

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – WEDNESDAY, JULY 5, 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 Wednesday, July 5, 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 JUNE 6, 2023 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. 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.)

POSTPONED FROM THE MAY 2, 2023 MEETING

2. 2023-3330-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-2 (Suburban District)
Location:	Parcel located on the east side of Fussell Road, east of Fitzgerald Church Road, Covington; S28, T5S, R11E; Ward 2, District 6
Acres:	1.64 acres
Petitioner:	Robert A LaCroix
Owner:	Judith LaCroix
Council District:	6

POSTPONED FROM THE JUNE 6, 2023 MEETING

3. 2023-3352-ZC

Existing Zoning:	HC-2 (Highway Commercial District)
Proposed Zoning:	HC-3 (Highway Commercial District)
Location:	Parcel located on the west side of LA Highway 1077, south of Belington Avenue, Covington S11, T7S, R10E; Ward 1, District 1
Acres:	.52 acres
Petitioner:	Jeff Schoen
Owner:	SILVERBACK HOLDINGS LLC
Council District:	1

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- 4. 2023-3361-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the west side of Hill Road, south of Celia Brumfield Road; Folsom S4, T5S, R10E; Ward 2, District 3

Acres: 4 acres
Petitioner: Mary Ann Morris Perry
Owner: Mary Ann Morris Perry
Council District: 3
- 5. 2023-3363-ZC**
Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Behrman Street, north of Coast Boulevard, Slidell; Ward 8, District 12

Acres: .14 acres
Petitioner: Rachel Villegas
Owner: Alfonso and Rachel Villegas
Council District: 12
- 6. 2023-3370-ZC**
Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the north side of Million Dollar Road, west of Blaze Road, Folsom S28, T5S, R11E; Ward 2, District 6

Acres: 3.03 acres
Petitioner: Linda Keating Fussell
Owner: Linda Keating Fussell
Council District: 6
- 7. 2023-3373-ZC**
Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the east side of Selbourn Street, north of Coast Boulevard, Slidell S23, T9S, R14E; Ward 8, District 12

Acres: .43 acres
Petitioner: Victor Wilks
Owner: Shelly Jacques
Council District: 12
- 8. 2023-3383-ZC**
Existing Zoning: NC-4 (Neighborhood Institutional District) and A-3 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of US Highway 190, west of Brier Lake Drive, Lacombe S33, T8S, R13E; Ward 7, District 11

Acres: 5 acres
Petitioner: Ryan Willhoft
Owner: Marcel Morales
Council District: 11
- 9. 2023-3385-ZC**
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the southeast side of West Powerline Road, north of Radar Road, Pearl River S9, T8S, R14E; Ward 9, District 9

Acres: 5 acres
Petitioner: Karen Hess
Owner: Price Miller
Council District: 9

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- 10. 2023-3388-ZC**
- | | |
|-------------------|--|
| Existing Zoning: | A-1A (Suburban District) |
| Proposed Zoning: | A-2 (Suburban District) |
| Location: | Parcel located at the end of Atwood Road, west of Louisiana Highway 1129, Covington S27, T5S, R11E; Ward 2, District 2 |
| Acres: | 1.585 acres |
| Petitioner: | Kerrie Carroll |
| Owner: | Christopher Carroll |
| Council District: | 2 |

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

**MINUTES OF THE
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MANDEVILLE, LOUISIANA**

ROLL CALL

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

Absent: Fitzmorris

STAFF PRESENT: Ross Liner, Helen Lambert, Leslie DeLatte, Mitchell Kogan, Erin Cook, Diana Velez and Emily Couvillion

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 Seeger

PLEDGE OF ALLEGIANCE Crawford

APPROVAL OF THE MAY 2, 2023 MINUTES

Crawford made a motion to approve, second by Truxillo

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

NAY:

ABSTAIN:

POSTPONING OF CASES:

ZONING CHANGE REQUEST CASES:

1. 2023-3296-ZC APPROVED

Existing Zoning:	I-1 (Industrial District)
Proposed Zoning:	I-2 (Industrial District)
Location:	Parcel located on the north side of Poole Drive, west of North Colombia Street, being 1303 Poole Drive, Covington; S38, T6S, R11E; Ward 3, District 3
Acres:	1.31 acres
Petitioner:	Nicolas and Kendal Reed Del Bianco
Owner:	Nicolas and Kendal Reed Del Bianco
Council District:	3

Joseph Reed came to the podium representing the Del Bianco's

Crawford made a motion to approve, second by Truxillo

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

NAY:

ABSTAIN:

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2. 2023-3311-ZC APPROVED

Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: ED-1 (Primary Education District)
Location: Parcel located on the west side of Pearl Street, east side of Rebel Drive, north of Coral Avenue, being lots 5 & 6, Pearl Acres Subdivision, Slidell; S6, T9S, R15E; Ward 8, District 8

Acres: 1.99 acres
Petitioner: Jeff Schoen
Owner: ACT Management Co, Inc - Adam Thomas
Council District: 8

Jeff Schoen came to the podium

Mark Palazzo spoke against this request
Jaimie Leger had questions about the case

Seeger made a motion to approve, second by Truxillo

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

3. 2023-3321-ZC APPROVED

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: PF-1 (Public Facilities District)
Location: Parcel located east of LA Highway 437, south of Highway 1129, being 84516 Highway 437, Covington; S32, T4S, R11E; Ward 2, District 6

Acres: 6,400 sq. ft.
Petitioner: Jeff Schoen
Owner: Arthur J and Mabel Cowart
Council District: 6

Jeff Schoen came to the podium representing CMI Acquisitions (the owners)

Truxillo made a motion to approve, second by Seeger

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

4. 2023-3322-ZC APPROVED

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District), MHO Manufactured Housing Overlay
Location: Parcel located on the south side of Bobby Jones Boulevard, west of Hillcrest Blvd being Lot 23 of Hillcrest Country Club Estates; S26 & S27, T6S, R12E; Ward 10, District 6

Acres: .49 acres
Petitioner: Dennis Drury
Owner: Dixon Yobanni Mateo Najera
Council District: 6

Dennis Drury came to the podium

McInnis made a motion to approve, second by Crawford

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

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5. 2023-3323-ZC MOTION FAILED

Existing Zoning: A-5 (Two Family Residential District)
Proposed Zoning: A-5 (Two Family Residential District), RO Rural Overlay
Location: Parcel located on the north side of Lakeview Drive, being 214 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

Acres: 11,400 sq. ft.
Petitioner: Derrick Vice
Owner: Derrick Vice
Council District: 13

Derrick Vice came to the podium

Jaime Leger, Eric Frichter, and Trudy Godwin spoke in favor of this request
Leo Doyle and Kathy Maynard spoke against this request

Seeger made a motion to deny, second by Truxillo
This motion was then withdrawn
Seeger then made a motion to approve, second by Truxillo

YEA:

NAY: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez
ABSTAIN:

This motion failed

6. 2023-3329-ZC APPROVED

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: NC-2 (Indoor Retail and Service District)
Location: Parcel located on the south side of US Highway 190, east of S Mill Road, being 29388 and 29408 US Highway 190, Lacombe; S32, T8S, R13E; Ward 7, District 7

Acres: 1.97 acres
Petitioner: Gary and Anna Kern
Owner: Anna Kern
Council District: 7

Gary Kern came to the podium

Crawford made a motion to approve, second by Truxillo

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

NAY:

ABSTAIN:

7. 2023-3330-ZC POSTPONED

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the east side of Fussell Road, east of Fitzgerald Church Road, Covington; S28, T5S, R11E; Ward 2, District 6

Acres: 1.64 acres
Petitioner: Robert A LaCroix
Owner: Judith LaCroix
Council District: 6

Judith LaCroix came to the podium

Ress made a motion to approve, second by Truxillo
Then Gaines made a motion to postpone for one month, second by Seeger

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

NAY:

ABSTAIN:

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8. 2023-3332-ZC APPROVED

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the north side of Hart Road, south of Jakes Road,
Folsom; S18, T4S, R10E; Ward 2, District 3

Acres: 6 acres
Petitioner: Tammy Lange
Owner: Priscilla Thomas, Tammy Lange, Tony and Seretha Hart, Melanie
Hart Reviere

Council District: 3

Tammy Lange came to the podium

Gaines made a motion to approve, second by McInnis
YEA: Seeger, Truxillo, Ress, McInnis, Doherty, Gaines, Crawford, Smail, Troncoso and Hernandez
NAY:
ABSTAIN:

9. 2023-3334-ZC APPROVED

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: A-2 (Suburban District)
Location: Parcel located on the west side of LA Highway 25, being 83581 LA
Highway 25, Folsom; S4, T5S, R10E; Ward 2, District 3

Acres: 1 acre
Petitioner: Garrett Acquistapace
Owner: John Doescher and Lauren and Garrett Acquistapace

Council District: 3

Garrett Acquistapace came to the podium

McInnis made a motion to approve, second by Truxillo

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

10. 2023-3337-ZC MOTION FAILED

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located on the northwest corner of Sisters Road & Carrol Road,
being 35620 Sister Road, Slidell; S38, T9S, R14E; Ward 9, District
12

Acres: 1 acre
Petitioner: Glenford and Dianira Young
Owner: Glenford and Dianira Young

Council District: 12

Glenford and Dianira Young came to the podium

Donna McDonald, Jimmy Broadwell and Yu Hong Ren spoke against this request

Thomas McDonald had some questions about the case

Gaines made a motion to approve, second by Seeger

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

This motion failed

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11. 2023-3339-ZC APPROVED AS EDITED

Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES SEC. 125-95, 130-5, AND 130-1674 TO PROHIBIT THE LOCATION OF GREENSPACE AND/OR OPEN SPACE REQUIRED IN MAJOR RESIDENTIAL SUBDIVISIONS, INCLUDING PLANNED UNIT DEVELOPMENTS, SEPARATED FROM THE MAJOR DEVELOPMENT BY A STATE OR LOCAL ROADWAY WHICH IS NOT A PART OF THE PERMITTED DEVELOPMENT.

Truxillo made a motion to approve as edited, second by Smail

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

NAY:

ABSTAIN:

ADJOURNMENT Truxillo made a motion to adjourn

**NEW BUSINESS
OLD BUSINESS
ADJOURNMENT**



ZONING STAFF REPORT
2023-3273-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: All lots with frontage along Military Road in Slidell between its intersection with Fremaux Avenue (US Highway 190 E) and its intersection with Interstate 59, Slidell; S17, S18, S19, S30, S31, S37, S38, T8, T9, R15; Ward 8, District 9

Ordinance Calendar No: 7173 **Council District:** 9

Previous Action: May 2, 2023 - Postponed **Posted:** June 16, 2023

Commission Hearing: July 5, 2023 **Determination:** Approved, Denied, Postponed



Ordinance to amend the 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)

AMENDMENT OF REGULATIONS

Per Part II of the Unified Development Code, Chapter 130, Article 2, Division 2, amendments or changes to the development regulations or district map may be taken by action of the Parish Council through introduction of an ordinance or by adoption of a resolution or motion. **“No amendment, supplement or change of the development regulations shall become effective unless and until there shall have been held a public hearing in relations thereto before the zoning commission at which parties in interest and citizens shall have had an opportunity to be fully heard”.**

1. The St. Tammany Parish Council introduced Ordinance Calendar No. 7173 on January 5, 2023 to revise the Planned Corridor Overlay to include the above referenced section of Military Road.
2. **The St. Tammany Parish Council adopted Ordinance Calendar No. 7173 on February 2, 2023 (Council Series No. 23-5075) prior to a public hearing before the Zoning Commission “at which parties in interest and citizens shall have an opportunity to be fully heard” and therefore without adhering to Section 130-23 – Amendment of Regulations.**
3. The Planning Department has advertised the case to be heard in accordance with Sec. 130-55 – Notice Requirements and seeks to review and interpret the proposal brought forth by the Parish Council.
4. Case number 2023-3273-ZC was postponed at the May 2, 2023 Zoning Commission hearing until July 5, 2023 to allow staff time to study the corridor.



ZONING STAFF REPORT
2023-3273-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

DIVISION 6 – PLANNED CORRIDOR DISTRICT OVERVIEW

The purpose of the Planned Corridor District (PCO) is to protect the scenic benefits of specific corridors within the Parish. The PCO imposes minimum standards beyond what is required by the general commercial development obligations of the UDC such as signs and lighting, landscaping, parking, building heights and setbacks. This ordinance currently applies to all lots with frontage along Highway 21 between the Tchefuncte River and Highway 1077; and lots with frontage along the Tammany Trace, excepting single-family residential development. Development requests must be reviewed before the Zoning Commission prior to the issuance of any permits.

COMPLIANCE WITH THE ESTABLISHED OVERLAY DISTRICT

1. Existing development must comply with the PCO district regulations upon
 - a. Change of permitted use or occupancy that requires more parking
 - b. Vacancy longer than a 6-month period
 - c. Additions that add 50% or more to the size of the original development
 - d. Replacement of existing signs
2. New development

HIGHWAY 21 SPECIAL DESIGN STANDARDS

Per Sec. 130-1814, additional design standards for all properties which are required to be compliant with the Highway 21 Planned Corridor Overlay are as follows:

1. Off-street parking and loading requirements
 - a. 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.
2. 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 sq. ft. of the street planting area and one Class B tree per every 200 sq. ft. of the street planting area.
 - c. Planting beds near signage and structures are recommended.
3. Buffer planting area requirements
 - a. A nonresidential property abutting a residential district shall have a minimum side yard and rear yard requirement of 30 feet.
4. 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% obscuring screen of living material
 - ii. 100% 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 10% of the paved parking area
5. Sign Regulations
 - a. Area and height provisions for ground signs
 - i. Single Occupancy
 1. Area allowed: 25 sq. ft.
 2. Height allowed: six feet
 - ii. Multiple Occupancy
 1. Area allowed: 50 sq. ft.
 2. Height allowed: eight feet
 - b. No internal illumination
 - c. White light only, no colored lighting
 - d. Spectrum colors only, no iridescent colors permitted
 - e. Personal identification signs with any dimensions exceeding 24 inches shall require an administrative permit. Such signs shall not exceed four square feet.
6. Setback requirements
 - a. Principal buildings – 100 feet from the property line
 - b. Accessory structures – 100 feet from the property line



ORDINANCE COUNCIL SERIES NO. 23-5075

The St. Tammany Parish Council seeks to amend the Planned Corridor Overlay to add property with frontage along Military Road between its intersection with Fremaux Avenue (US Highway 190 E) and its intersection with Interstate 59, Slidell. This addition would impose further development regulations on all property except single-family residential listed as above in DIVISION 6 – PLANNED CORRIDOR DISTRICT OVERVIEW.

STAFF FINDINGS

In an effort to study corridor trends for the area, staff has analyzed the total number of properties along the suggested portion of Military Road. The proposed location for the extension of the PCO district is comprised of 188 lots which front Military Road, Slidell.¹ Of those, 56 lots are currently undeveloped and 28 have zoning classifications other than single-family residential and would therefore be required to abide by the PCO regulations as suggested.

AVERAGE DEPTH AND BUILDING SETBACKS

Depth of Military Road Properties				
	Lots	Average	Median	Mode
Total Lots within Study Area	188	402 ft.	200 ft.	200 ft.
Undeveloped Lots	56	487 ft.	210 ft.	90 ft.
Single Family Residential Zoning	28	730 ft.	325 ft.	90 ft.
All Other Zoning	28	244 ft.	192 ft.	200 ft.

Of all undeveloped properties which have various zoning classifications including single-family, multi-family, and commercial, the average depth along the Military Road corridor being studied is 402 feet. This number includes 19 outlier properties that are 700 ft. deep or greater². To provide a clearer understanding of the depth of properties within this study area, staff has evaluated potential impacts of the PCO ordinance as proposed using the median depth of undeveloped properties which is 210 ft.

Front Setback of Developed Military Road Properties				
	Lots	Average	Median	Mode
Total Lots within Study Area	188	82 ft.	50 ft.	50 ft.
Developed Lots	132	113 ft.	60 ft.	50 ft.
Single Family Residential Zoning	36	179 ft.	167 ft.	170 ft.
All other Zoning	96	87 ft.	50 ft.	50 ft.

Of the 132 developed lots, 96 have zoning classifications other than single-family residential. Of these 96 lots, the average front building setback is 87 ft. This number includes 15 outlier properties which have building setbacks in excess of 150 ft. To provide a more comprehensive understanding of the established setbacks along Military Road, staff has evaluated potential impacts of the PCO ordinance as proposed using the median front setback of commercially developed properties which is 50 ft.

STAFF FINDINGS

- The median depth of all undeveloped properties which front Military Road and are within the study area is 210 ft.
- The median setback of all commercially developed properties which front Military Road and are within the study area is 50 ft.

These findings provide the nexus for staff recommendation to revise the proposed 100 ft. building setback to 50 ft. and the proposed street planting area requirement to a standard 30 ft. for all properties, regardless of depth. The suggested 50 ft. building setback will apply the intent of the special design standards established within the Planned Corridor ordinance to extend along the subject section of Military Road while considering the standard property size and existing building setbacks. The suggested 30 ft. standard street buffer will ensure the planted greenspace is consistent along the corridor while taking care not to push development further off of Military road where many deeper properties to the east appear to be wet due to their confluence with the Pearl River.

¹ This number excludes residential lots which are within a platted subdivision and therefore not regulated under the PCO ordinance.

² Properties which are split zoned with commercial and single-family residential were only measured for their commercial zoning depth along the Military Road.

Zoning Commission
July 5th, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3273-ZC



ZONING STAFF REPORT
2023-3273-ZC

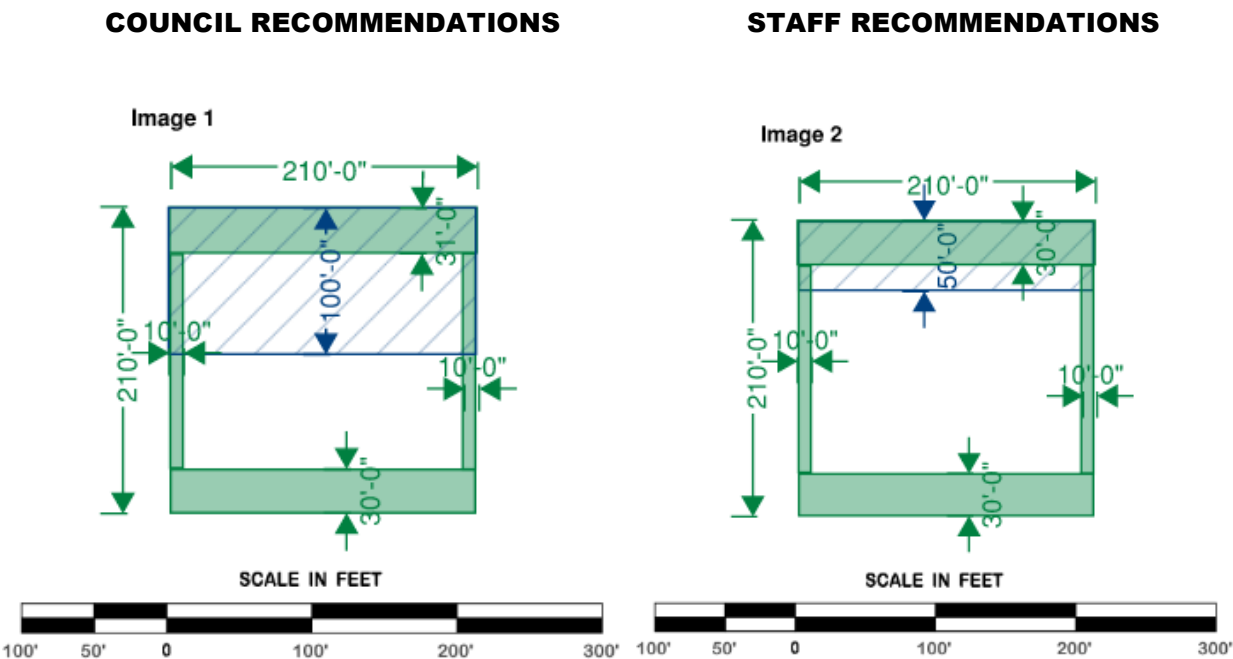
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

As an example, see the below illustration of a one-acre property using the median depth of 210 ft. found along the subject section of Military Road.

Image 1 shows a required street buffer of 31' and a required building setback of 100 ft. which would be applicable per the current proposed language of Council Ordinance No. 23-5075. **The application of a 100 ft. building setback would eliminate approximately 66% of the median property's one-acre lot size for development along the Military Road corridor³.**

As an alternative, Image 2 shows a standard street buffer of 30' and a required building setback of 50' as per staff recommendation. **The application of a 50 ft. building setback would eliminate approximately 44% of the median property's one-acre lot size for development along the Military Road corridor⁴.**



OTHER STAFF RECOMMENDATIONS

1. The fifth “whereas” statement within Ordinance Council Series No. 23-5075 references a moratorium which is not the subject of the ordinance. Staff recommends revision of this whereas statement to reference the PCO ordinance proposed.
2. Section 130-1815 – “Special Design Standard for the Tammany Trace Overlay” is not included within Ordinance Council Series No. 23-5075. Staff recommends its inclusion within the proposed ordinance to ensure this section is not excluded from the Planned Corridor Overlay ordinance.
3. Section 130-1809 – “Purpose” of the Planned Corridor Ordinance states that the application of the regulations should apply to all development, excepting single-family residential. This verbiage is not listed in Section 130-1811 – “Applicability”. Staff recommends Section 130-1811 be amended to reflect the actual applicability of the ordinance so that it is not only listed in the purpose statement of the overlay.
4. Per Sec. 130-1814 – “Special Design Standards”, a street planting area must contain a minimum of one Class A tree per every 300 sq. ft. of the street planting area and one Class B tree per every 200 sq. ft. of the street planting area. Properties which have existing trees within the street planting buffer are able to use tree credits to satisfy this requirement. However, properties which do not have existing trees must replant according to the PCO planting requirements which do not function and do not take the dimension of driveways into account.

As an example, see the below image labeled “PCO Planting Requirements” which shows a property with a 30 ft. street buffer meeting PCO planting requirements. This level of planting is not sustainable and therefore not beneficial to the canopy of the Planned Corridor. Staff recommends doubling the square footage for every Class A tree and Class B tree required which would increase

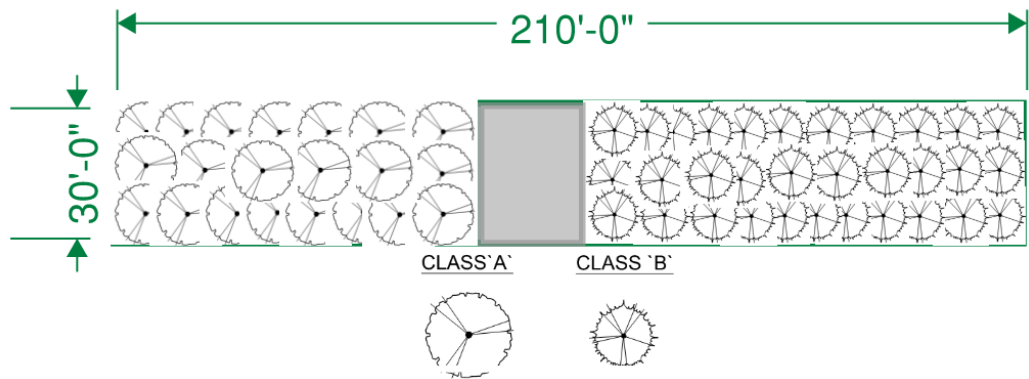
³ Images 1 and 2 show a 30 ft. rear yard buffer as required by the Planned Corridor when a lot abuts a single-family zoning classification.
⁴ Typical commercial setbacks and buffers of 25 ft. front, 10 ft. sides and rear would eliminate approximately 25% of the median property's one-acre lot size.



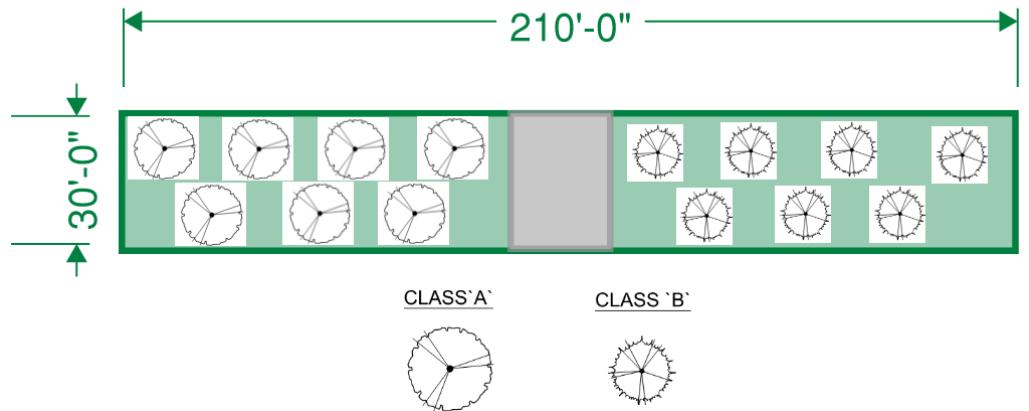
the number of plantings required from a typical commercial site while being sustainable and manageable for the property owner.

Street Buffer Planting Requirements			
	Highway 21 PCO Planting Requirements	Commercial Planting Requirements	Staff Recommended Planting Requirements
Code Requirements	1 Class A tree per every 300 sq. ft. of street buffer 1 Class B tree per every 200 sq. ft. of street buffer	1 Class A tree per every 30 linear ft. of street frontage 1 Class B tree per every 30 linear ft. of street frontage	1 Class A tree per every 600 sq. ft. of street buffer 1 Class B tree per every 400 sq. ft. of street buffer
# of Trees Required for a 210' x 30' Property	21 Class A Trees 32 Class B Trees	7 Class A Trees 7 Class B Trees	11 Class A Trees 16 Class B Trees

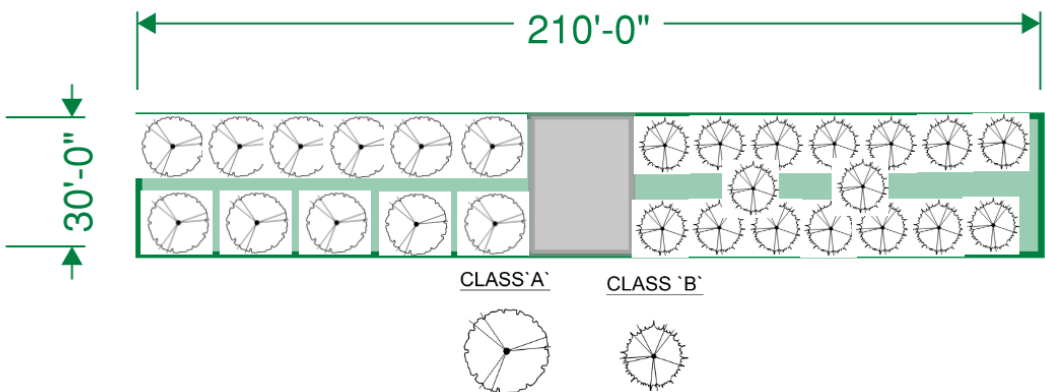
PCO Planting Requirements



Commercial Planting Requirements



Staff Recommended Planting Requirements





ZONING STAFF REPORT
2023-3273-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

NEW DIRECTIONS 2040 CLASSIFICATIONS ALONG MILITARY ROAD

- Rural/Agricultural
- Residential – Low Intensity
- Residential – Medium Intensity
- Residential – High Intensity
- Commercial
- Institutional
- Area of Special Flood Hazard (100-Year Floodplain)
- Coastal Conservation

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 1.4: Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.
- iii. Strategy 3.2.2: Restrict development within proximity of critical and sensitive areas through appropriate designation of zoning

SUMMARY

- Ordinance Council Series No. 23-5075 was adopted at the February 2, 2023 Parish Council meeting prior to being heard by the Zoning Commission as required by Section 130-23 – Amendment of Regulations.
- Staff has analyzed the total number of properties along the suggested portion of Military Road in an effort to study the effects of rezoning the subject section with the Planned Corridor Overlay.
 - The median lot depth of undeveloped properties which front the study portion of Military Road is 210 feet and the median front yard setback for developed properties which are not zoned single-family residential is 50 feet.
 - Imposing the 100 ft. front building setback required within the current PCO ordinance would create significant development constraints to the median lot depth along Military Road and would likely create the need for several waiver requests in the future.
 - Imposing the variable street buffer requirements that are currently within the PCO ordinance would likely push development further off of Military road where many deeper properties to the east appear to be wet due to their confluence with the Pearl River.
 - Imposing the planting requirements that are currently within the PCO ordinance is not sustainable or manageable for property owners.

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)

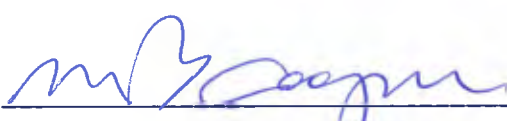
ABSENT: (0)

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

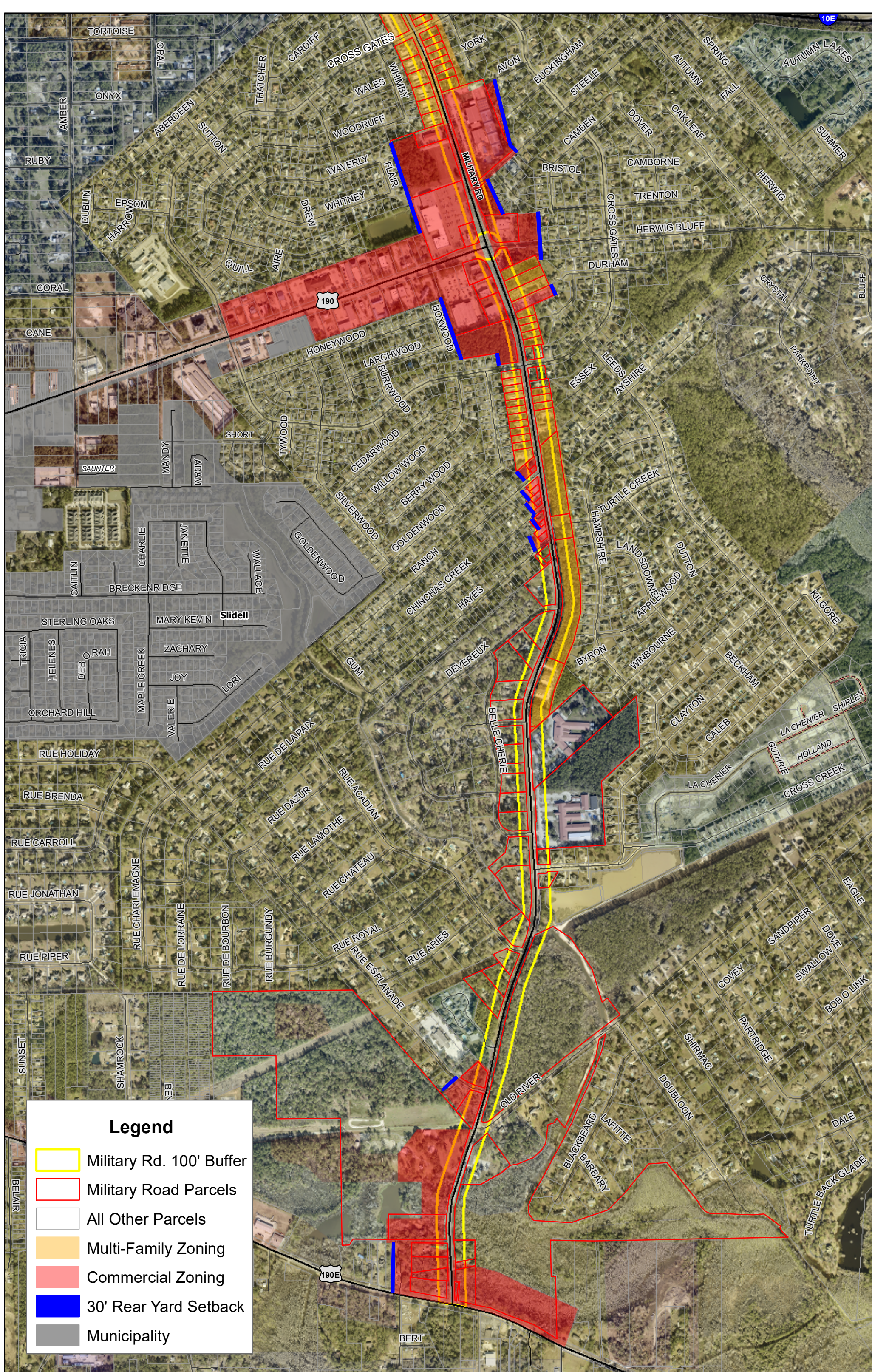
02/13/2023 @ 9:00AM

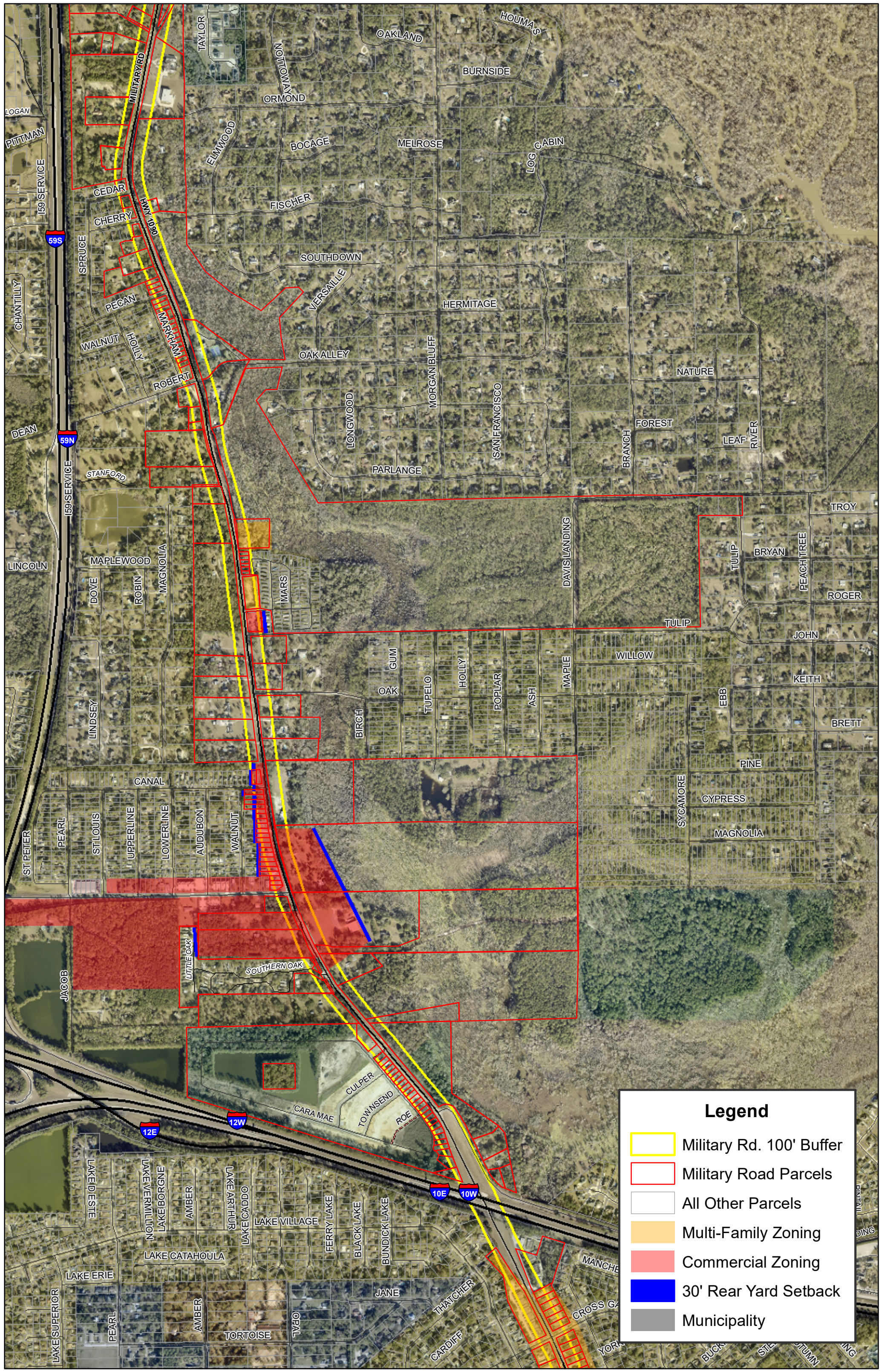
Published Introduction: DECEMBER 28, 2022

Published Adoption: February 22, 2023

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

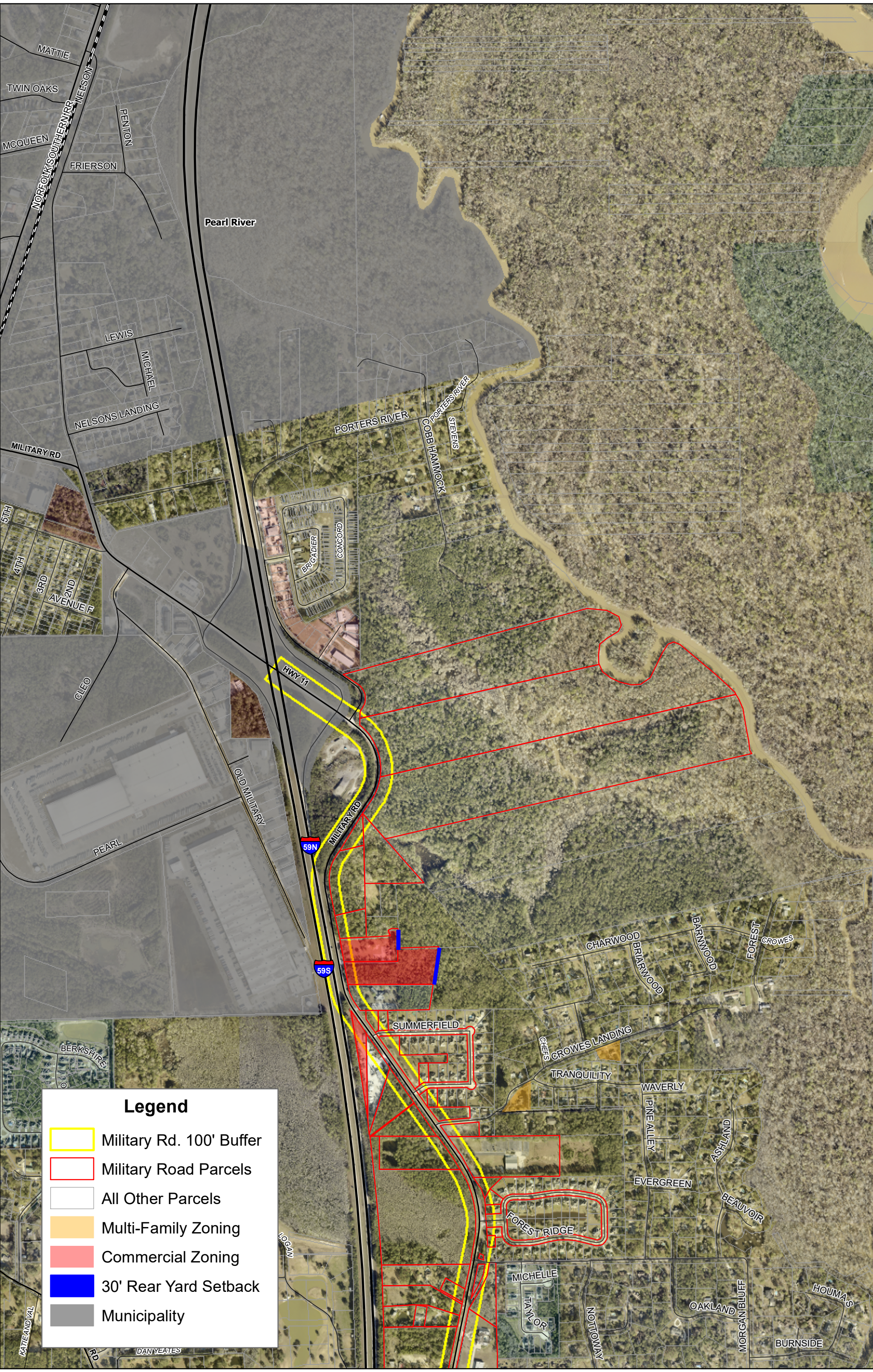
Returned to Council Clerk: February 13, 2023 at 9:35am





Legend

- Military Rd. 100' Buffer
- Military Road Parcels
- All Other Parcels
- Multi-Family Zoning
- Commercial Zoning
- 30' Rear Yard Setback
- Municipality





ZONING STAFF REPORT
2023-3330-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 Fussell Road, east of Fitzgerald Church Road, Covington; S28, T5S, R11E; Ward 2, District 6
Council District: 6

Owner: Judith LaCroix
Posted: May 12, 2023

Applicant: Robert A LaCroix
Commission Hearing: June 6, 2023

Size: 1.64 acres
Prior Determination: Postponed until July 5, 2023 Meeting

Determination: Approved, Denied, Postponed



Current Zoning
A-1 Suburban District
Requested Zoning
A-2 Suburban District
Future Land Use
Rural and Agricultural
Flood Zone
Effective Flood Zone A
Preliminary Flood Zone X
Critical Drainage:
No

FINDINGS

1. The applicant is requesting to rezone the 1.64-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the east side of Fussell Road, east of Fitzgerald Church Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District

Site and Structure Provisions

3. The subject property is a 1.64-acre portion of a larger 20.53-acre parcel of land which is primarily wooded and developed with a duplex.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1A Suburban District
West	Residential	A-1 Suburban District

5. The subject property abuts rural land primarily zoned A-1 Suburban District on all sides, except to the east where it abuts A-1A Suburban District zoning.
6. The existing A-1 Suburban District requires a minimum 5-acre parcel size with an allowable density of 1 unit per every 5 acres and a minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre with a minimum parcel width of 150ft.



ZONING STAFF REPORT
2023-3330-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

7. If approved, the applicant can apply for a minor subdivision of the 20.53-acre parcel and create a legal 1.64-acre lot of record.

Consistency with New Directions 2040

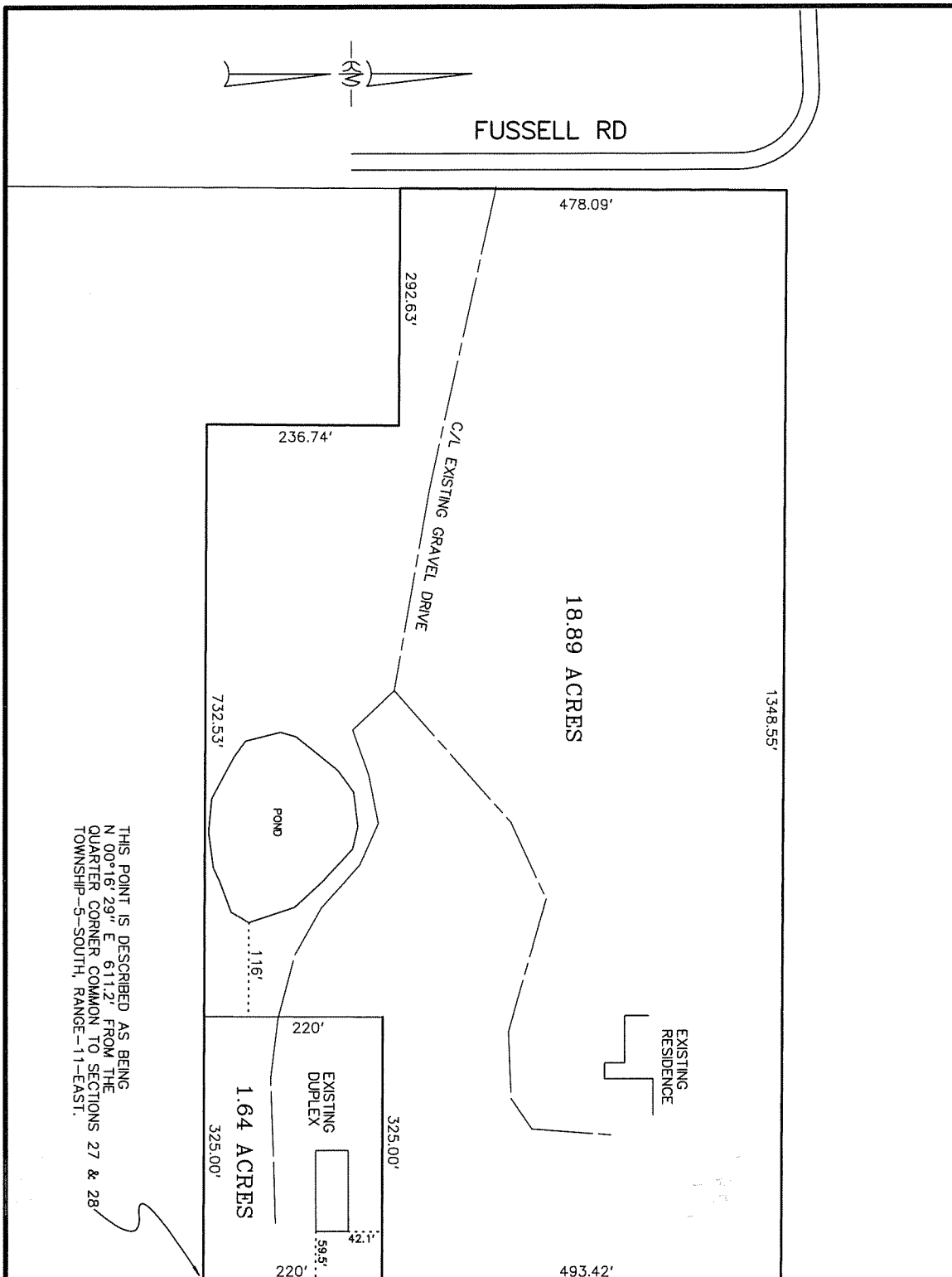
Rural and Agricultural areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural 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 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.







SKETCH OF PROPOSED ZONING CHANGE

1.64 ACRES IN SECTION 28
TOWNSHIP-5-SOUTH, RANGE-11-EAST,
G.L.D., ST. TAMMANY PARISH, LA.

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 150'	DATE:	04-14-23
DRAWN:	DRJ	JOB NO.:	23-064
REVISED:			



ZONING STAFF REPORT
2023-3352-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 LA Highway 1077, south of Belington Avenue, Covington S11, T7S, R10E; Ward 1, District 1
Council District: 1

Owner: SILVERBACK HOLDINGS LLC
Posted: June 16, 2023

Applicant: Jeff Schoen
Commission Hearing: June 6, 2023

Size: .52 acres
Determination: Approved, Denied, Postponed



Current Zoning
HC-2 Highway Commercial District
Requested Zoning
HC-3 Highway Commercial District
Future Land Use
Mixed Use
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone X
Critical Drainage:
No

FINDINGS

The applicant is requesting to rezone the .52-acre parcel from HC-2 Highway Commercial to HC-3 Highway Commercial District. The property is located on the west side of LA Highway 1077, south of Belington Avenue, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
05-044	Unknown	C-1 Commercial
09-2116	C-1 Commercial	HC-2 Highway Commercial District

Site and Structure Provisions

2. The subject property is currently developed with a baseball training facility that is now vacant.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	HC-2 Highway Commercial District
South	Residential	A-3 Suburban District
East	Undeveloped	PBC-2 Planned Business Campus
West	Residential	A-3 Suburban District

4. The subject property abuts the residential Madison Farm Subdivision to the west, residential property zoned A-3 Suburban District to the south, and an undeveloped commercial site zoned PBC-2 Planned Business Campus across LA Highway 1077.



ZONING STAFF REPORT
2023-3352-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The site is located within a retail center that encompasses a variety of commercial uses. The entirety of the property is zoned HC-2 Highway Commercial District, which allows 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. The purpose of the HC-3 Highway Commercial District 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.
6. Table 3: 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. <u>(Existing Structure on-site)</u>	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

7. The subject property is a former baseball practice facility that is no longer in commerce. Per the petitioner’s application, the reason for the request to allow for an interior build-out to accommodate a cigar bar with on-site liquor consumption which is currently not allowable under the HC-2 Highway Commercial District. If approved, the applicant would be allowed to apply for a liquor license with St. Tammany Parish that includes beer, wine and liquor.



ZONING STAFF REPORT
2023-3352-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

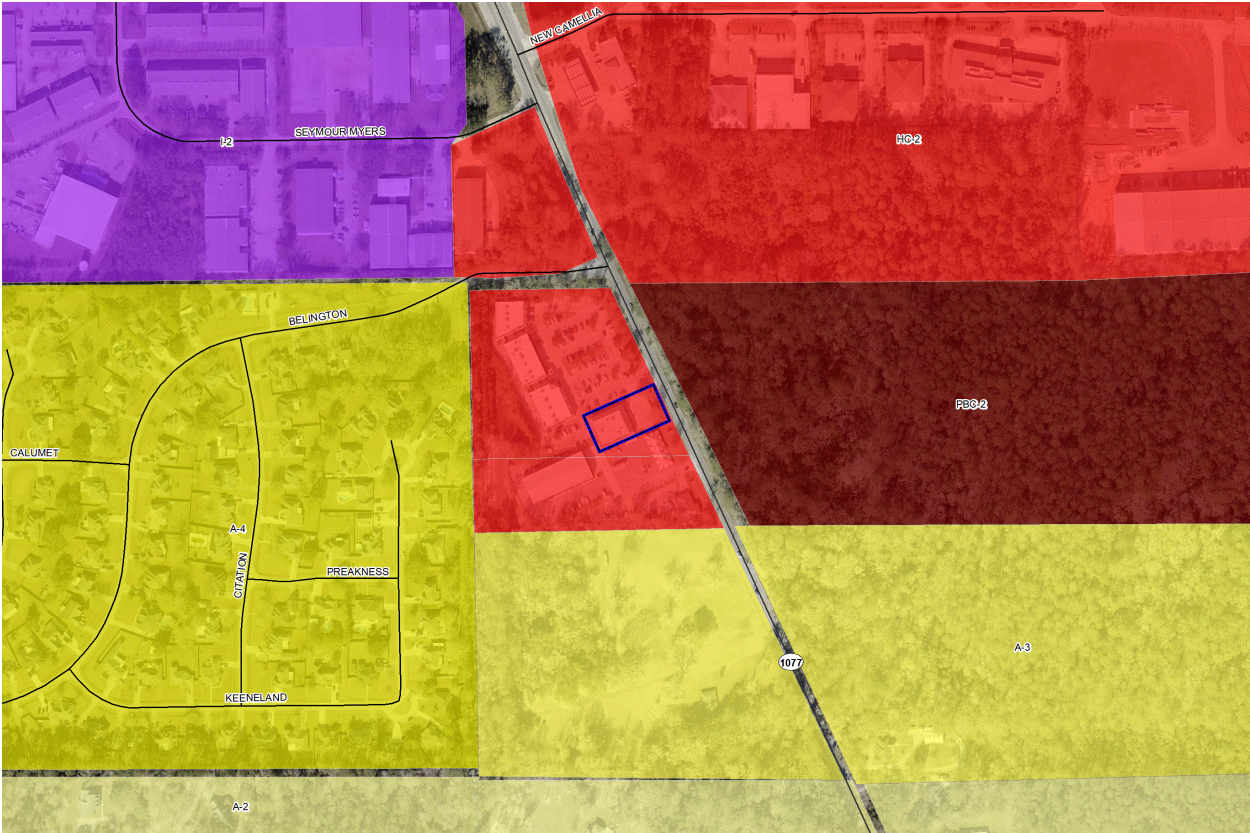
PLANNING & DEVELOPMENT
Ross Liner
Director

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: Goal 1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.



Seymour Myers Industrial Park

BELINGTON

1077

HC-2

PBC-2

11

A-4

A-3

MHO



ZONING STAFF REPORT
2023-3361-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 Hill Road, south of Celia Brumfield Road; Folsom S4, T5S, R10E; Ward 2, District 3
Council District: 3

Owner: Mary Ann Morris Perry
Posted: June 2, 2023

Applicant: Mary Ann Morris Perry
Commission Hearing: July 5, 2023

Size: 4 acres
Determination: Approved, Denied, Postponed



Current Zoning

A-1 Suburban

Requested Zoning

A-2 Suburban

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

FINDINGS

1. The applicant is requesting to rezone the 4-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the west side of Hill Road, south of Celia Brumfield Road; Folsom.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District

Site and Structure Provisions

3. The site is currently developed with one single-family dwelling

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District, RO Rural Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
East	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

5. The subject property abuts A-1 Suburban District on all sides, with MHO Manufactured Housing Overlay on the south, east, and west sides of the property.



ZONING STAFF REPORT
2023-3361-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

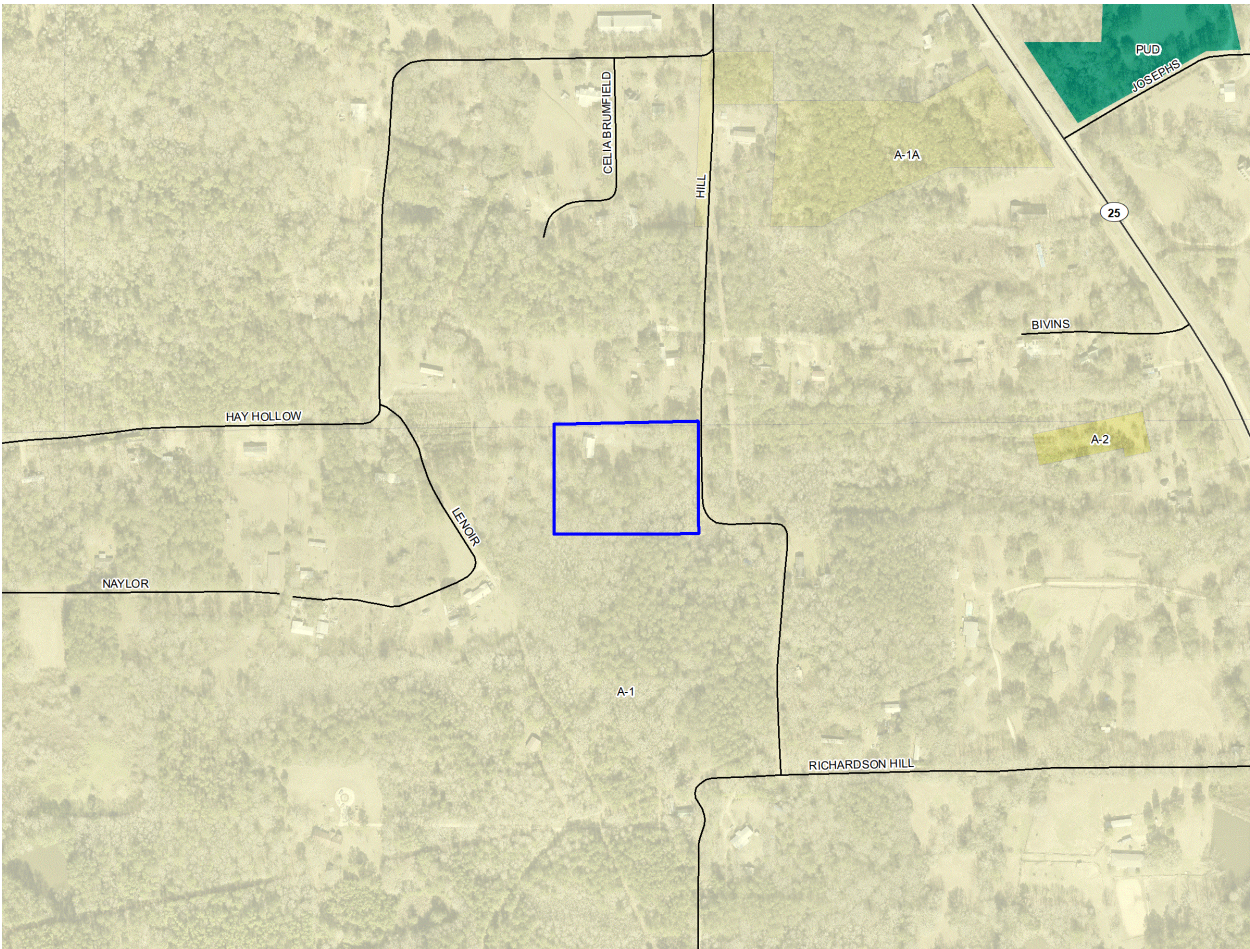
- 6. The existing A-1 Suburban District calls for a minimum 5-acre parcel size with an allowable density of 1 unit per every 5 acres and minimum parcel width of 300ft. The requested A-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre with a minimum parcel width of 150ft.
- 7. If approved, the applicant would be allowed to place one dwelling unit per acre on a 4-acre parcel, or can apply for a minor subdivision to allow for the parcel to be divided in a variety of configurations that are a minimum size of 1 acre.
- 8. Per the petitioner's application, the reason for the request is to apply for a minor subdivision to create two separate 2-acre parcels.

Consistency with New Directions 2040

Rural and Agricultural 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 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



Old Stonehill Acres

25

PUD

A-1

33

CELIA BRUMFIELD

HILL

A-1A

HAY HOLLOW

LENOIR

NAYLOR

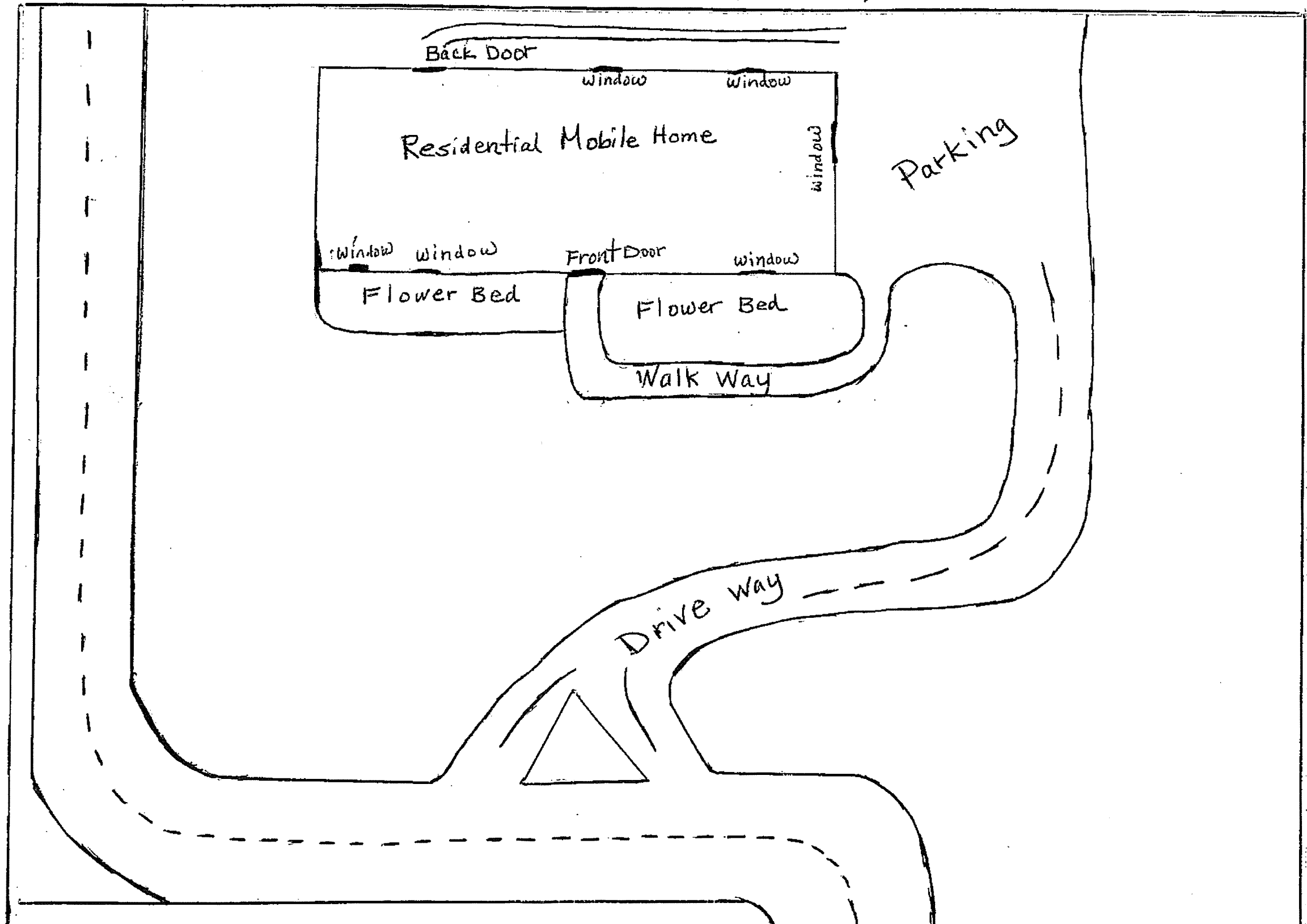
RICHARDSON HILL

A-1

4

HOLLINS

A Description for a 2 parcels-(resubdivision)
For A Family Member
84019 Hill Road, Folsom, La





ZONING STAFF REPORT
2023-3363-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 Behrman Street, north of Coast Boulevard, Slidell; Ward 8, District 12
Council District: 12

Owner: Alfonso and Rachel Villegas
Posted: June 21, 2023

Applicant: Rachel Villegas
Commission Hearing: July 5, 2023

Size: .14 acres
Determination: Approved, Denied, Postponed



Current Zoning

A-4A Single Family Residential District

Requested Zoning

A-4A Single Family Residential District and
MHO Manufactured Home Overlay

Future Land Use

Commercial

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone A

Critical Drainage:

Yes

FINDINGS

The applicant is requesting to rezone the .14-acre parcel from A-4A Single Family Residential District to A-4A Single Family Residential District and MHO Manufactured Home Overlay. The property is located on the east side of Behrman Street, north of Coast Boulevard, Slidell.

Zoning History

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

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

Site and Structure Provisions

2. Per the petitioner’s application, the subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-4A Single Family Residential District and MHO Manufactured Housing Overlay
South	Residential	A-4A Single Family Residential District and MHO Manufactured Housing Overlay
East	Industrial	I-1 Industrial District
West	Residential	A-4A Single Family Residential District

4. The subject property abuts a mobile home to the north and south, an industrial office to the east, and a mobile home across Behrman Street to the west.

5. The site is located within the Central Park Subdivision which is developed with a variety of stick-built and manufactured homes throughout the area. The adjacent properties to the north and south were respectively rezoned to obtain the MHO Manufactured Housing Overlay Classification in 2015 and 2019 (Council Ordinance(s) 15-3434 & 19-4073). In addition, a property on the parallel Hudson Street was rezoned to obtain the MHO Manufactured Housing Overlay in 2020 (Ord. 20-4229).



ZONING STAFF REPORT
2023-3363-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

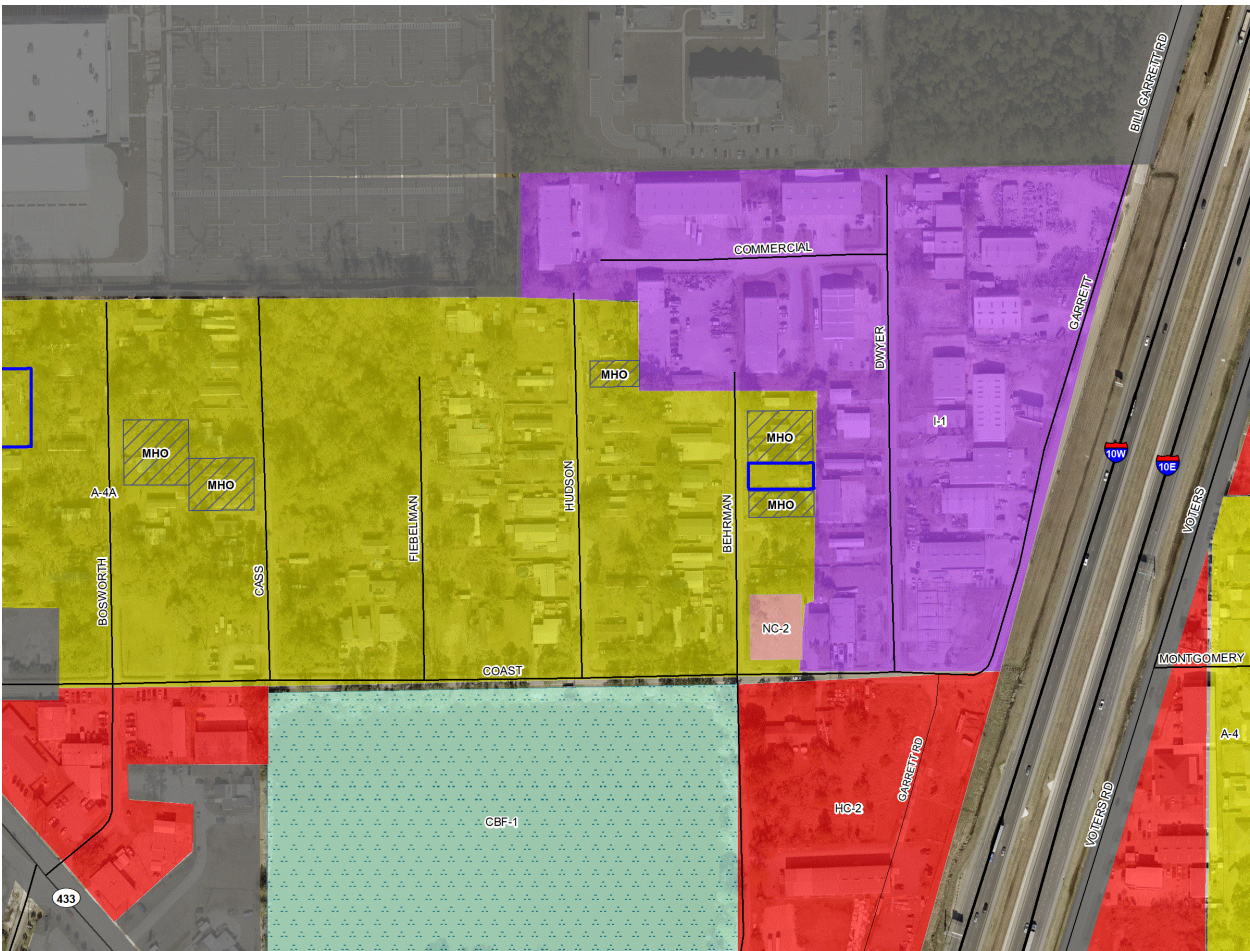
6. If approved, the applicant will be allowed to apply for building permits to place a mobile home on the property.

Consistency with New Directions 2040

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

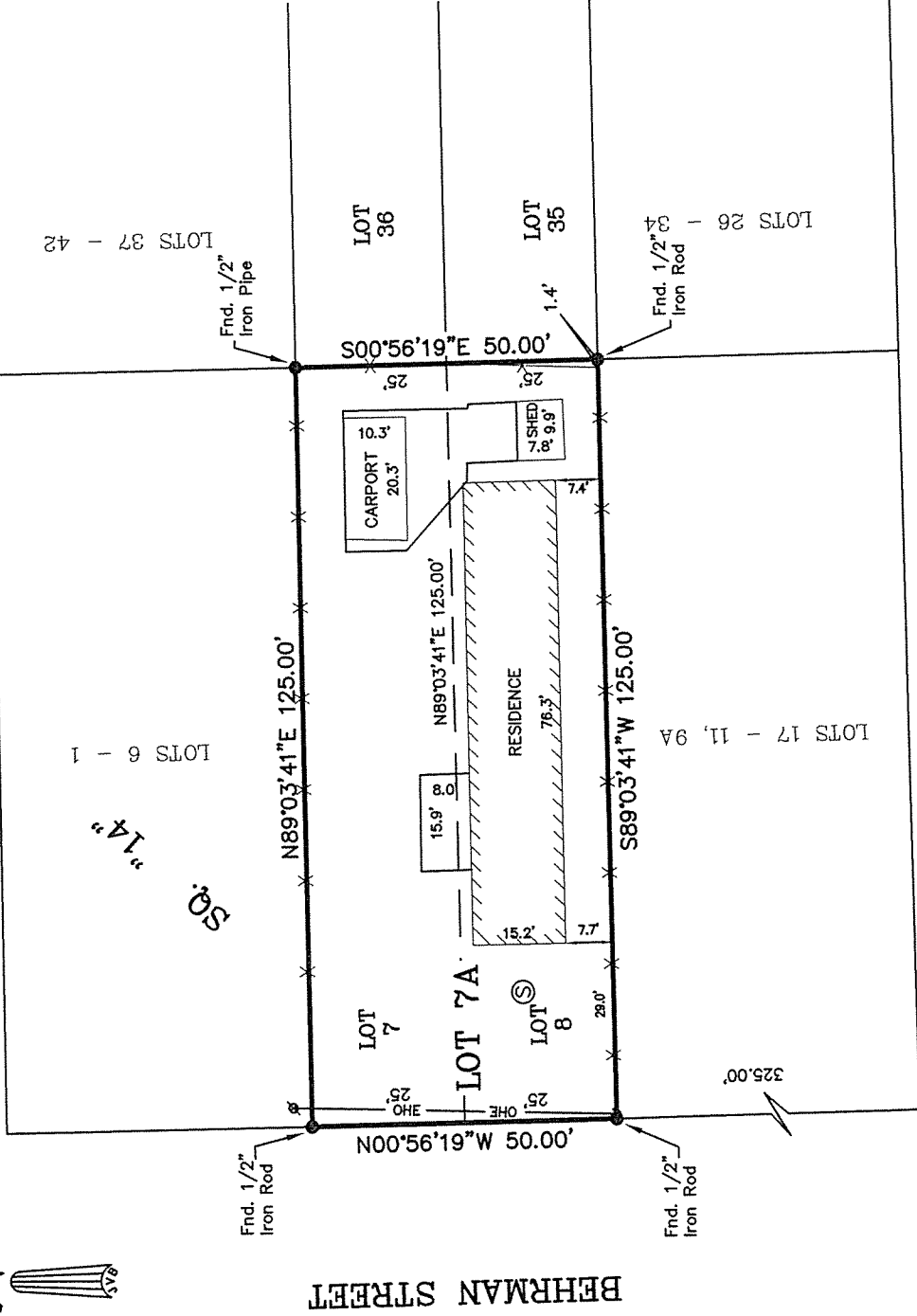




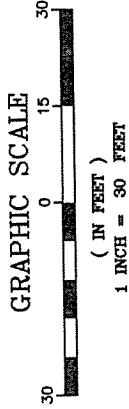
NOTE: BEARINGS SHOWN REFER TO THE
LOUISIANA STATE PLANE COORDINATE
SYSTEM (LOUISIANA SOUTH 1702 - NAD83)
BASED ON GPS RTN TIES ACCESSED ON
04/11/2023.

REFERENCE #1.: A Survey Plat by this firm Dated
01/03/2012 Survey # 20110590.
#2. Resubdivision plat by John G. Cummings Dated
08/28/2019 Survey #18246-RSB.

NORTH LINE OF SUBDIVISION (SIDE).



COAST BLVD.



- LEGEND
- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - ⊕ Cross
 - x- Fence
 - w- Power Line
 - ⊗ Power Pole

ADDRESS: 56680 BEHRMAN STREET

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.
ADDED HERETO UPON REQUEST, AS SURVEYOR HAS
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

ENCUMBRANCES SHOWN HEREON ARE NOT
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE
ZN: AS B.F.E. 9.0'

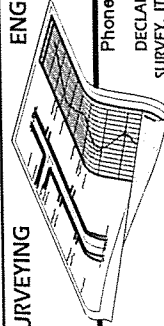
F.I.R.M. No. 225205 0420 E
F.I.R.M. Date 04/21/1999
B.F.E. 9.0'

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....
Side Setback.....
Rear Setback.....

DRAWING NO.
20230144

DATE:
04/11/2023

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

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS
ORIGINAL SEAL OF SURVEYOR.

A RESUBDIVISION PLAT OF LOTS 7 & 8
INTO LOT 7A, SQ. 14, SEC. "A", CENTRAL PARK S/D
IN SECTION 23, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



SURVEYED BY:

CERTIFIED
TO: ALFONSO VILLEGAS

2023-3363-ZC

S. BRETT FITZGERALD
LA. REG. No. 5018



ZONING STAFF REPORT
2023-3370-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

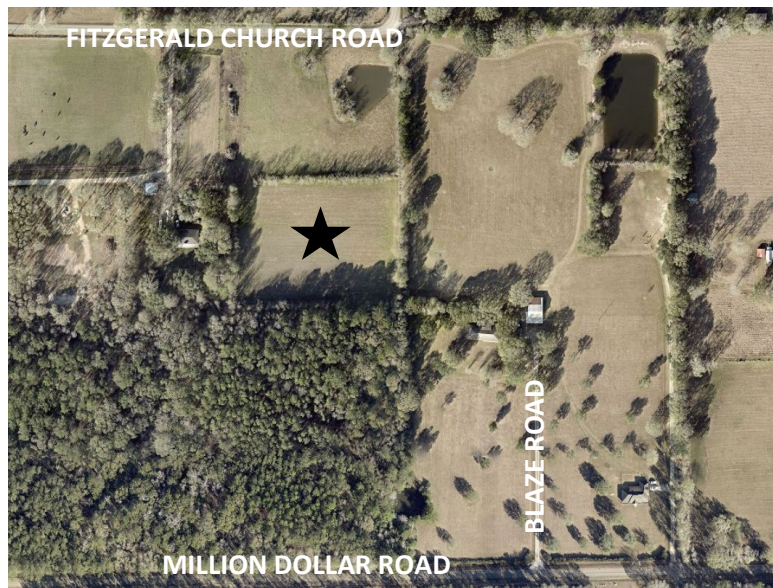
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of Million Dollar Road, west of Blaze Road, Folsom S28, T5S, R11E; Ward 2, District 6
Council District: 6

Owner: Linda Keating Fussell
Posted: June 2, 2023

Applicant: Linda Keating Fussell
Commission Hearing: July 5, 2023

Size: 3.03 acres
Determination: Approved, Denied, Postponed



Current Zoning
A-1 Suburban District
Requested Zoning
A-2 Suburban District
Future Land Use
Rural and Agricultural
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone X
Critical Drainage:
No

FINDINGS

1. The applicant is requesting to rezone the 3.03-acre parcel from A-1 Suburban District to A-2 Suburban District. The property is located on the north side of Million Dollar Road, west of Blaze Road, Folsom.

Zoning History

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

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

Site and Structure Provisions

3. The subject property is comprised of 3.03 acres and is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1A Suburban District, RO Rural Overlay, MHO Manufactured Housing Overlay
South	Undeveloped	A-1 Suburban District and RO Rural Overlay
East	Residential	A-1 Suburban District and RO Rural Overlay
West	Residential	A-1 Suburban District and RO Rural Overlay

5. The subject property abuts A-1A Suburban District zoning to the north that was rezoned per Council Ordinance 20-4355. To the east, west, and south sit properties zoned A-1 Suburban District. Further north of the property along Fitzgerald Church Road, a 6.975-acre parcel was also rezoned to obtain the A-2 Suburban District classification as per Council Ordinance 23-5105.



ZONING STAFF REPORT
2023-3370-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

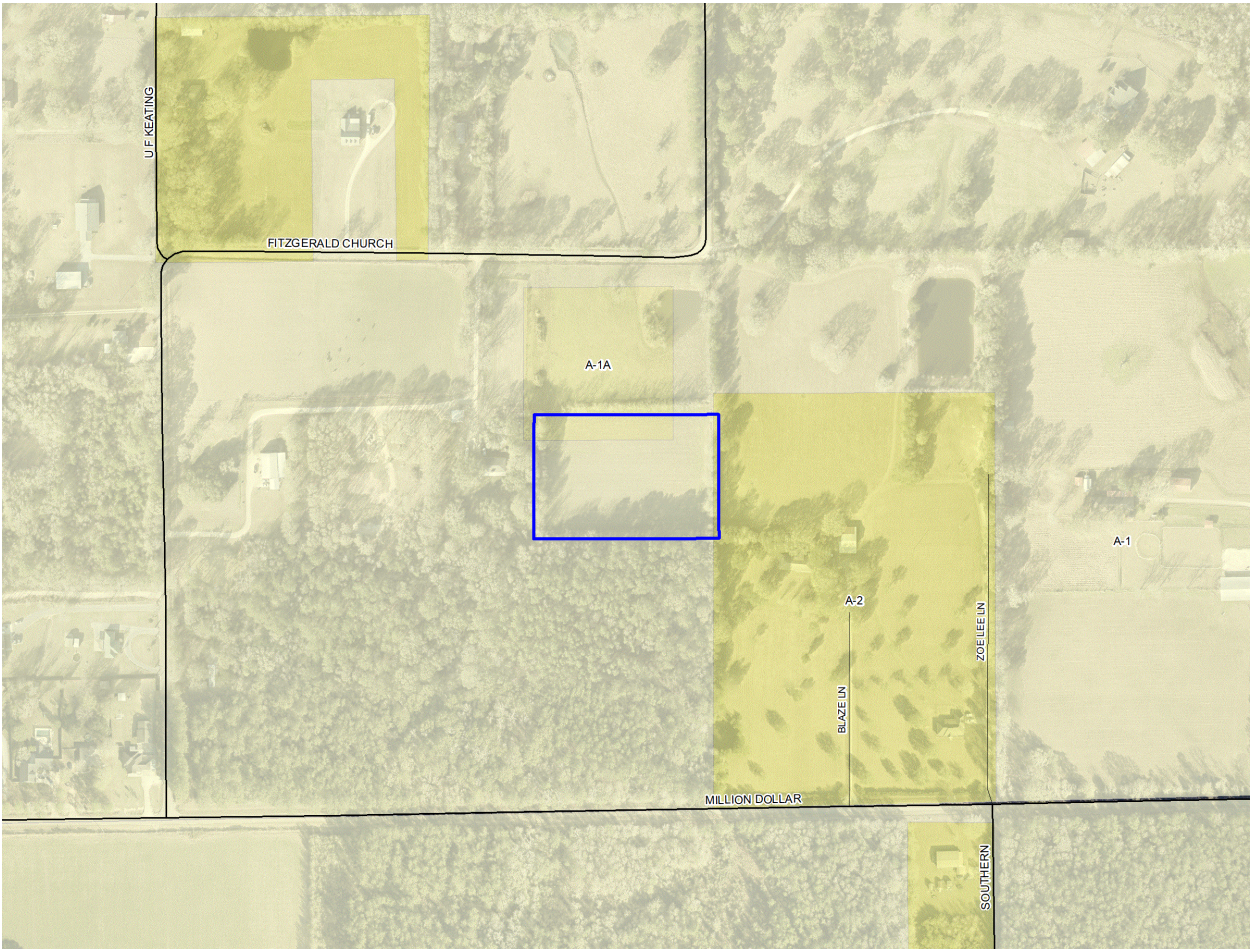
- 6. The existing A-1 Suburban District calls for a minimum 5-acre parcel size with an allowable density of 1 unit per every 5 acres and minimum parcel width of 300ft. As the current parcel is only comprised of 3.03 acres, it is considered to be a legal non-conforming property which would only allow one dwelling unit on the site. The requested A-2 Suburban District requires a minimum 1-acre parcel size and a density of 1 unit per every 1 acre with a minimum parcel width of 150ft.
- 7. If approved, the applicant could place one dwelling unit per acre on the parcel, or can apply for a minor subdivision to allow for the parcel to be divided in a variety of configurations that are a minimum of 1-acre a piece.

Consistency with New Directions 2040

Rural and Agricultural: 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 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



2023-3370-ZC

U F KEATING

FITZGERALD CHURCH

MAYFIELD

A-1

A-2

28

A-1A

A-2

ZOE LEE

BLAZE

MILLION DOLLAR

A-2

SOUTHERN

A-1

33



ZONING STAFF REPORT
2023-3373-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 Selbourn Street, north of Coast Boulevard, Slidell S23, T9S, R14E; Ward 8, District 12
Council District: 12

Owner: Shelly Jacques
Posted: June 21, 2023

Applicant: Viktor Wilks
Commission Hearing: July 5, 2023

Size: .43 acres
Determination: Approved, Denied, Postponed



Current Zoning
A-4A Single Family Residential District

Requested Zoning
A-4A Single Family Residential District and
MHO Manufactured Home Overlay

Future Land Use
Residential: Medium-Intensity

Flood Zone
Effective Flood Zone A
Preliminary Flood Zone A

Critical Drainage:
Yes

FINDINGS

The applicant is requesting to rezone the .43-acre parcel from A-4A Single Family Residential District to A-4A Single Family Residential District and MHO Manufactured Home Overlay. The property is located on the east side of Selbourn Street, north of Coast Boulevard, Slidell.

Zoning History

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

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

Site and Structure Provisions

2. The subject property is currently comprised of Lots 6-11 of the Central Park Subdivision in Slidell. A mobile home currently sits on these lots and per Sec. 130-161, is considered a legal non-conforming structure.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

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

4. The subject property abuts A-4A Single-Family Residential District zoning on all sides.



ZONING STAFF REPORT
2023-3373-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. There are multiple lots within the Central Park Subdivision that have obtained the MHO Manufactured Housing Overlay designation ranging from years 2012 to 2020 (Figure 1).



Figure 1: MHO Manufactured Housing Overlay Approvals in Central Park Subdivision

6. The reason for the applicant's request is to bring the property into compliance to accommodate a minor resubdivision. Per the applicant, the future configuration would combine Lots 6 & 7 to create a legal lot of record that would be used to accommodate a mobile home placement on the site. The remaining lots 8-11 will stay the same, but will have the proper zoning for the existing mobile home to be in conformance with Parish requirements.

Consistency with New Directions 2040

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:

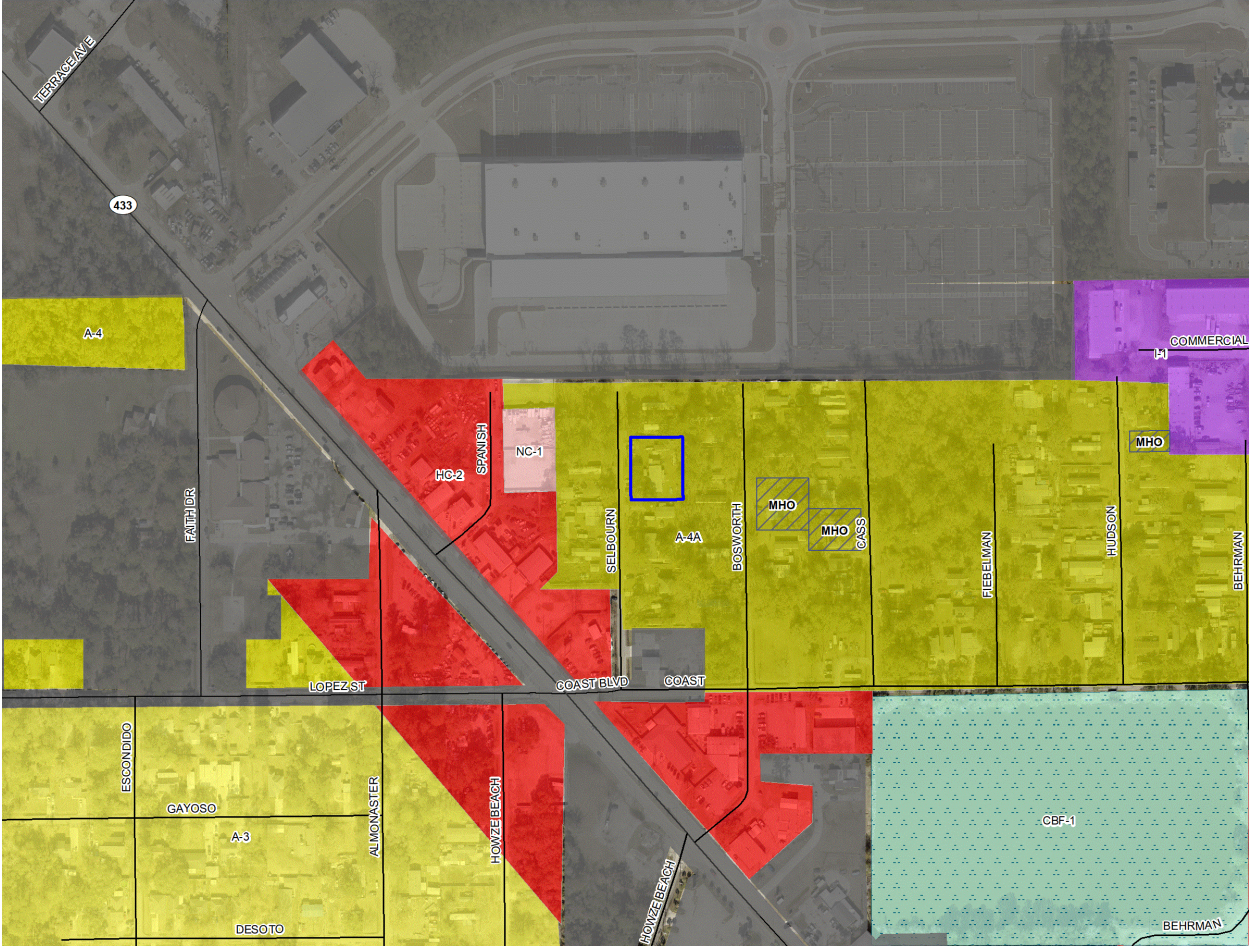
- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

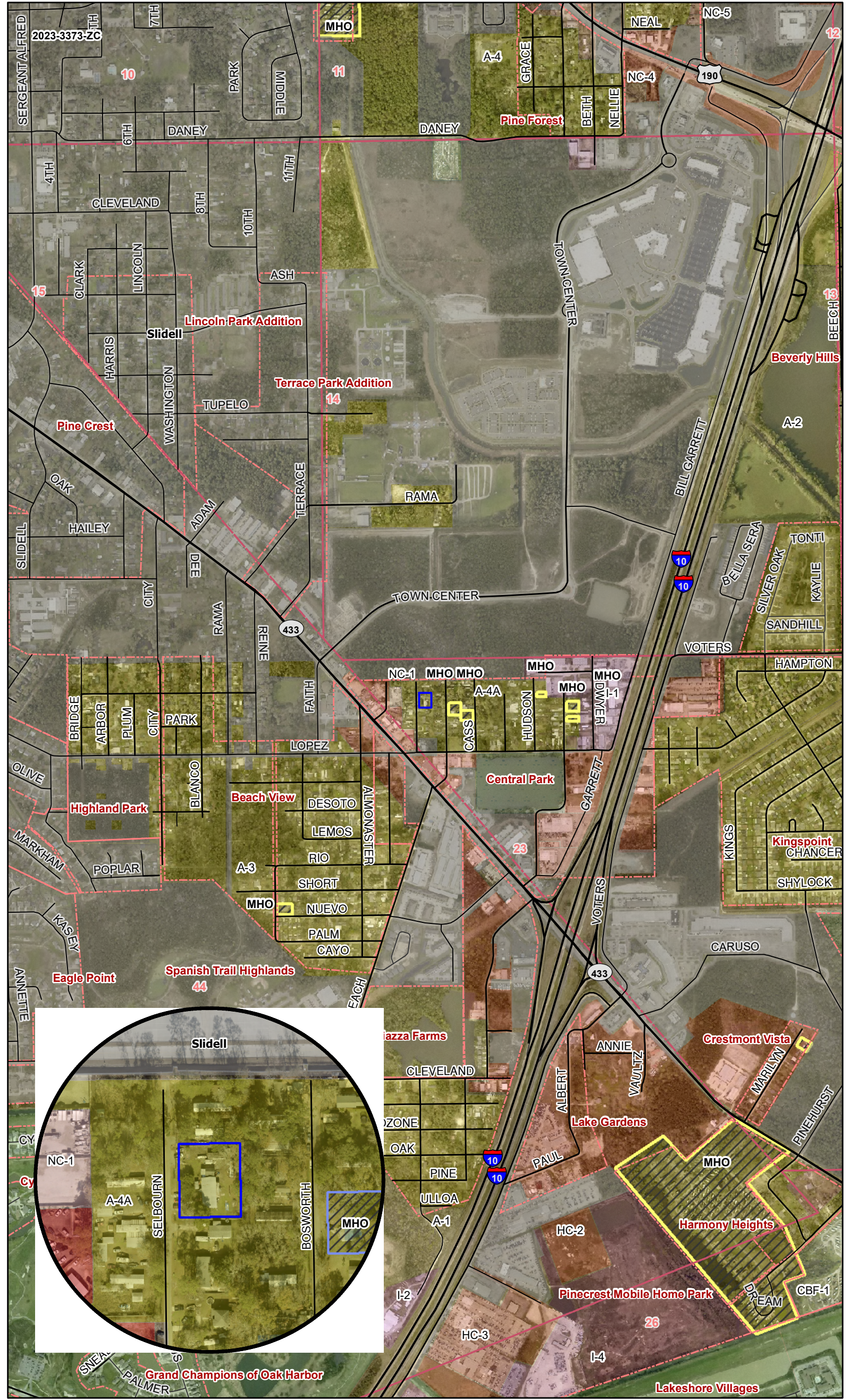


ZONING STAFF REPORT
2023-3373-ZC

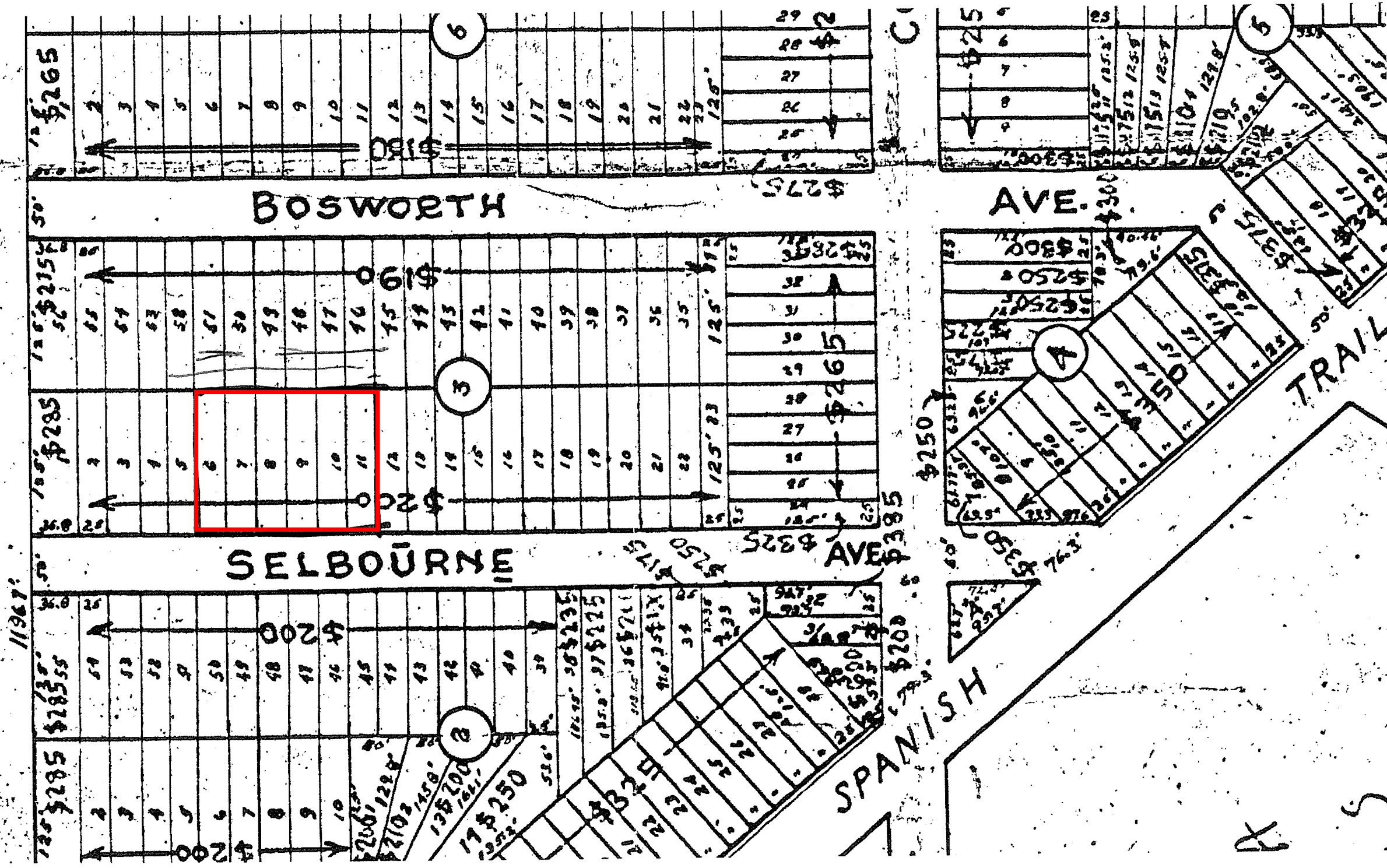
MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





1071-ur:IN&no071





ZONING STAFF REPORT
2023-3383-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 US Highway 190, west of Brier Lake Drive, Lacombe S33, T8S, R13E; Ward 7, District 11
Council District: 11

Owner: Marcel Morales
Posted: June 2, 2023

Applicant: Ryan Willhoft
Commission Hearing: July 5, 2023

Size: 5 acres
Determination: Approved, Denied, Postponed



Current Zoning
NC-4 Neighborhood Institutional District
and A-3 Suburban District

Requested Zoning
HC-2 Highway Commercial District

Future Land Use
Residential – Low Intensity

Flood Zone
Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage:
No

FINDINGS

1. The applicant is requesting to rezone the 5-acre parcel from NC-4 Neighborhood Institutional District and A-3 Suburban District to HC-2 Highway Commercial District located on the north side of US Highway 190, west of Brier Lake Drive, Lacombe.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
85-0768B	Unknown	A-3 Suburban District and C-1 Commercial District
09-2020	A-3 Suburban District and C-1 Commercial District	A-3 Suburban District and NC-4 Neighborhood Institutional District

Site and Structure Provisions

3. The subject property is currently undeveloped and consists of a total of 10.61 acres. The applicant is requesting to rezone the front 5 acres facing US Highway 190 to HC-2 Highway Commercial District.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-3 Suburban District
South	Residential	Oaklawn Trace PUD
East	Undeveloped	A-3 Suburban District & NC-4 Neighborhood Institutional District
West	Residential	A-3 Suburban District

5. The subject property abuts undeveloped properties zoned A-3 Suburban District to the north and east, with said eastern parcel partially zoned NC-4 Neighborhood Institutional District. To the south (across US Highway 190) lies the Oaklawn Trace Planned Unit Development, and to the west sits a residence zoned A-3 Suburban District.



ZONING STAFF REPORT
2023-3383-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

6. The applicant is requesting to rezone the front 5 acres of their property to HC-2 Highway Commercial District, which allows for a maximum building size of 40,000 sqft. The existing NC-4 Neighborhood Institutional District allows for a 12,500 sqft. In addition, the NC-4 Neighborhood Institutional District allows for all uses from NC-1 Professional Office District to the NC-3 Lodging District. The requested HC-2 Highway Commercial District allows for more intense commercial / retail as seen in the below comparison:

Zoning Change Request					
Zoning Classifications	Max Building Size	Max Height	Max Lot Coverage	Purpose	Uses
NC-4 Neighborhood Institutional District	12,500 sq. ft.	35 ft.	50%	To allow for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time.	All uses permitted in the NC-3 Lodging 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
HC-2 Highway Commercial District	40,000 sq. ft.	35 ft.	50%	To allow for the location of moderately scaled, intense retail, office, and service uses located along major collectors and arterials designed to provide services to a portion of the parish.	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.

7. If approved, the applicant would be could apply for building permits for the construction of an indoor RV / boat storage facility. Said permits will have to meet all applicable Parish requirements.



ZONING STAFF REPORT
2023-3383-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

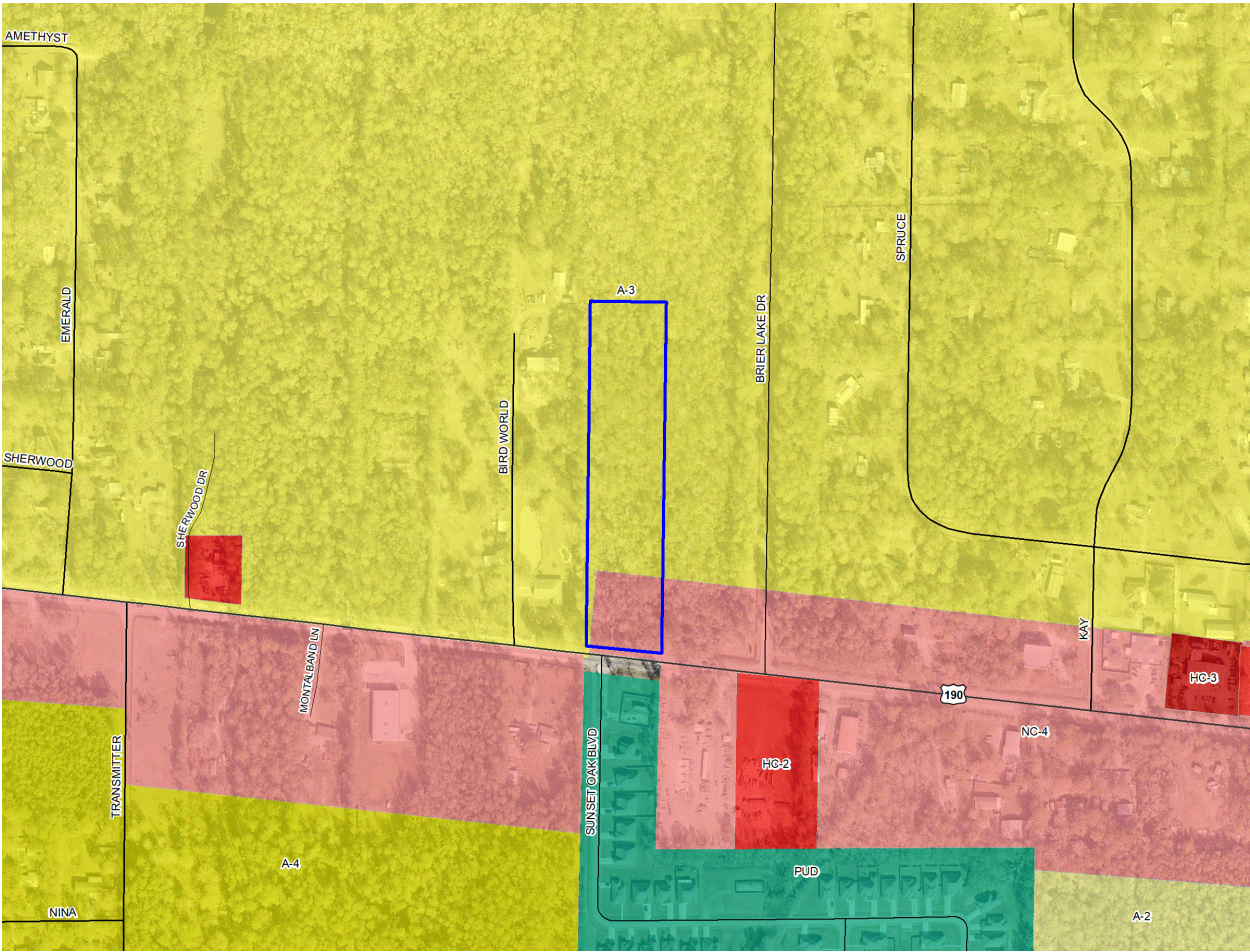
Low-Intensity: neighborhoods that are predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern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

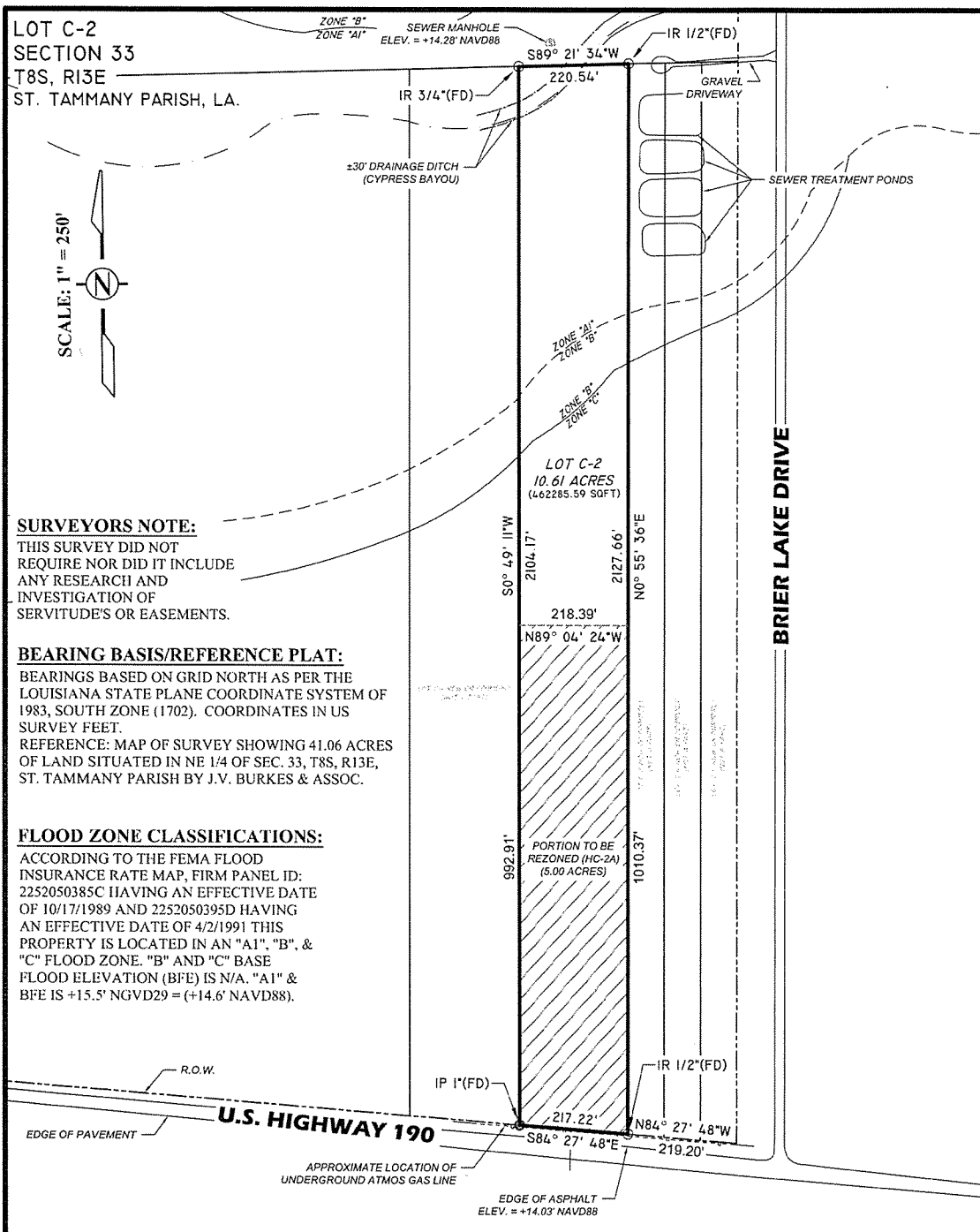
The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

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

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

- i. Strategy 1.5.2: Locate high-intensity land uses adjacent to high-capacity transportation corridors.





SURVEYORS NOTE:

THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDE'S OR EASEMENTS.

BEARING BASIS/REFERENCE PLAT:

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET.
REFERENCE: MAP OF SURVEY SHOWING 41.06 ACRES OF LAND SITUATED IN NE 1/4 OF SEC. 33, T8S, R13E, ST. TAMMANY PARISH BY J.V. BURKES & ASSOC.

FLOOD ZONE CLASSIFICATIONS:

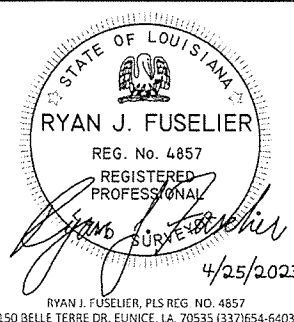
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 2252050385C HAVING AN EFFECTIVE DATE OF 10/17/1989 AND 2252050395D HAVING AN EFFECTIVE DATE OF 4/2/1991 THIS PROPERTY IS LOCATED IN AN "A1", "B", & "C" FLOOD ZONE. "B" AND "C" BASE FLOOD ELEVATION (BFE) IS N/A. "A1" & BFE IS +15.5' NGVD29 = (+14.6' NAVD88).


CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "C - BOUNDARY SURVEYS OF RESIDENTIAL OR SUBURBAN AREAS" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

**Map of Survey Made For
Ryan Willhoft**

Being a certain portion of ground situated in Saint Tammany Parish in the Northeast 1/4 of Section 33, Township 8 South, Range 13 East, more specifically described as Lot C-2, and fronting on United States Highway 190, Lacombe, Louisiana 70460



 FUSELIER SURVEYING + MAPPING RJ FUSELIER & ASSOCIATES LLC FIRM REG. #: LA (VF 790), TX (10194363)	PROJ. No.	23N0041			
	DATE:	4/16/2023	5/9/2023	DENOTED 5.00 ACRES TO BE REZONED	BPJ
	SHEET:	01	DATE	REVISION DESCRIPTION	BY



ZONING STAFF REPORT
2023-3385-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 southeast side of West Powerline Road, north of Radar Road, Pearl River S9, T8S, R14E; Ward 9, District 9
Council District: 9

Owner: Price Miller
Posted: June 13, 2023

Applicant: Karen Hess
Commission Hearing: July 5, 2023

Size: 5 acres
Determination: Approved, Denied, Postponed



Current Zoning
A-2 Suburban
Requested Zoning
A-2 Suburban and MHO Manufactured Housing Overlay
Future Land Use
Mixed Use
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone A
Critical Drainage:
Yes

FINDINGS

1. The applicant is requesting to rezone the 5-acre parcel from A-2 Suburban to A-2 Suburban District and MHO Manufactured Home Overlay. The property is located on the southeast side of West Powerline Road, north of Radar Road, Pearl River.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	A-2 Suburban District

Site and Structure Provisions

2. The subject property is currently developed with a mobile home. Per Sec 130-161, it is considered a legal non-conforming use.

Compatibility or Suitability with Adjacent Area

3. 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	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

4. The A-2 Suburban District calls for a minimum of one-acre parcel sizes with a density minimum of 1 unit per-acre. If approved, the applicant may apply for building permits for the placement of 2 additional mobile homes on the site.



ZONING STAFF REPORT
2023-3385-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

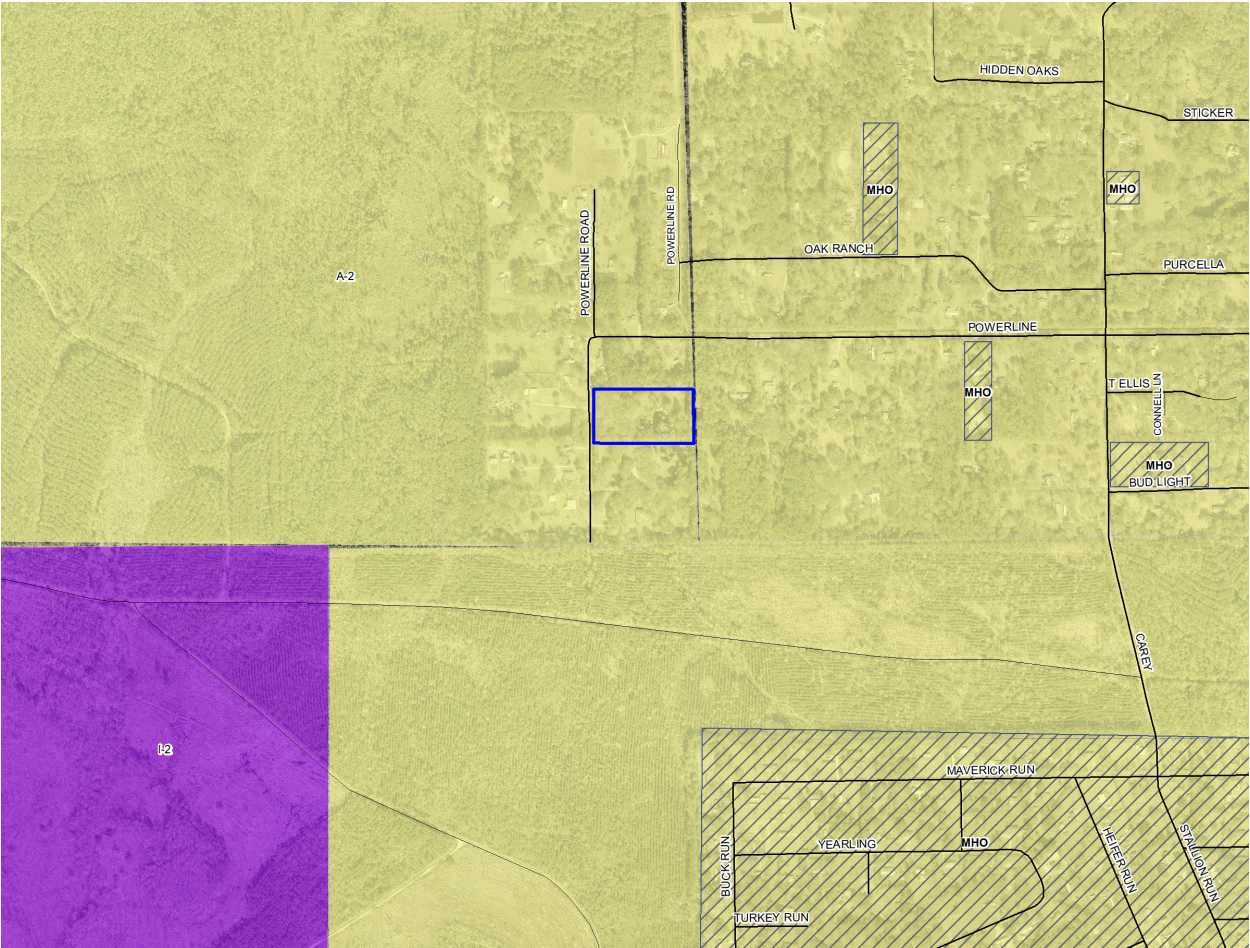
PLANNING & DEVELOPMENT
Ross Liner
Director

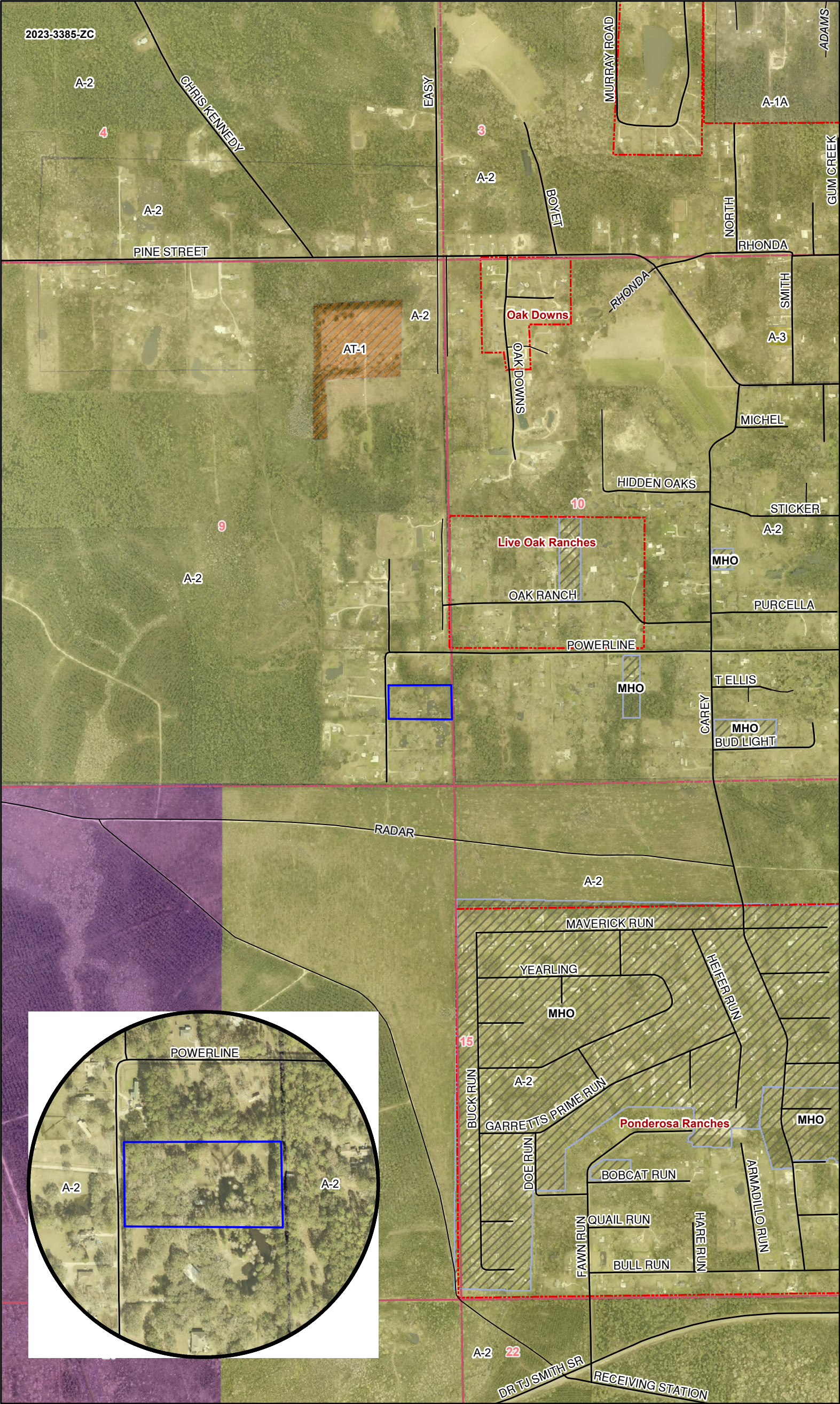
Consistency with New Directions 2040

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







ZONING STAFF REPORT
2023-3388-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 at the end of Atwood Road, west of Louisiana Highway 1129, Covington S27, T5S, R11E; Ward 2, District 2
Council District: 2

Owner: Christopher Carroll
Posted: June 16, 2023

Applicant: Kerrie Carroll
Commission Hearing: July 5, 2023

Size: 1.585 acres
Determination: Approved, Denied, Postponed



Current Zoning
A-1A Suburban District
Requested Zoning
A-2 Suburban District
Future Land Use
Rural and Agriculture
Flood Zone
Effective Flood Zone C
Preliminary Flood Zone X
Critical Drainage:
No

FINDINGS

1. The applicant is requesting to rezone the 1.585-acre parcel from A-1A Suburban to A-2 Suburban District. The property is located at the end of Atwood Road, west of Louisiana Highway 1129, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay

Site and Structure Provisions

3. The subject property is currently undeveloped and is a part of a pending minor subdivision to create a 6.917-acre parcel and 1.585-acre parcel out of the existing 8.502-acre parcel.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay
South	Residential	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay
East	Residential	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay
West	Residential	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Home Overlay

5. The subject property abuts A-1A Suburban District on the north, east, and west sides. Directly south lies a 5.31-acre parcel that was rezoned to obtain the A-2 Suburban District classification in 2013 as per ordinance 13-2950.

2023-3388-ZC

JUBAN

27

A-2

A-2

1129

A-1A

26

A-2

40

ATWOOD

A-2

40

ED-1

REFERENCE BEARING:
From Iron Rod (A)
to Iron Rod (B)
S89°53'19"W
(per Reference Survey)



LEGEND

- ⊗ = 1/2" IRON PIPE FOUND
⊗ = 5/8" IRON ROD FOUND
⊙ = 1/2" IRON ROD FOUND
⊙ = 1/2" IRON ROD SET

APPROVAL:

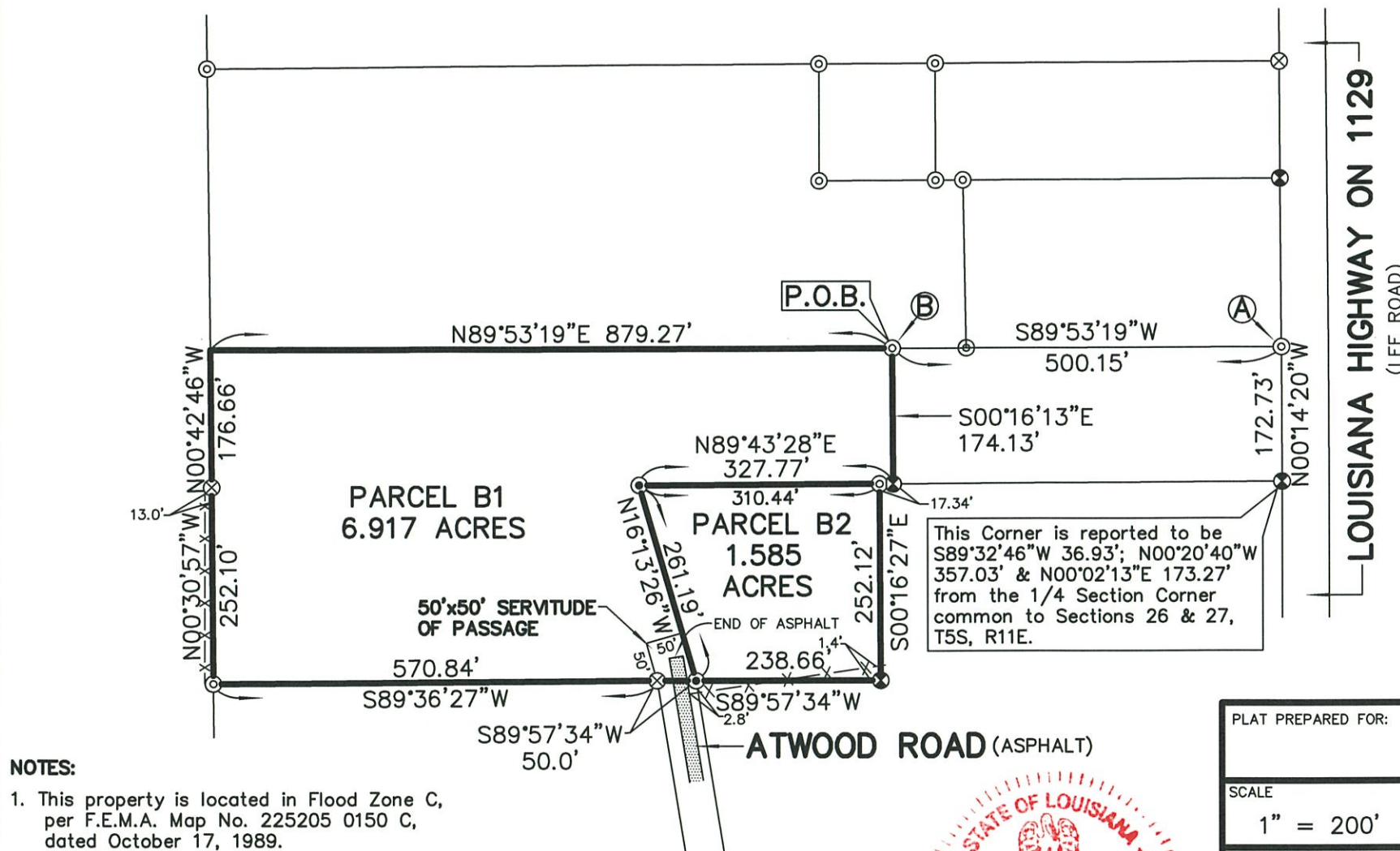
DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.



NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Survey for Christopher Carroll by John G. Cummings, Surveyor, dated 09/17/2009, Job No. 09160.

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.



PLAT PREPARED FOR:

CHRISTOPHER & ASHTAN CARROLL

SCALE

1" = 200'

DATE:

05/10/2023

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

MINOR SUBDIVISION OF PARCEL B INTO PARCEL B1 & PARCEL B2, LOCATED IN SECTION 27, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

(985) 892-1549

503 N. JEFFERSON AVE.

COVINGTON, LA 70433

JOB NO.

09160-E