)
 2. Juice / Blend Concentrates
 - iii. Finished product as defined below
- b. Approximately 9,000 will be used for manufacturing:
 - i. PET bottle filling line
 - ii. Storage tanks to hold 90% water and 10% juice or product concentrate
 - iii. Packaging bottles in cardboard trays
 - iv. Placing trays on pallets
 - v. Finished pallets stored in warehouse and shipped to client's distribution points

501 J.F. Smith Ave. Slidell, LA 70460
985-326-8385

www.beccopackers.com

3. SQUARE FT OF PROPOSED USE:

The entire existing buildings (49,000 and 9,000 square feet) will be used for manufacturing and warehousing. The available acreage (3+/-) will be used for employee parking.

4. ACREAGE OF SQ.FT. OF SITE:

3+ acres specific to BEC usage (see survey)

5. PROPOSED HOURS OF OPERATION:

- a. The facility will operate Monday – Friday
- b. There may be two shifts
- c. The shift may be 5-day 8 hour shift or 4-day 10 shifts / depending on client needs
- d. First shift may begin at approximately 4:00 A.M. with the second shift based on above's hours

6. NUMBER OF EMPLOYEES (MAX. SHIFT):

Initially, there will be approximately 25-30 employees and 4 supervisor per shift. This will expand with an expansion to double this (50+/- employees and 8 supervisors)

7. SIGN TYPE, SIZE and LOCATION:

A BEC Sign (designs below) will be placed on the façade of the building with the size as allowed by code. Anticipated size may be 10' X 40'.



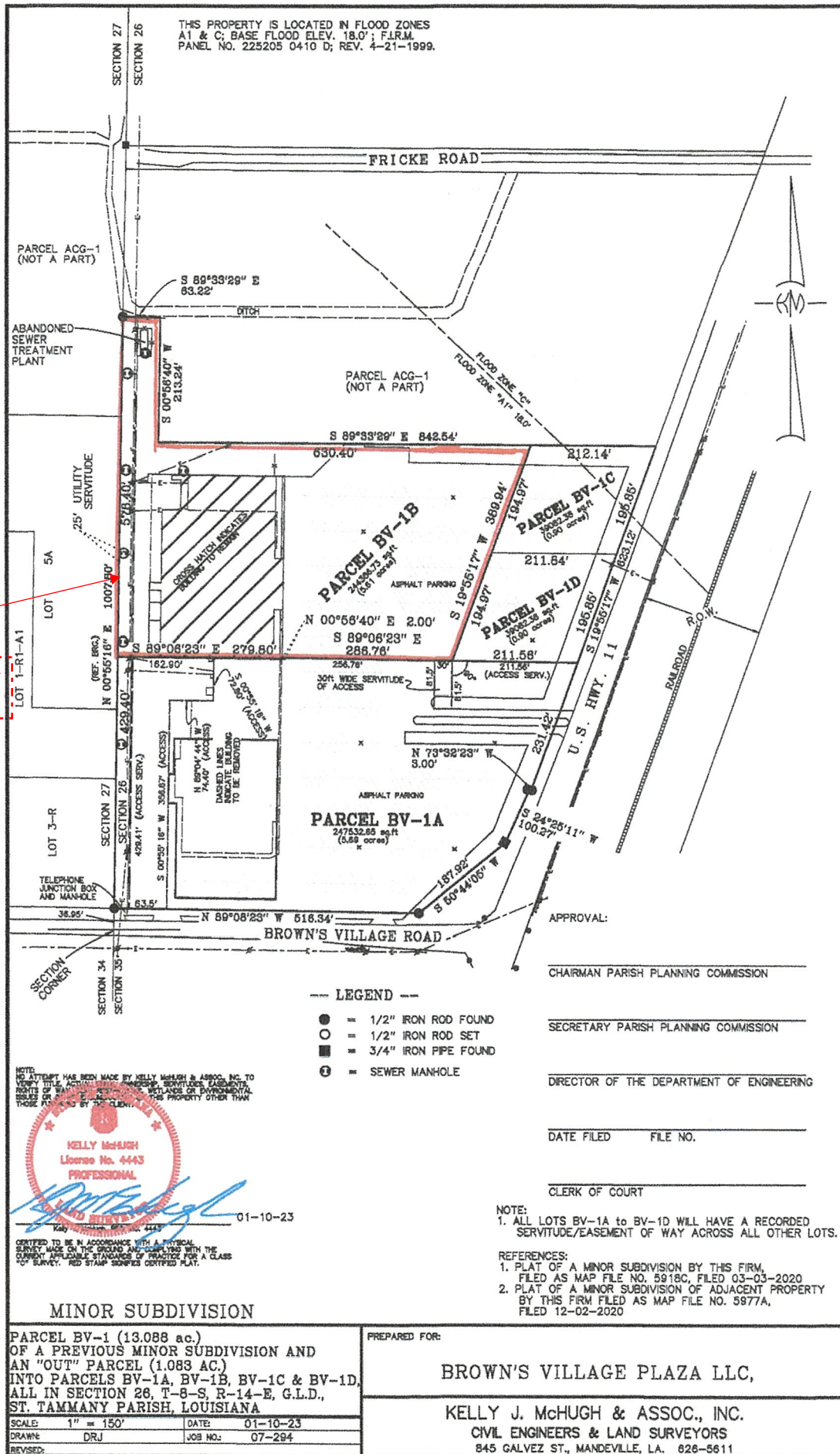


Exhibit A

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: _____ PROVIDED BY: Planning & Development

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2023

Ordinance to amend St. Tammany Parish Code of Ordinances,
Part II-Land Development Code, Chapter 130— Unified
Development Code, Article VII – Minimum Standards for Specific
Uses, Division 1 - (51)a. convenience store (with gas) to limit the
number of fuel pumping units according to the square footage of
the parcel. (2023-3299-ZC)

WHEREAS, St. Tammany Parish has seen an increased interest in the development of
Convenience stores (with gas) along major thoroughfares in the HC-2 Highway Commercial District; and

WHEREAS, the HC-2 Highway Commercial District does allow for convenience stores with gas
fueling pumps but caps the number at eight fueling pump units on a property larger than 90,000 sq./ft;

WHEREAS, in an effort to decrease requests for up-zoning property to HC-3 Highway
Commercial District and HC-4 Highway Commercial District only to accommodate additional fueling
pump units, the amendment of the HC-2 Highway Commercial District in the Minimum Standards will
allow for properties zoned HC-2 Highway Commercial District from 90,000 sq./ft but less than 130,000
sq./ft to have eight fueling pump units on a property and parcels over 130,000 sq./ft shall not exceed
twelve fueling pump units on a parcel.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that, St. Tammany Parish Code of Ordinances,
Part II – Land Development Code, Chapter 130 – Unified Development Code, Article VII – Minimum
Standards, Division 1 - Generally, Section 130-2213 – Minimum Standards, be amended as follows:

(51) Convenience store (with gas). The sale of gas and other fuel shall be an accessory use
permitted in the zoning district when the criteria of subsection (51)a of this section are met:

- a. In the HC-2 Highway Commercial District, a minimum parcel size of 40,000 square feet is
required for such use. On parcels that are a minimum of 40,000 square feet but less than
60,000 square feet in size, the number of fuel pumping units shall be limited to a total of
four units. For purposes of this provision, a fuel pumping unit, also commonly known as a
gas pump, is defined as a unit that is capable of dispensing gas or other fuel to no more than
two vehicles at the same time, and only when each vehicle to be fueled is positioned on
opposite sides of the pump. On parcels that are a minimum of 60,000 square feet but less
than 90,000 square feet in size, the number of fuel pumping units shall be limited to a total
of six units. On parcels that are 90,000 square feet but less than 130,000 square feet in size,
the number of fuel pumping units shall not exceed eight units. On parcels that are 130,000
square feet or greater in size, the number of fuel pumping units shall not exceed twelve
units.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall
not affect other provisions herein which can be given effect without the invalid provision and to this end
the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ____ DAY OF _____, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. 23-_____.

JACOB “JAKE” AIREY, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: _____, 2023

Published Adoption: _____, 2023

Delivered to Parish President: _____, 2023 at _____

Returned to Council Clerk: _____, 2023 at _____

MEMO




ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

Date: April 21, 2023

To: St. Tammany Parish Zoning Commission

From: Ross P. Liner, AICP, PTP, CFM, 
Director, Department of Planning and Development

Re: ARTICLE VII. - MINIMUM STANDARDS FOR SPECIFIC USES; Sec. 130-2213. - Minimum standards. (51) Convenience store (with gas).

St. Tammany Parish has seen an increased interest in the development of Convenience stores (with gas) along major thoroughfares. Currently, the HC-2 Highway Commercial District does allow for convenience stores with gas fueling pumps but caps the number at eight fueling pump units on a property larger than 90,000 sq/ft.

In an effort to decrease requests for up-zoning property to HC-3 and HC-4 only to accommodate additional fueling pump units, the amendment of the HC-2 Highway Commercial District in the Minimum Standards will allow for properties zoned HC-2 from 90,000 sq/ft but less than 130,000 sq/ft to have eight fueling pump units on a property and parcels over 130,000 sq/ft shall not exceed twelve fueling pump units on a parcel. The change will allow for larger development sites to have the ability to increase the number of fueling pump units without having to up-zone the property and increase the intensity of allowable uses by right.

Sec. 130-2213 – Minimum Standards

Current

a. In the HC-2 Highway Commercial District, a minimum parcel size of 40,000 square feet is required for such use. On parcels that are a minimum of 40,000 square feet but less than 60,000 square feet in size, the number of fuel pumping units shall be limited to a total of four units. For purposes of this provision, a fuel pumping unit, also commonly known as a gas pump, is defined as a unit that is capable of dispensing gas or other fuel to no more than two vehicles at the same time, and only when each vehicle to be fueled is positioned on opposite sides of the pump. On parcels that are a minimum of 60,000 square feet but less than 90,000 square feet in size, the number of fuel pumping units shall be limited to a total of six units. On parcels that are 90,000 square feet or greater in size, the number of fuel pumping units shall not exceed eight units.

Proposed

a. In the HC-2 Highway Commercial District, a minimum parcel size of 40,000 square feet is required for such use. On parcels that are a minimum of 40,000 square feet but less than 60,000 square feet in size, the number of fuel pumping units shall be limited to a total of four units. For purposes of this provision, a fuel pumping unit, also commonly known as a gas pump, is defined as a unit that is capable of dispensing gas or other fuel to no more than two vehicles at the same time, and only when each vehicle to be fueled is positioned on opposite sides of the pump. On parcels that are a minimum of 60,000 square feet but less than 90,000 square feet in size, the

number of fuel pumping units shall be limited to a total of six units. On parcels that are 90,000 square feet **but less than 130,000 square feet in size**, the number of fuel pumping units shall not exceed eight units. **On parcels that are 130,000 square feet or greater in size, the number of fuel pumping units shall not exceed twelve units.**