

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION MEETING**  
**6:00 P.M. – TUESDAY, MARCH 5, 2024**  
**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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, March 5, 2024.

**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**

**ELECTION OF OFFICERS**

**APPROVAL OF THE FEBRUARY 6, 2024 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. 2023-3621-ZC**
- |                   |   |
|-------------------|---|
| Existing Zoning:  | HC-2 (Highway Commercial District)  |
| Proposed Zoning:  | HC-3 (Highway Commercial District)  |
| Location:         | Parcel located on the on the southwest corner of Desoto Street and Asbury Drive, Mandeville; S34, T7S, R11E; Ward 4, District 5 |
| Acres:            | 1.312 acres   |
| Petitioner:       | Richard Flick   |
| Owner:            | Richard Flick   |
| Council District: | 5   |

**POSTPONED FROM THE JANUARY 3, 2024 MEETING**

- 2. 2024-3688-ZC**
- |                   |   |
|-------------------|---|
| Existing Zoning:  | A-4A (Single-Family Residential District) and HC-1(Highway Commercial District)   |
| Proposed Zoning:  | NC-1 (Professional Office District)   |
| Location:         | Parcel located on the west side of Courtano Road, south of Harrison Avenue, Covington; S48, T7S, R11E; Ward 3, District 2 |
| Acres:            | 1.46 acres  |
| Petitioner:       | Jones-Fussell, L.L.P. - Jeffrey D. Schoen   |
| Owner:            | Patricia S. Toledano and Rykert O Toledano, Jr.   |
| Council District: | 2   |
- 3. 2024-3690-ZC**
- |                   |   |
|-------------------|---|
| Existing Zoning:  | HC-2 (Highway Commercial District) and NC-4 (Neighborhood Institutional District)   |
| Proposed Zoning:  | A-3 (Suburban District)   |
| Location:         | Parcel located on the northeast corner of U.S. Highway 190 East & Shamrock Road, Slidell; S18, T9S, R15E; Ward 8, District 13 |
| Acres:            | 1.767 acres   |
| Petitioner:       | STARC of Louisiana INC - Mark Baham   |
| Owner:            | STARC of Louisiana INC - Mark Baham   |
| Council District: | 13  |

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4. **2024-3691-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

I-4 (Heavy Industrial District)

PF-1 (Public Facilities District)

Parcel located on the west side of Highway Department Road, being 38123 Highway Department Road, Pearl River; S14, T8S, R14E; Ward 9, District 9

4.2509 acres

Jones-Fussell, L.L.P. - Jeffrey D. Schoen

Michael L. and Mary R. Cramer

9
5. **2024-3693-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-2 (Suburban District)

CBF-1 (Community-Based Facilities District)

Parcel located on the west side of Louisiana Highway 1085, east of Bedico Boulevard and west of Peters Road, Madisonville; S5, T7S, R10E; Ward 1, District 4

43.68 acres

Jones-Fussell, L.L.P. - Paul Mayronne

Peters Family Trust - Michael L. Chalaron, Lizbeth Suzanne Peter, Philip Michael Peter, Andree O. Chalaron

4
6. **2024-3696-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

NC-4 (Neighborhood Institutional District)

HC-2 (Highway Commercial District)

Parcel located on the north side of LA Highway 36, east of Bullard Street, Covington; S42, T6S, R11E; Ward 3, District 2

.64 acres

Craig Paige

Optimize Solutions, LLC – Craig Page

2
7. **2024-3705-ZC**

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Petitioner:

Owner:

Council District:

A-1 (Suburban District)

A-2 (Suburban District) and MHO (Manufactured Housing Overlay)

Parcel located on the southeast side of McGee Road, east of LA Highway 1077, Covington; S21, T6S, R10E; Ward 1, District 3

1 acre

Monica Wright

Mary Wright

3
8. **Zoning Case No. ZC06-10-100**

Major Amendment to the PUD (Planned Unit Development Overlay)

WARD 4 DISTRICT 11

Parcel located at the end of Koop Drive, west of LA Highway 59, Mandeville

S24, T7S, R11E

SIZE – 25.58 acres

PETITIONER – St. Tammany Parish Government

OWNER – St. Tammany Parish Government

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**



**MINUTES OF THE  
ST. TAMMANY PARISH ZONING COMMISSION MEETING  
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**ROLL CALL**

Present: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, McInnis, Gaines

Absent: Truxillo, Horne

**STAFF PRESENT:** Ross Liner, Helen Lambert, Erin Cook, Emily Couvillon, Mitchell Kogan

**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

**ELECTION OF OFFICERS** – Postponed to March 5, 2024 meeting

**APPROVAL OF THE JANUARY 3, 2024 MINUTES**

**Crawford made a motion to accept the minutes as written, Narcisse to second**

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, Gaines

NAY:

ABSTAIN: McInnis

**POSTPONING OF CASES** – No cases requested postponement.

**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:**

Paul Mayronne requested case # 2023-3665-ZC to be pushed to top of the agenda followed by staff requesting both 2023-3616-PR and 2023-3631-PR to be heard after 2023-3665-ZC. Chairman Dave Doherty allowed these requests.

**1. 2023-3665-ZC (moved to top of agenda per the request of Paul Mayronne)**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District) and RO (Rural Overlay)  
Location: Parcel located on the north side of US Highway 190 and the east and west sides of Pruden Road, west of Penn Mill Road, Covington; S25, T6S, R10E; Ward 3, District 3  
  
Acres: 36.85 acres  
Petitioner: Roland Vaughn Cimini  
Owner: Terryland, LLC - Roland Vaughn Cimini  
Council District: 3

- Paul Mayronne came to the podium on behalf of the petitioner and spoke in favor of this request.
- Virgil Crane, Beth Lanson, and Matthew Allen spoke against this request.

**McInnis made a motion to deny, second by Narcisse**

YEA: Seeger, Doherty, Crawford, Narcisse, Troncoso, Hernandez, Gaines, McInnis

NAY:

ABSTAIN:

The motion to deny carried

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**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**PLAN REVIEW CASES (moved to second and third cases per request of staff) – APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

**2. 2023-3616-PR – USE: Mixed-Use Retail**

**CORRIDOR:** Highway 21 Planned Corridor

**ZONING:** NC-5 (Retail and Service District)

**USE SIZE:** Buildings in Phases: 3,265 sq. ft., 5,695 sq. ft., 4,400 sq. ft., 12,495 sq. ft.

**PETITIONER:** David Divincenti, Sr.

**OWNER:** 21 At The Point, LLC

**LOCATION:** Parcel located on the west side of LA Highway 21 and the east side of LA Highway 1077, Madisonville; S38, S41, S44, T7S, R10E; Ward 1, District 4

**POSTPONED FROM THE DECEMBER 5, 2023 MEETING AND JANUARY 3, 2024 MEETING**

- Chris Maestri came to the podium on behalf of the petitioner and in favor of this request.
- Danny Joyce and Melanie Maceira spoke to request an amendment to the PR to include a privacy fence for their mother's home which is adjacent to the site.
- Chris Maestri agreed and requested the amendment to be added to the PR.

**Seeger moved to approve with waivers and as amended with adding the privacy fence, Crawford seconded.**

**YEA:** Seeger, Doherty, Crawford, Narcisse, Troncoso, Gaines, McInnis

**NAY:** Hernandez

**ABSTAIN:**

The motion to approve with waivers and as amended carried.

**3. 2023-3631-PR – USE: Restaurant**

**CORRIDOR:** Highway 21 Planned Corridor

**ZONING:** HC-2 (Highway Commercial District)

**USE SIZE:** +/-5,405 sq. ft.

**PETITIONER:** Scott St. Romain

**OWNER:** Scott St. Romain

**LOCATION:** Parcel located on the north side of LA Highway 21, south of Cherokee Rose Lane, Covington

**POSTPONED FROM THE JANUARY 3, 2024 MEETING**

- Sarah Bates came to the podium on behalf of the petitioner and in favor of this request.

**Gaiens moved to approve with waivers, McInnis seconded.**

**YEA:** Seeger, Doherty, Crawford, Narcisse, Troncoso, Gaines, McInnis

**NAY:** Hernandez

**ABSTAIN:**

The motion to approve with waivers carried.

**4. 2023-3513-ZC**

**Existing Zoning:** A-3 (Suburban District)

**Proposed Zoning:** HC-2 (Highway Commercial District)

**Location:** Parcel located on the west side of Louisiana Highway 1077, south of Interstate 12, Covington; S11, T7S, R10E; Ward 1, District 1

**Acres:** 12.70 acres

**Petitioner:** Jeffrey Schoen

**Owner:** Succession of Jewel Chatellier Gennaro - Anthony Gennaro Jr. & Lisa Gennaro

**Council District:** 1

**POSTPONED FROM THE DECEMBER 5, 2023 MEETING AND JANUARY 3, 2024 MEETING**

- Jeff Schoen came to the podium amending the request from 12.70 acres to 4 acres being rezoned to HC-2 Highway Commercial District.
- The following spoke against the request: Bernard and Lillian Stiegler, Kristi Berthelot, Sharon Orlando, Rene Marks, Rachel Labruso, Bob Walker

**Seeger moved to approve as amended, Gaines seconded.**

**YEA:** Doherty, Crawford, Narcisse, Troncoso, Gaines, McInnis, Hernandez

**NAY:** Seeger

**ABSTAIN:**

The motion to approve as amended carried.

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MANDEVILLE, LOUISIANA

5. **2023-3586-ZC**  
Existing Zoning: A-4 (Single-Family Residential District)  
Proposed Zoning: A-4 (Single-Family Residential District), MHO (Manufactured Housing Overlay)  
Location: Parcel located on the east side of Beech Avenue, south of Birch Avenue, Slidell; S13, T9S, R14E; Ward 8, District 14  
Acres: 0.253 acres  
Petitioner: Boss Up Rentals and Renovations LLC - Elisha Johnson  
Owner: Dragonfly Enterprises Inc. - Jamie Lindsay  
Council District: 14

**POSTPONED FROM THE DECEMBER 5, 2023 MEETING AND JANUARY 3, 2024 MEETING**

- Jamie Lindsay came to the podium

**Troncoso moved to approve as amended, Crawford seconded.**

YEA: Doherty, Crawford, Narcisse, Troncoso, Gaines, McInnis, Hernandez, Seeger

NAY:

ABSTAIN:

The motion to approve carried.

6. **Zoning Case No. ZC01-03-028**  
Major Amendment to the PUD (Planned Unit Development Overlay)  
WARD 4 DISTRICT 11  
Parcel located on the northwest intersection of Interstate 12 and Louisiana Highway 1088, Mandeville  
S33, T7S, R12E  
SIZE – 161.115 acres  
PETITIONER – Crosby Development Company, LLC  
OWNER - Crosby Development Company, LLC, Love’s Travel Stops & Country Stores, Inc., The AZBY Fund

**POSTPONED FROM THE DECEMBER 5, 2023 MEETING AND JANUARY 3, 2024 MEETING**

- John Crosby came to the podium

**Seeger moved to approve; McInnis seconded.**

YEA: Doherty, Crawford, Narcisse, Troncoso, Gaines, McInnis, Hernandez, Seeger

NAY:

ABSTAIN:

The motion to approve carried.

7. **2023-3609-ZC**  
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: CBF-1 (Community Based Facilities District)  
Location: Parcel located on the north side of Louisiana Highway 22 West, being 1846 Louisiana Highway 22 West, Madisonville; S17, T7S, R10E; Ward 1, District 1  
Acres: 7.001 acres  
Petitioner: Jeff Schoen  
Owner: Crosby Development LLC  
Council District: 1

**POSTPONED FROM THE DECEMBER 5, 2023 MEETING**

- Jeff Schoen came to the podium
- The following spoke against this request in addition to requesting postponement: Albert Caiford, Stephanie McKeough, John Scaife, Jeanell L., Joseph Paul, Corey McCrery

**Troncoso moved to approve as amended, Crawford seconded.**

YEA: Doherty, Crawford, Narcisse, Troncoso, Gaines, McInnis, Hernandez, Seeger

NAY:

ABSTAIN:

The motion to approve carried.

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8. **2023-3665-ZC (moved to top of agenda)**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District) and RO (Rural Overlay)  
Location: Parcel located on the north side of US Highway 190 and the east and west sides of Pruden Road, west of Penn Mill Road, Covington; S25, T6S, R10E; Ward 3, District 3  
  
Acres: 36.85 acres  
Petitioner: Roland Vaughn Cimini  
Owner: Terryland, LLC - Roland Vaughn Cimini  
Council District: 3

9. **2023-3666-ZC**

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the south side of McDonald Road, west of Louisiana Highway 1077, Covington; S28, T6S, R10E; Ward 1, District 3  
  
Acres: 1 acre  
Petitioner: Jeffrey D. Schoen  
Owner: EMJ Real Estate, LLC  
Council District: 3

- Jeff Schoen came to the podium

**Gaines moved to approve; McInnis seconded.**

YEA: Doherty, Crawford, Narcisse, Troncoso, Gaines, McInnis, Hernandez, Seeger

NAY:

ABSTAIN:

The motion to approve carried.

10. **2023-3667-ZC**

Existing Zoning: A-1 (Suburban District), MHO Manufactured Housing Overlay, RO Rural Overlay  
Proposed Zoning: A-2 (Suburban District) MHO Manufactured Housing Overlay, RO Rural Overlay  
Location: Parcel located on the north side of Varnado Road, east of LA Highway 25, Folsom; S3, T4S & T5S, R10E; Ward 2, District 3  
  
Acres: 19.144 acres  
Petitioner: Mary Garrett Neal  
Owner: Lawrence Garrett, Oline Garrett Johnson, Doroty Cousins, Freddie Garrett, Jr., Dorothy Garrett, Margaret Diane Garrett, Mary Garrett Neal, Lucy Garrett Cyprian, Clayton Garrett, Hubert Garrett, Orease Garrett, and Nelson Garrett  
  
Council District: 3

- Mary Garrett Neal and Clayton Garret came to the podium in favor of this request
- Oline Johnson and Leonard Johnson spoke against this request.

**Gaines moved to approve; Narcisse seconded.**

YEA: Doherty, Crawford, Narcisse, Troncoso, Gaines, McInnis, Hernandez, Seeger

NAY:

ABSTAIN:

11. **2023-3668-ZC**

Text change: AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 130 - ARTICLE VI, DIVISION 25 – HC-2 HIGHWAY COMMERCIAL DISTRICT; SECTION 130-918 PERMITTED USES: INCREASE THE MAXIMUM ALLOWABLE BUILDING SIZE FOR (13) AUTOMOTIVE REPAIR AND SERVICES FACILITIES NOT TO EXCEED 10,000 SQUARE FEET TO 40,000 SQUARE FEET AND DIVISION 26 – HC-2A HIGHWAY COMMERCIAL DISTRICT, SECTION. 130-945 – PERMITTED USES: INCREASE THE MAXIMUM ALLOWABLE BUILDING SIZE FOR (13) AUTOMOTIVE REPAIR AND SERVICES FACILITIES NOT TO EXCEED 10,000 SQUARE FEET TO 75,000 SQUARE FEET

- Paul Mayronne came to the podium in favor of this text change

**Seeger moved to approve; Crawford seconded.**

YEA: Doherty, Crawford, Narcisse, Troncoso, Gaines, McInnis, Hernandez, Seeger

NAY:

ABSTAIN:

**AGENDA**  
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**12. 2023-3669-ZC**

Existing Zoning: HC-2 (Highway Commercial District)  
Proposed Zoning: HC-2 (Highway Commercial District) and EO (Entertainment Overlay)  
Location: Parcel located on the southeast corner of Gause Boulevard and Westminster Road, Slidell; S4, T9S, R14E; Ward 9, District 14  
Acres: .72 acres  
Petitioner: Lorie Duval  
Owner: Joan Mogensen and Frank Sciara  
Council District: 14

**Narcisse moved to approve; Crawford seconded.**

YEA: Doherty, Crawford, Narcisse, Troncoso, Gaines, McInnis, Hernandez, Seeger

NAY:

ABSTAIN:

**13. 2023-3670-ZC**

Existing Zoning: I-4 (Heavy Industrial District) and MHO (Manufactured Housing Overlay)  
Proposed Zoning: I-3 (Heavy Industrial District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the south side of Dr. TJ Smith Expressway, Pearl River; S23, T8S, R14E; Ward 8, District 9  
Acres: 1.25 acres  
Petitioner: Harrison Eldred  
Owner: Lorre Lowe  
Council District: 9

- Harrison Eldred came to the podium

**Crawford moved to approve; Narcisse seconded.**

YEA: Doherty, Crawford, Narcisse, Troncoso, Gaines, McInnis, Hernandez, Seeger

NAY:

ABSTAIN:

**PLAN REVIEW CASES – APPLICATIONS REQUIRING REVIEW AND APPROVAL OF SITE PLANS ALONG A PLANNED DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

**14. 2023-3616-PR – USE: Mixed-Use Retail (moved to case #2)**

CORRIDOR: Highway 21 Planned Corridor  
ZONING: NC-5 (Retail and Service District)  
USE SIZE: Buildings in Phases: 3,265 sq. ft., 5,695 sq. ft., 4,400 sq. ft., 12,495 sq. ft.  
PETITIONER: David Divincenti, Sr.  
OWNER: 21 At The Point, LLC  
LOCATION: Parcel located on the west side of LA Highway 21 and the east side of LA Highway 1077, Madisonville; S38, S41, S44, T7S, R10E; Ward 1, District 4

**POSTPONED FROM THE DECEMBER 5, 2023 MEETING AND JANUARY 3, 2024 MEETING**

**15. 2023-3631-PR – USE: Restaurant (moved to case #3)**

CORRIDOR: Highway 21 Planned Corridor  
ZONING: HC-2 (Highway Commercial District)  
USE SIZE: +/-5,405 sq. ft.  
PETITIONER: Scott St. Romain  
OWNER: Scott St. Romain  
LOCATION: Parcel located on the north side of LA Highway 21, south of Cherokee Rose Lane, Covington

**POSTPONED FROM THE JANUARY 3, 2024 MEETING**

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**



**ZONING STAFF REPORT**  
2023-3621-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 on the southwest corner of Desoto Street and Asbury Drive, Mandeville;  
S34, T7S, R11E; Ward 4, District 5      **Council District:** 5  
**Owner:** Richard Flick      **Posted:** February 23, 2024  
**Applicant:** Richard Flick      **Commission Hearing:** January 3, 2024  
**Size:** 1.312 acres      **Prior Determination:** Postponed for 2 months at the January 3, 2024 meeting  
**Determination:** Approved, Postponed, Denied



**Current Zoning**

HC-2 Highway Commercial District

**Requested Zoning**

HC-3 Highway Commercial District

**Future Land Use**

Commercial

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:**

No

**BFE**

FFE is 12" above crown of street elevation

*Findings*

1. The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the on the southwest corner of Desoto Street and Asbury Drive, Mandeville

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance / Zoning Case*	Prior Classification	Amended Classification
83-142A*	Unknown	C-2 Commercial
09-2116	C-2	HC-2 Highway Commercial District

*Site and Structure Provisions*

1. The subject site is currently two individual pieces of property that consists of Lot G and Lot R, Square 37 of the Chinchuba Subdivision in Mandeville. Lot R is currently developed with a restaurant. Lot G is currently is used as a gravel parking lot for the restaurant.

*Compatibility or Suitability with Adjacent Area*

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Desoto Street)	Commercial	NC-4 Neighborhood Institutional District
South	Commercial	HC-2 Highway Commercial District
East (across Asbury Drive)	Commercial	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District



**ZONING STAFF REPORT**  
2023-3621-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- 3. The property abuts commercial uses, zoned HC-2 Highway Commercial District to the south, east, and west. To the north across Desoto Street sits a commercial office building zoned NC-4 Neighborhood Institutional District.
- 4. The purpose of the HC-2 Highway Commercial District is 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.
- 5. 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. If approved, the applicant could construct any of the following uses from the HC-2 Highway Commercial District or HC-3 Highway Commercial District:

Zoning & Purpose	Maximum Building Size	Allowable Uses
<b>HC-2 Highway Commercial District</b>  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 sf	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.
<b>HC-3 Highway Commercial District</b>  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 sf	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. Per the petitioner’s application, the request for the zoning change is to accommodate a new 21,211 square foot automobile repair facility.

*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 5:2: St. Tammany Parish will attract and grow businesses that expand the Parish’s tax base and provide living wage jobs to residents of varying skill levels.
- ii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.

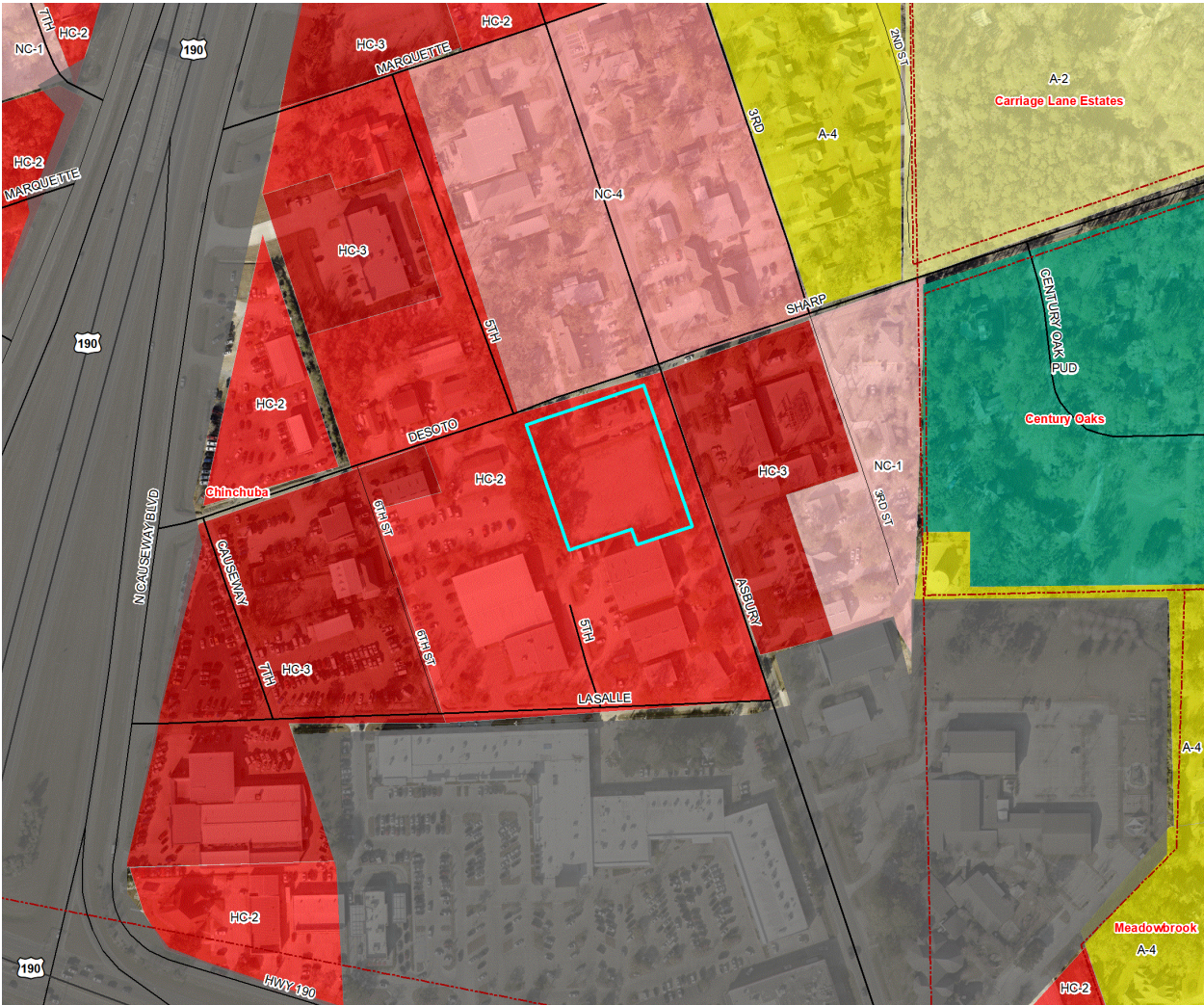




**ZONING STAFF REPORT**  
2023-3621-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director







2023-3621-ZC

CAUSEWAY

HC-2

HC-3

HC-3

HC-2

DESOTO

HC-2

HC-3

LASALLE

HC-2

190

3RD

MARQUETTE

2ND

2ND

A-4

A-4

A-2

NC-4

SHARP

NC-1

PUD

3RD

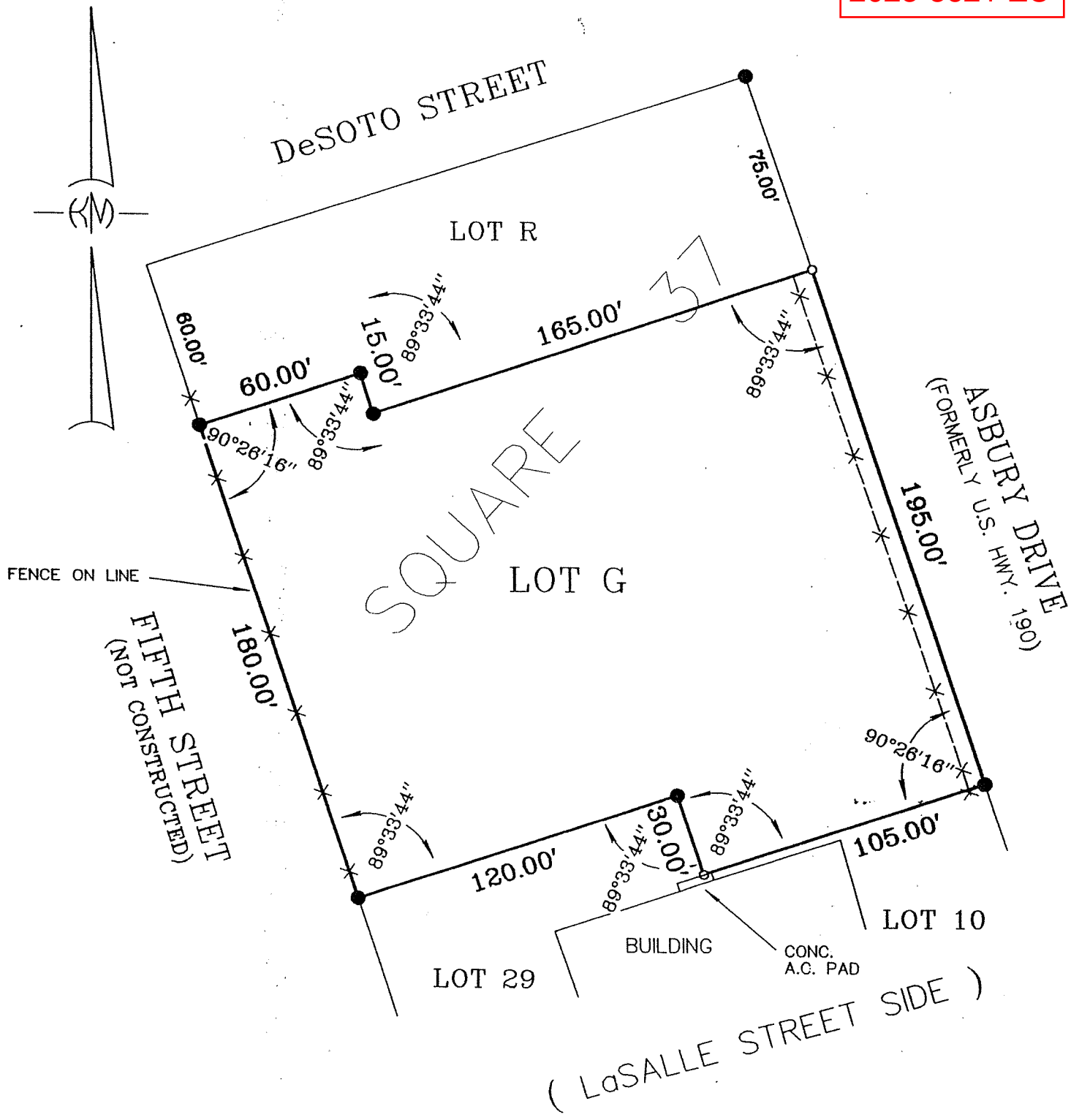
A-4

CAUSEWAY

HC-2



2023-3621-ZC



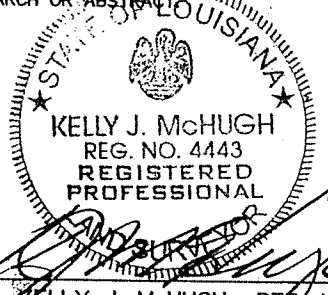
-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANAL NO. 220202-0001 C; REV. 4/4/83.

REFERENCE:  
RESUBDIVISION MAP BY JERON R. FITZMORRIS FILLED FOR RECORD 2/23/84 MAP FILE NO. 815-A. NO SERVITUDES, SETBACKS OR BASIS OF BEARING SHOWN.

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



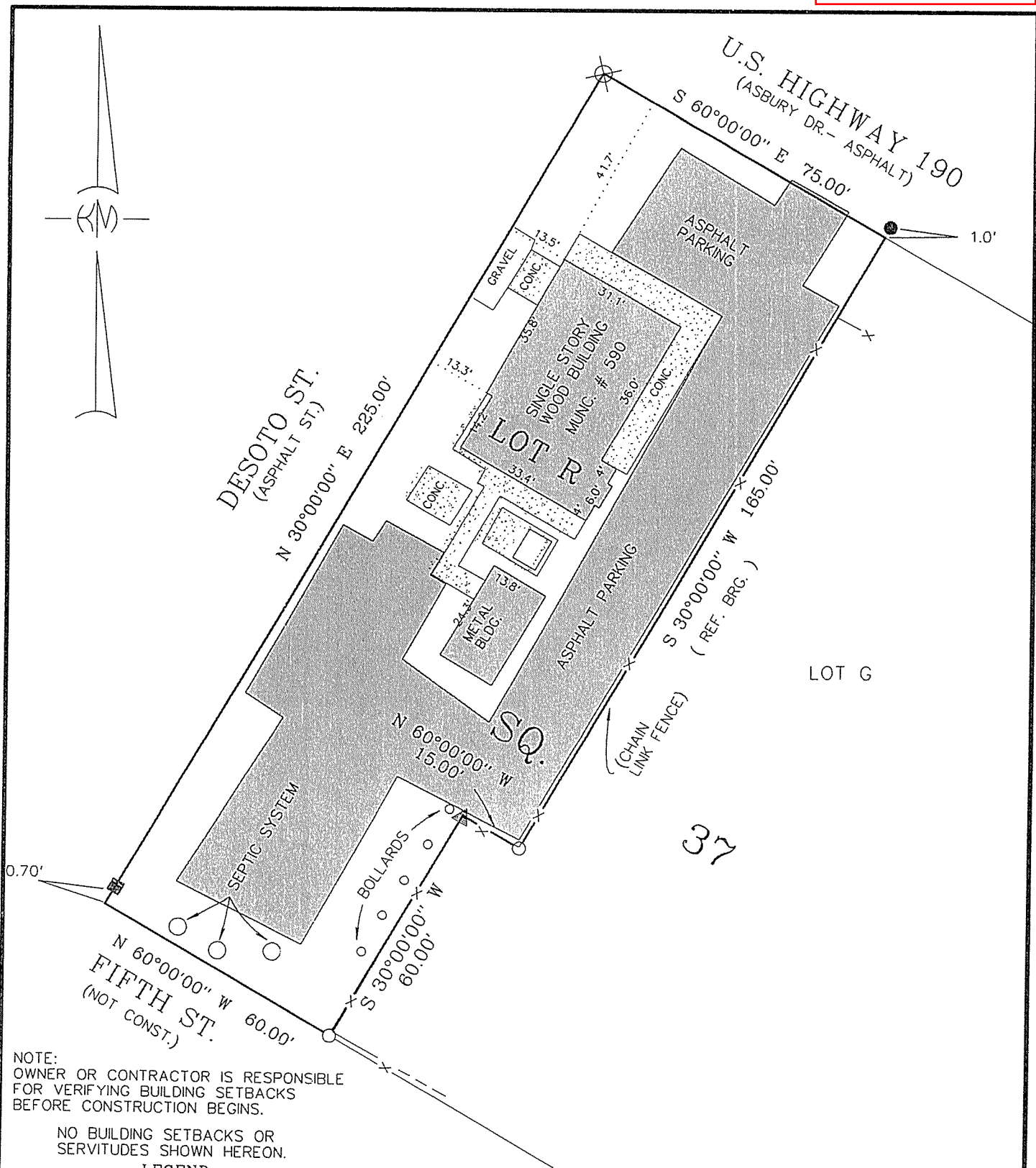
KELLY J. McHUGH REG. NO. 4443  
CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS

BOUNDARY SURVEY OF:  
LOT G, SQ 37, CHINCHUBA SUBDIVISION  
SECTION 34, T-7-S, R-11-E  
ST. TAMMANY PARISH, LA

PREPARED FOR:  
FLICK PROPERTIES, L.L.C.

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

SCALE: 1" = 50' DATE: 12/13/02



NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

NO BUILDING SETBACKS OR  
SERVITUDES SHOWN HEREON.

- LEGEND --
- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET
  - = 2" IRON PIPE FOUND
  - ⊗ = 1 1/4" IRON PIPE FOUND
  - ▲ = MAG NAIL SET IN CONCRETE

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.  
PANEL NO. 225205 0240 E; REV. 08-16-95

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO  
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLIENT.



KELLY J. McHUGH REG. NO. 4443  
06-27-23  
CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCE: A RESUBDIVISION PLAT BY LAND  
SURVEYING INC. FILE FOR RECORD 02-23-84  
MAP FILE NO. 815 A

BOUNDARY SURVEY OF:	
LOT R SQ. 37, LOCATED IN SECT. 34. T-7-S, R-11-E CHINCHUBA SUBDIVISION GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
FLICK PROPERTIES, LLC	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 30'	DATE: 06-13-23
DRAWN: MDM	JOB NO.: 23-122
REVISED:	



**ZONING STAFF REPORT**  
2024-3688-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

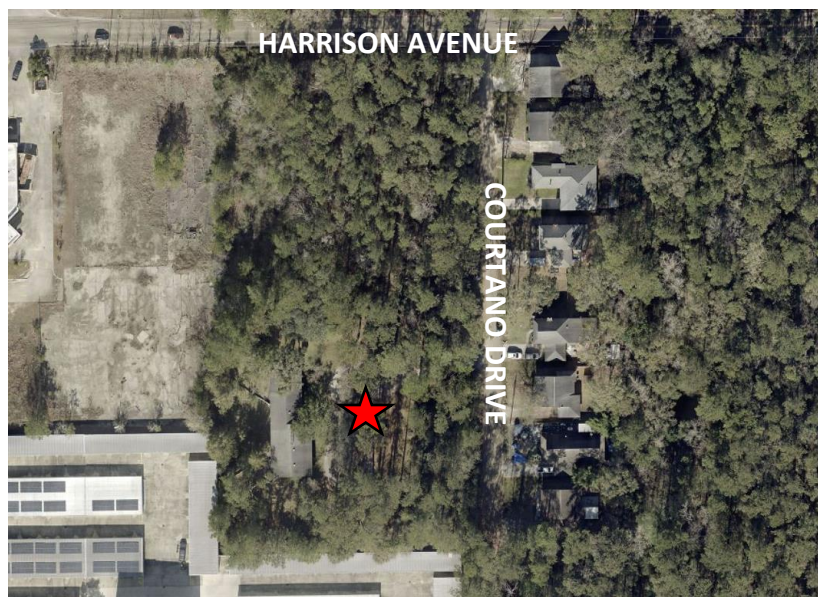
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the west side of Courtano Road, south of Harrison Avenue, Covington; S48, T7S, R11E; Ward 3, District 2  
**Council District:** 2

**Owners:** Patricia S. Toledano and Rykert O Toledano, Jr.      **Posted:** February 20, 2024

**Petitioner:** Jones-Fussell, L.L.P. - Jeffrey D. Schoen      **Commission Hearing:** March 5, 2024

**Size:** 1.46 acres      **Determination:** Approved, Denied, Postponed



**Current Zoning**

A-4A (Single-Family Residential District)  
and HC-1 (Highway Commercial District)

**Requested Zoning**

NC-1 Professional Office District

**Future Land Use**

Commercial

Residential: Medium-Intensity

**Flood Zone**

Effective Flood Zone B

Preliminary Flood Zone X

**Critical Drainage:**

No

**FINDINGS**

1. The applicant is requesting to rezone the 1.46-acre parcel from A-4A Single-Family Residential District and HC-1 Highway Commercial District to NC-1 Professional Office District. The property is located on the west side of Courtano Road, south of Harrison Avenue, Covington.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
85-123B	Unknown	C-1 Commercial
09-2116-	C-1 Commercial	A-4A Single-Family Residential District and HC-1 Highway Commercial District

*Site and Structure Provisions*

3. The subject property is currently developed with a law office.

*Compatibility or Suitability with Adjacent Area*

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	NC-1 Professional Office District
South	Mini-Storage	HC-2A Highway Commercial District
East	Undeveloped	HC-1 Highway Commercial District
West (Across Courtano Drive)	Residential	A-4A Single-Family Residential District





## ZONING STAFF REPORT

2024-3688-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
Director

5. The subject property abuts single-family zoning to the west, as well as commercial property zoned HC-2A Highway Commercial District and HC-1 Highway Commercial District respectively to the south and east. In addition, there is an undeveloped property zoned NC-1 Professional Office and A-4 Single-Family Residential District similar to the subject property.
6. The purpose of the existing A-4A Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density.
7. The purpose of the NC-1 Professional Office District is to provide for the location of small professional office in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact.
8. A change in zoning will allow the applicant to operate any of the following permitted commercial uses: Law offices, Architectural offices, Accountant offices, Real estate offices, Insurance offices, Business offices, Daytime doctor, dentist, and chiropractor offices, Veterinary clinics (no outdoor kennels), provided the use is within a detached, single-tenant building, other professional offices.
9. The reason for the request is to bring the existing law office into compliance with the correct zoning classification.

### *Consistency with New Directions 2040*

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

**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:

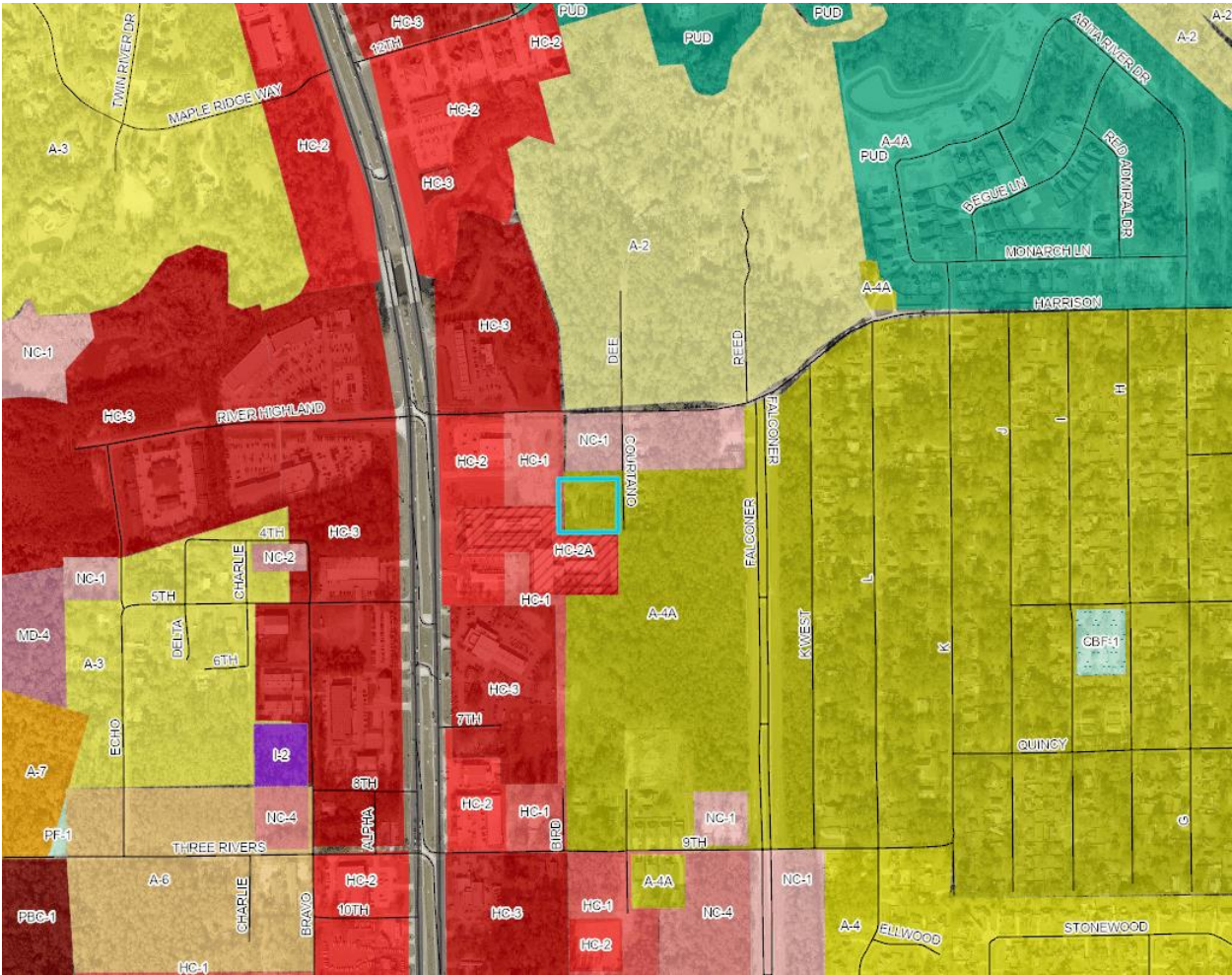
- i. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.



**ZONING STAFF REPORT**  
2024-3688-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director









HC-2

HC-3

HC-2

A-2

HC-3

RIVER HIGHLAND

N190

DEE

HARRISON

FALCONER REED

NC-1

HC-1

HC-2

HC-3

5TH

HC-2A

HC-1

HC-3

7TH

A-4A

8TH

HC-2

HC-1

BIRD

9TH

LANDRY KATE

NC-1

THREE RIVERS

HC-2

HC-3

HC-1

A-4A

NC-4

NC-1





**ZONING STAFF REPORT**  
2024-3690-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

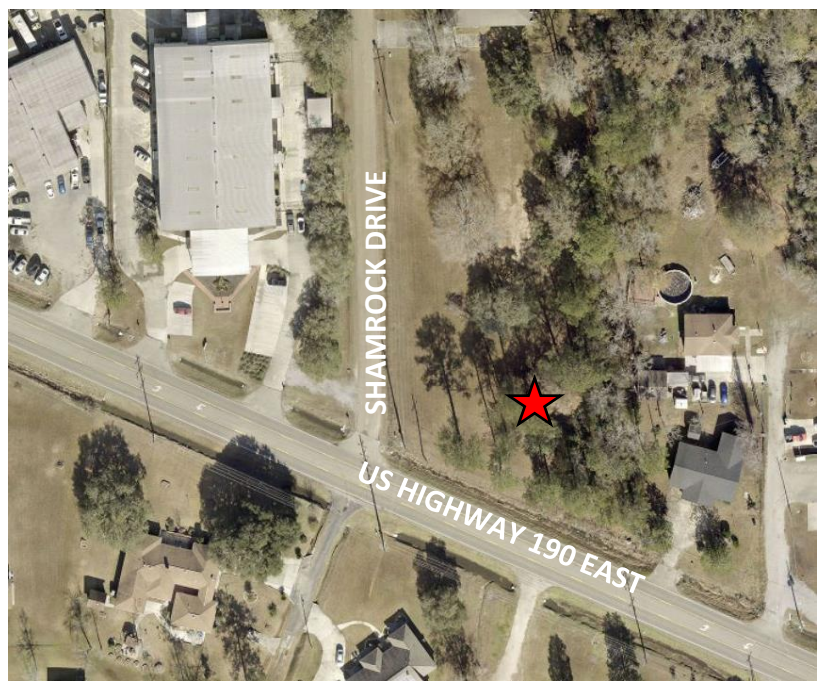
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

**Location:** Parcel located on the northeast corner of U.S. Highway 190 East & Shamrock Road, Slidell;  
S18, T9S, R15E; Ward 8, District 13      **Council District:** 13

**Owner:** STARC of Louisiana INC - Mark Baham.      **Posted:** February 14, 2024

**Petitioner:** STARC of Louisiana INC - Mark Baham      **Commission Hearing:** March 5, 2024

**Size:** 1.767 acres      **Determination:** Approved, Denied, Postponed



**Current Zoning**  
HC-2 (Highway Commercial District) and  
NC-4 (Neighborhood Institutional District)

**Requested Zoning**  
A-3 Suburban District

**Future Land Use**  
Mixed-Use

**Flood Zone**  
Effective Flood Zone A10  
Preliminary Flood Zone AE

**Critical Drainage:**  
Yes

**Elevation Requirements:**  
ABFE 13' + 1' Freeboard = 14' FFE

**FINDINGS**

1. The applicant is requesting to rezone the 1.767-acre parcel from HC-2 Highway Commercial District and NC-4 Neighborhood Institutional District to A-3 Suburban District. The property is located on the northeast corner of U.S. Highway 190 East & Shamrock Drive, Slidell.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
84-011B	Unknown	C-2 Commercial
09-2117	C-2 Commercial	NC-4 Neighborhood Institutional District and HC-2 Highway Commercial District

*Site and Structure Provisions*

3. The subject property is currently undeveloped.



*Compatibility or Suitability with Adjacent Area*

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	NC-4 Neighborhood Institutional District
South (Across US Highway 190 E)	Residential	A-3 Suburban District
East	Residential	HC-2 Highway Commercial District
West (Across Shamrock Drive)	Commercial	HC-2 Highway Commercial District

5. The subject property abuts commercial zonings to the north, east and west, zoned NC-4 Neighborhood Institutional District and HC-2 Highway Commercial District respectively. All are developed with residential uses, whereas the property to the west across Shamrock Drive is developed commercially under the HC-2 Highway Commercial District designation.
6. The purpose of the existing HC-2 Highway Commercial District is 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. In addition, the existing NC-4 Neighborhood Institutional District's purpose is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings.
7. The A-3 Suburban District calls for a minimum lot size of half an acre and allows one dwelling unit per every half acre. Given the size of the property, the applicant could technically construct two residential units on-site.
8. Per the petitioner's application, the request, if approved, is to construct a single-family residence to be utilized as a residential group home for STARC of Louisiana.

*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:

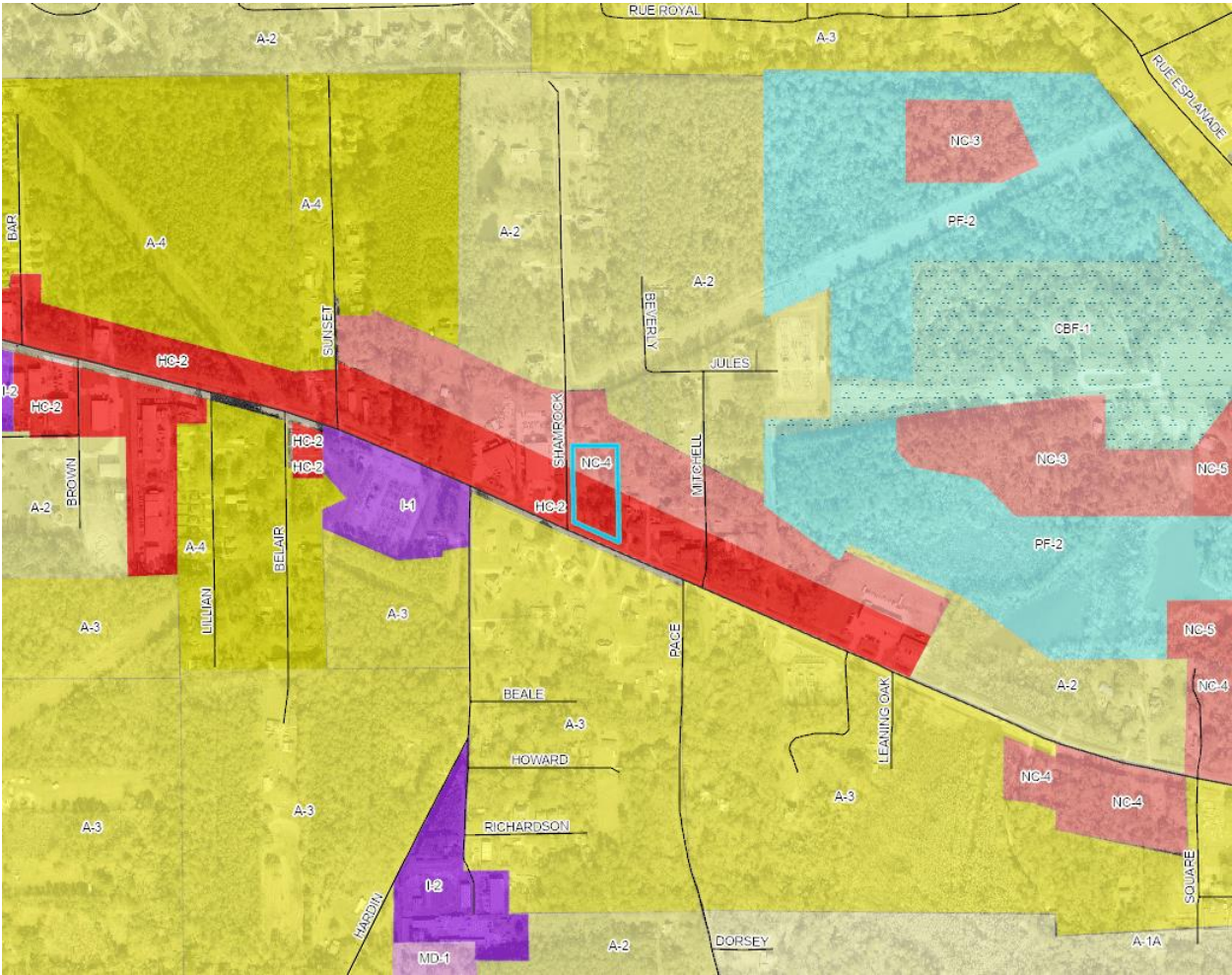
- i. Goal 4.4: Our residents - particularly vulnerable groups such as people with disabilities, elderly people living alone, and veterans - will have access to resources to ensure their health, safety, and basic needs.
- ii. Goal 4.5: Goal 5: People of all ages and backgrounds will feel safe and secure in their homes, neighborhoods, and throughout the public realm.



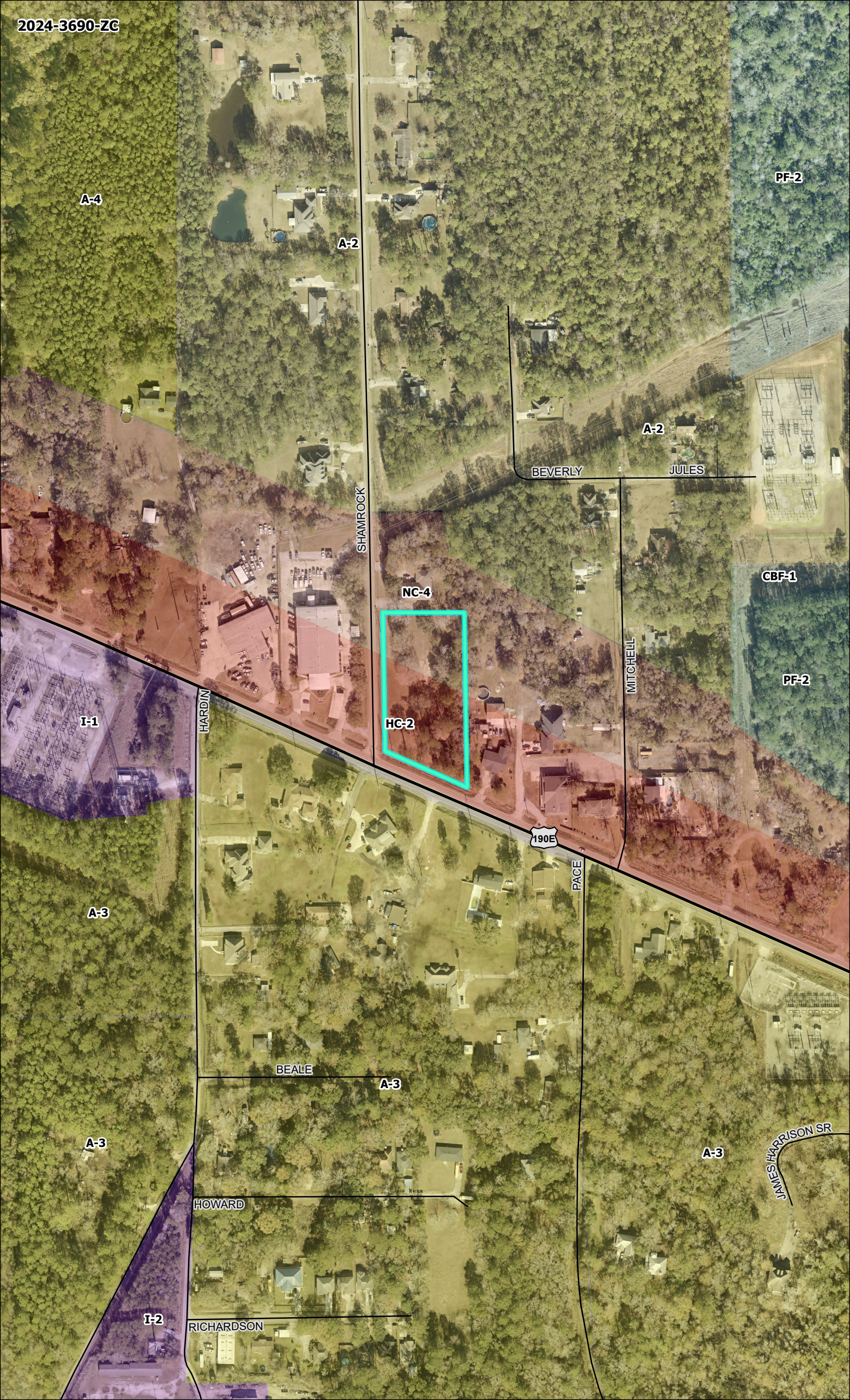
**ZONING STAFF REPORT**  
2024-3690-ZC

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director







A-4

A-2

PF-2

A-2

BEVERLY

JULES

SHAWROCK

NC-4

HC-2

CBF-1

PF-2

I-1

HARDIN

MITCHELL

190E

PACE

A-3

BEALE

A-3

A-3

HOWARD

A-3

I-2

RICHARDSON

JAMES HARRISON SR



WESLEY G. VOISEFFER  
(206 SHAMROCK DRIVE)(S89°46'E-REF.)  
N89°22'01"E 200.00'WILLIAM H. JOHNSTON  
NO PHYSICAL ADDRESSAARON C. MITCHELL  
(40823 US HWY 190 E)KAREN JACKSON ALFRED  
(40843 US HWY 190 E)Fnd. 1"  
Iron Pipe  
N: 645,237.05'  
E: 3,786,584.86'U.S. HWY 190 E  
(AKA OLD SPANISH TRAIL)REFERENCE: A Survey Plat by Eddie Champagne  
Dated 08/20/1974 Drawing # 3756.NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE  
SYSTEM (LOUISIANA SOUTH 1702 - NAD83) BASED ON GPS RTN TIES ACCESED  
ON 08/14/2023.

LEGEND

○ 1/2" Iron Rod Set    - - - - - Fence  
● 1/2" Iron Rod Found    - - - - - Power Line  
⊗ Cross    - - - - - Power Pole

GRAPHIC SCALE

50 0 25 50

( IN FEET )

1 INCH = 50 FEET

BENCHMARK  
MAG NAIL  
ELEV. = 7.50'

BUILDING SETBACKS  
(\* Verify Prior to Construction)

Front Setback.....  
Side Setback.....  
Rear Setback.....

ADDRESS: U.S. HWY. 190 E

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

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

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

F.I.R.M. No. 225205 0640 D  
F.I.R.M. Date 04/21/1999  
ZN 10 S.F.E. 9.0'  
\* Verify prior to construction with  
Local Governing Body.

DRAWING NO.

20230235

DATE:

06/14/2023

REVISED:

**J.V. Burkes & Associates, Inc.**

SURVEYING    ENGINEERING    ENVIRONMENTAL

1805 Shortcut Highway  
Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

Phone: 985-648-0075 Fax: 985-648-0154

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.

DRAWN BY:

VLL

CHECKED BY:

SBF

SCALE:

1" = 50'

**A TOPOGRAPHIC SURVEY PLAT**  
**1.767 ACRES PARCEL IN**  
**SECTION 18, T-9-S, R-15-E,**  
**GREENSBURG LAND DISTRICT,**  
**ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED  
TO: STARC





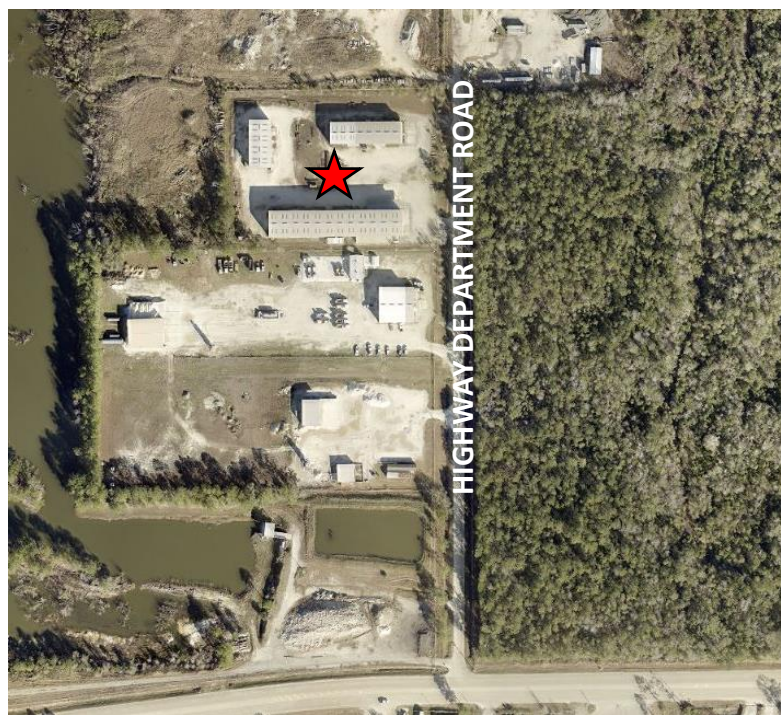
**ZONING STAFF REPORT**  
2024-3691-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

**Location:** Parcel located on the west side of Highway Department Road, being 38123 Highway Department Road, Pearl River; S14, T8S, R14E; Ward 9, District 9  
**Council District:** 9  
**Owner:** Michael L. and Mary R. Cramer  
**Posted:** February 16, 2024  
**Petitioner:** Jones-Fussell, L.L.P. - Jeffrey D. Schoen  
**Commission Hearing:** March 5, 2024  
**Size:** 4.2509 acres  
**Determination:** Approved, Denied, Postponed



**Current Zoning**  
I-4 (Heavy Industrial District)  
**Requested Zoning**  
PF-1 (Public Facilities District)  
**Future Land Use**  
Manufacturing and Logistics  
**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone X  
**Critical Drainage:**  
No  
**Elevation Requirements:**  
FFE is 12" above crown of street elevation

**FINDINGS**

1. The applicant is requesting to rezone the 4.2509-acre parcel from I-4 Heavy Industrial District to PF-1 Public Facilities District. The property is located on the west side of Highway Department Road, being 38123 Highway Department Road, Pearl River.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
96-053	Unknown	M-2 Industrial
09-2020	M-2 Industrial	I-4 Heavy Industrial District

*Site and Structure Provisions*

3. The subject property is currently developed with three warehouses.



Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Industrial	I-4 Heavy Industrial District
South	Industrial	I-4 Heavy Industrial District
East (Across Highway Department Road)	Undeveloped	I-4 Heavy Industrial District
West	Undeveloped	I-4 Heavy Industrial District

5. The subject property abuts I-4 Heavy Industrial District on all sides.
6. The purpose of the existing I-4 Heavy Industrial District is to provide for the location of industrial uses of large scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses. All uses within the I-4 Heavy Industrial District are subject to Conditional Use approval by the St. Tammany Parish Council. These uses are: Sanitary landfills for the disposal of solid waste; Atomic generating plants; Chemical processing plants; Shipbuilding and repair; Asphalt batching plant, except those temporarily erected for a specific construction project; Concrete batching plants, except those temporarily erected for a specific construction project.
7. The purpose of the proposed PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public. Allowed uses under this designation include: Post Offices; Funerary parlor, cemeteries; Passenger transportation terminals; Churches, temples and synagogues greater than 10,000 sqft; Government offices; Government maintenance facilities; Private non-profit animal services, including but not limited to veterinary clinic, kennel, boarding, grooming, animal training, dog park and pet cemetery, crematorium (animal only).
8. Per the petitioner’s application, the request, if approved, is to utilize the existing warehouse facilities for the St. Tammany Parish School Board fleet system to store / repair school buses and serve as a transportation center.

Consistency with New Directions 2040

**Manufacturing and Logistics:** areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high-capacity transportation corridors.

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

- a. Strategy 1.3.1: Locate manufacturing and logistics areas and other high intensity land uses at appropriate distances from Residential Neighborhoods, Conservation Areas, and sensitive ecological areas to create a gradual transition zone to minimize negative impacts.





**ZONING STAFF REPORT**  
2024-3691-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director







A-4A

LONE OAK

CHERRYWOOD

A-4

I-2

I-4

HIGHWAY DEPARTMENT

DR TJ SMITH SR

A-4

DEROGERS

WILLIE MEARIS

SHORT

I-4

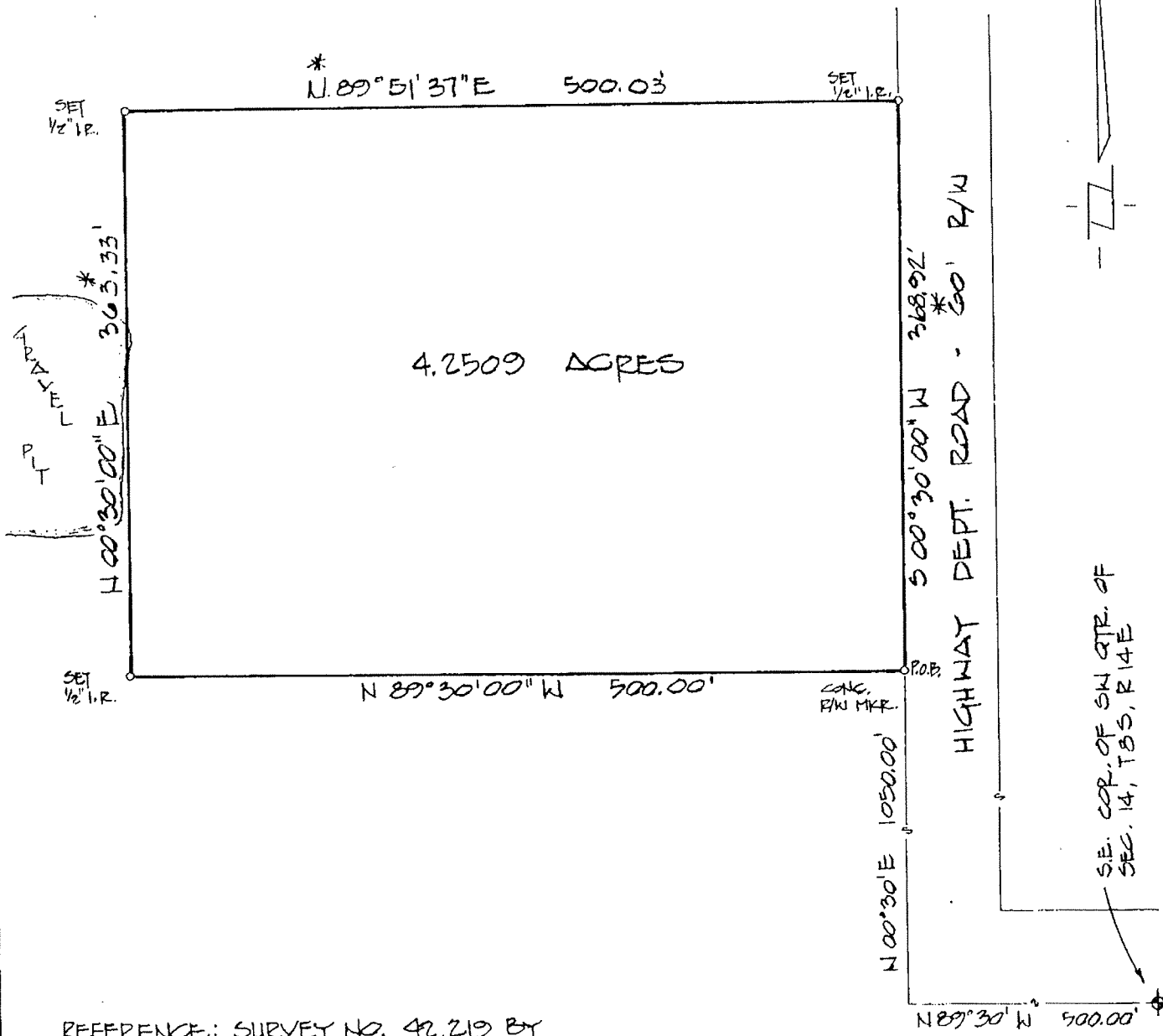
I-4

11



I CERTIFY THAT THIS PLAT REPRESENTS 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.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.



REFERENCE: SURVEY NO. 42,219 BY I.M. BORGES DATED 2-8-85, REV. 6-16-85  
SURVEY NO. 200213 BY J.V. BURKES DATED 1-31-96

F.I.R.M. 225205 0410 C  
10-17-89  
ZONE C B.F.E. NA

ADDRESS:		J.V. BURKES & ASSOC., INC. 2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461 504 • 649 • 0075		DRAWN BY: M.D.	
SURVEY N° 201116				SCALE: 1" = 100'	
DATE: JUNE 5, 1996					
REVISED: Nov. 6 1996 * PERIMETER CALLS					
SURVEY MAP OF:		4.2509 ACRES OF LAND			
LOCATED IN:		SEC. 14, T8S, R14E, ST. TAMMANY PARISH LOUISIANA			
CERTIFIED TO:		MIKE KRAMER			
		SURVEYED BY: J.V. BURKES III L.A. REG. N° 840			



**ZONING STAFF REPORT**  
2024-3693-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 Louisiana Highway 1085, east of Bedico Boulevard and west of Peters Road, Madisonville; S5, T7S, R10E; Ward 1, District 4      **Council District:** 4

**Owner:** Peters Family Trust - Michael L. Chalaron, Lizbeth Suzanne Peter, Philip Michael Peter, Andree O. Chalaron      **Posted:** February 20, 2024

**Petitioner:** Jones-Fussell, L.L.P. – Paul Mayronne      **Commission Hearing:** March 5, 2024

**Size:** 43.68 acres      **Determination:** Approved, Denied, Postponed



**Current Zoning**  
A-2 (Suburban District)

**Requested Zoning**  
CBF-1 (Community-Based Facilities District)

**Future Land Use**  
Residential: Light-Intensity  
Residential: Medium-Intensity

**Flood Zone**  
Effective Flood Zone A  
Preliminary Flood Zone AE

**Critical Drainage:**  
Yes

**Elevation Requirements:**  
BFE 21' + 1' Freeboard = 28' FFE

**FINDINGS**

1. The applicant is requesting to rezone the 43.68-acre parcel A-2 Suburban District to CBF-1 Community-Based Facilities District. The property is located on the west side of Louisiana Highway 1085, east of Bedico Boulevard and west of Peters Road, Madisonville.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
09-2116	Unknown	A-2 Suburban District

*Site and Structure Provisions*

3. The subject property is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-2 Suburban District
South (Across Highway 1077)	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Greenspace / Residential	Bedico Creek PUD Planned Unit Development



## ZONING STAFF REPORT

2024-3693-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
Director

5. The subject property abuts A-2 Suburban District to the north, south, and east. To the west sits the Bedico Creek PUD Planned Unit Development.
6. The purpose of the existing A-2 Suburban District to provide a single-family residential environment on large, multi-acre lots. The A-2 district is located primarily in less populated areas where the character of the area should be preserved through low densities. The density requirements of the A-2 Suburban District call for a minimum of 1-acre lot sizes with 150' of Parish road-frontage, and allows 1 dwelling unit per every 1 acre. Exceeding the placement of 5 units would trigger a Major Subdivision review by the St. Tammany Parish Planning Commission.
7. The purpose of the proposed CBF-1 Community-Based Facilities District is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. Permitted uses under the CBF-1 Community-Based Facilities District are as follows: Golf courses and recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including sale of alcohol) when accessory to recreational facilities; Churches, temples, and synagogues; religious educational facilities; clubs and lodges; Fraternal and religious institutions.
8. The CBF-1 Community-Based Facilities District allows for a maximum ground floor footprint of no more than 30,000 sqft as well as limiting maximum lot coverage to 50% of the total area of the lot. **However, if a CBF-1 Community-Based Facilities-zoned property is within 200ft of a residential zoning classification, the maximum footprint shall be limited to 500 sqft in area.**
9. Per the petitioner's application, the request, if approved, is to obtain building permits to construct a Church as well as other associated uses.

### *Additional Development Information*

10. The subject property is also within the vicinity of East Bedico Creek (named waterway), which would be subject to the following requirements per the Department of Engineering:
  - 50' no-cut buffer from top-of-bank each side of the waterway

### *Consistency with New Directions 2040*

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

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

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

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Strategy 1.8.1: Maintain zoning classifications for mixed-use development at various scales and intensities.

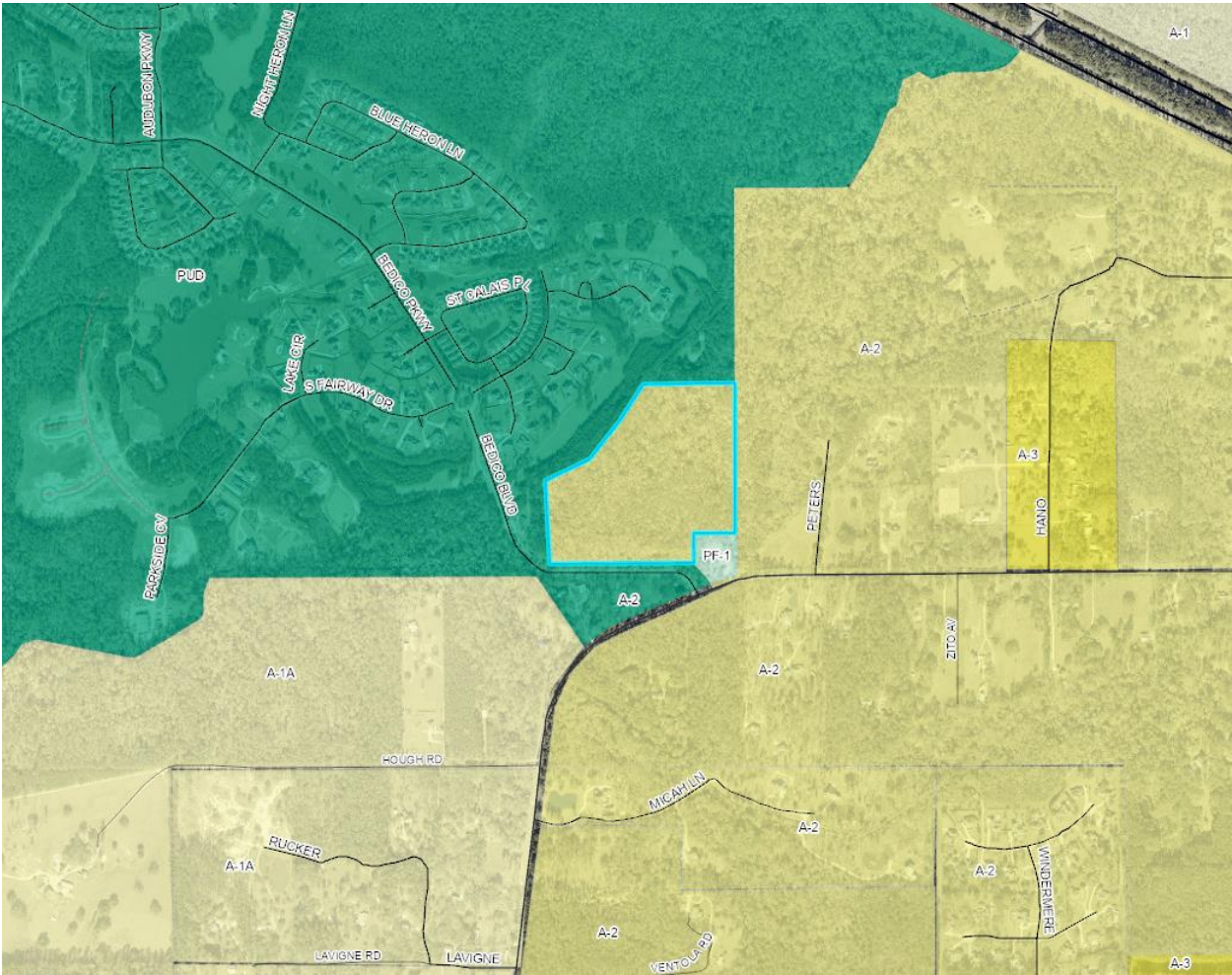




**ZONING STAFF REPORT**  
2024-3693-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

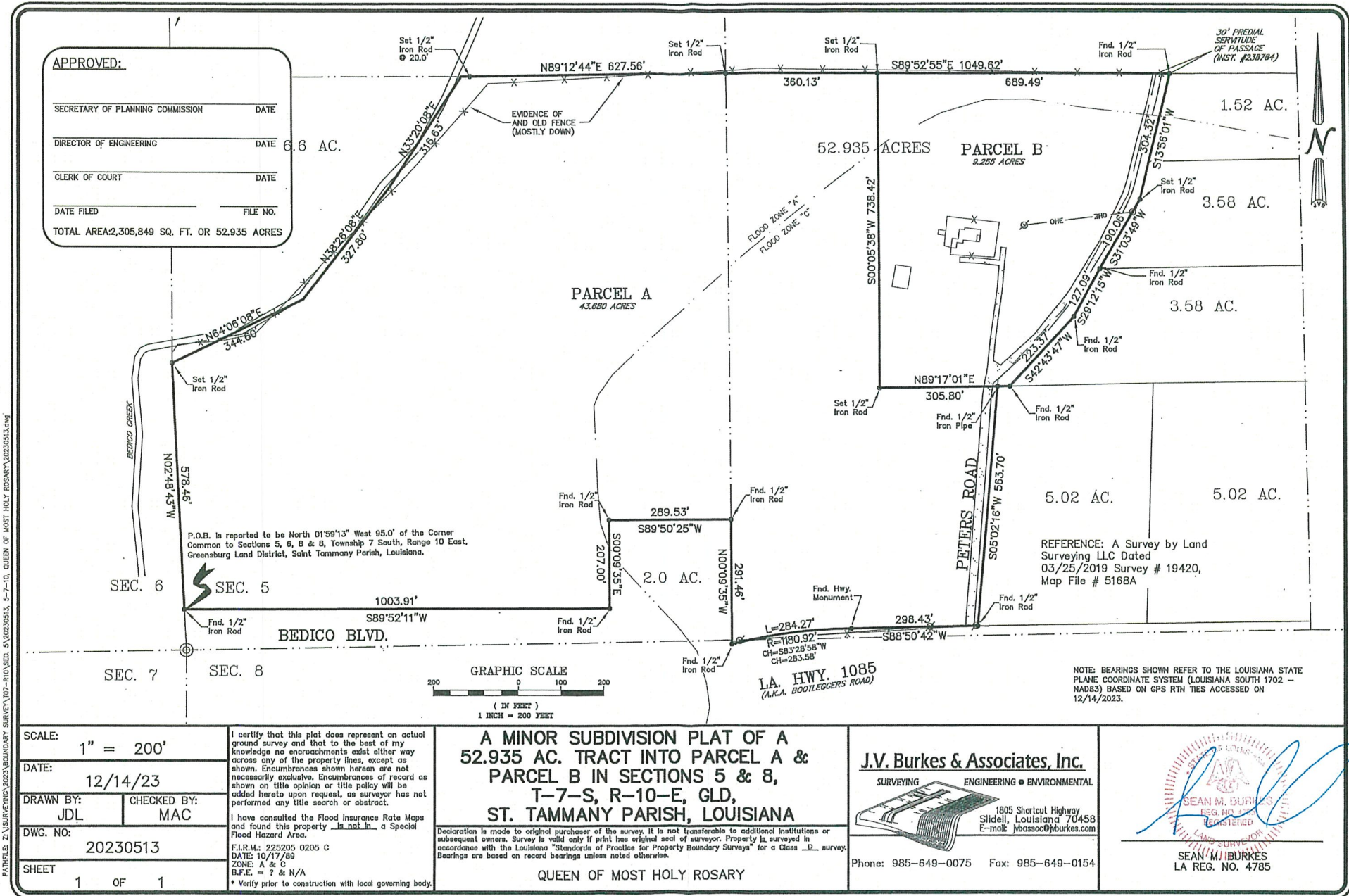
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director













**ZONING STAFF REPORT**  
2024-3696-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 LA Highway 36, east of Bullard Street, Covington; S42, T6S, R11E; Ward 3, District 2  
**Council District:** 2  
**Owner:** Optimize Solutions, LLC – Craig Page  
**Posted:** February 20, 2024  
**Petitioner:** Craig Paige  
**Commission Hearing:** March 5, 2024  
**Size:** .64 acres  
**Determination:** Approved, Denied, Postponed



**Current Zoning**  
NC-4 (Neighborhood Institutional District)  
**Requested Zoning**  
HC-2 (Highway Commercial District)  
**Future Land Use**  
Commercial  
**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone AE  
**Critical Drainage:**  
Yes  
**Elevation Requirements:**  
Proposed BFE 27' + 1' Freeboard = 28' FFE

**FINDINGS**

1. The applicant is requesting to rezone the .64-acre parcel from NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). The property is located on the north side of LA Highway 36, east of Bullard Street, Covington.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	SA Suburban Agriculture	NC-4 Neighborhood Institutional District

*Site and Structure Provisions*

3. Per the petitioner's application the subject property is currently developed with a warehouse.

*Compatibility or Suitability with Adjacent Area*

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South (Across Highway 36)	Industrial	I-1 Industrial District
East	Commercial	NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional District





**ZONING STAFF REPORT**  
2024-3696-ZC

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

5. The subject property abuts properties zoned NC-4 Neighborhood Institutional District to the east and west, the former being utilized as what appears to be a legal non-conforming mini-storage facility and the latter as a single-family dwelling. To the north sits residential property within the Garland's Covington and Claiborne Addition Subdivision. To the south sits a former DOTD facility zoned I-1 Industrial District.
6. The purpose of the existing NC-4 Neighborhood Institutional District is to provide for the location of uses which provide a service at the neighborhood level but could result in a large influx of customers or clientele at a specific time because of scheduled gatherings, classes or meetings. Permitted uses include the following: All uses permitted in the NC-3 district and; Dance studios; Music studios; Aerobic/weight loss studios; Educational learning centers; Churches, temples, synagogues and mosques; Religious educational facilities; Clubs and lodges; Fraternal and religious institutions; Child daycare centers; Nursery schools. The maximum building size within the NC-4 Neighborhood Institutional District is 12,500sqft.
7. The purpose of the proposed HC-2 Highway Commercial District is 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. Permitted uses under the HC-2 Highway Commercial District are as follows: 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.
8. The minimum lot size of the HC-2 Highway Commercial District is 20,000 sqft which the applicant currently meets. Per the petitioner's application, the request is in order to establish an office/warehouse on the existing property. Under the HC-1 zoning, an office warehouse is able to be utilized but cannot exceed 3,000 sqft. If more than one use occupies the building, however, the entire building shall not exceed 9,000 sqft gross floor area.

*Additional Development Information*

9. The subject property is also within the vicinity of a Parish lateral which would be subject to the following requirements per the Department of Engineering:
  - No structures within 20' of top-of-bank (each side)

*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:

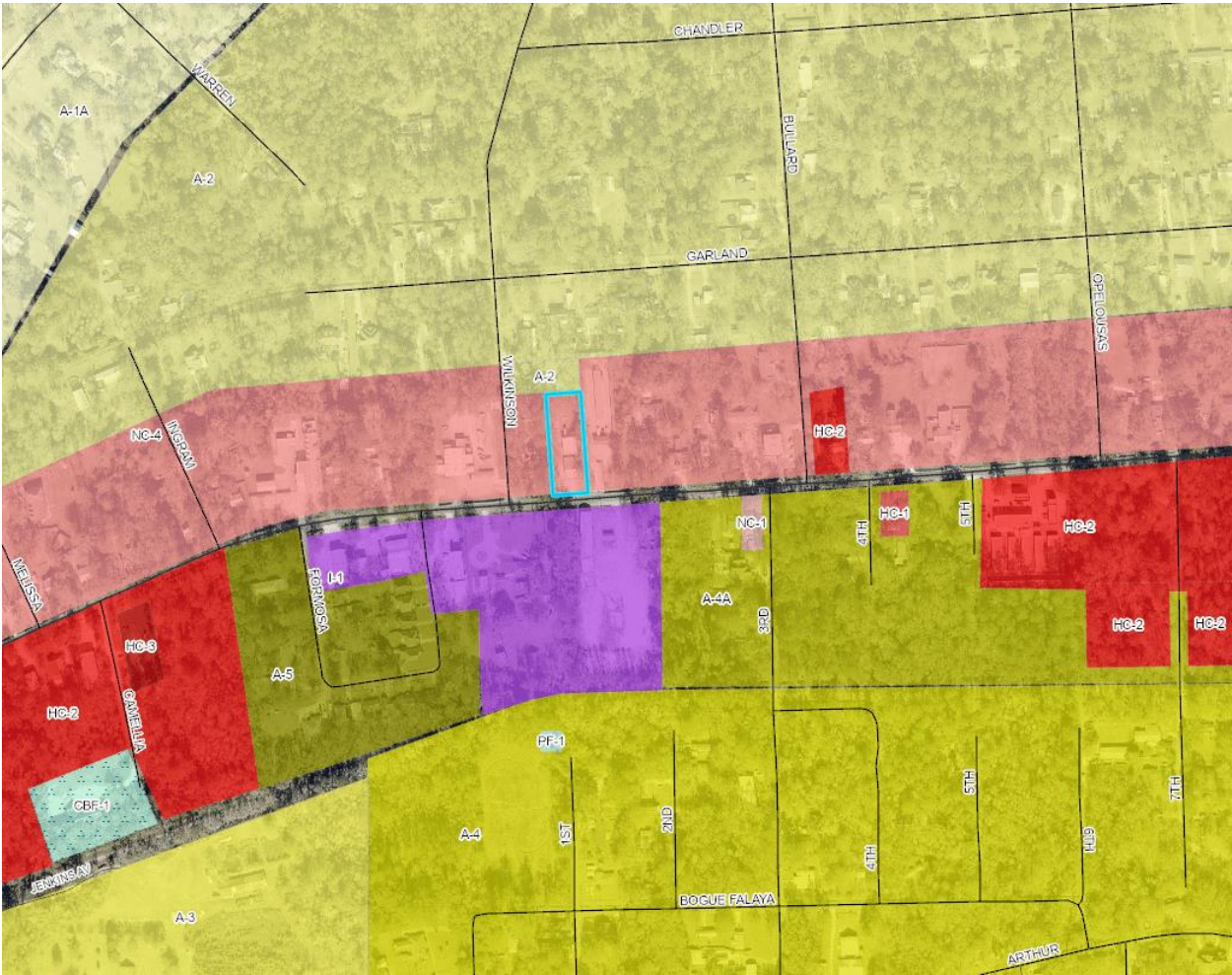
- i. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses



**ZONING STAFF REPORT**  
2024-3696-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director



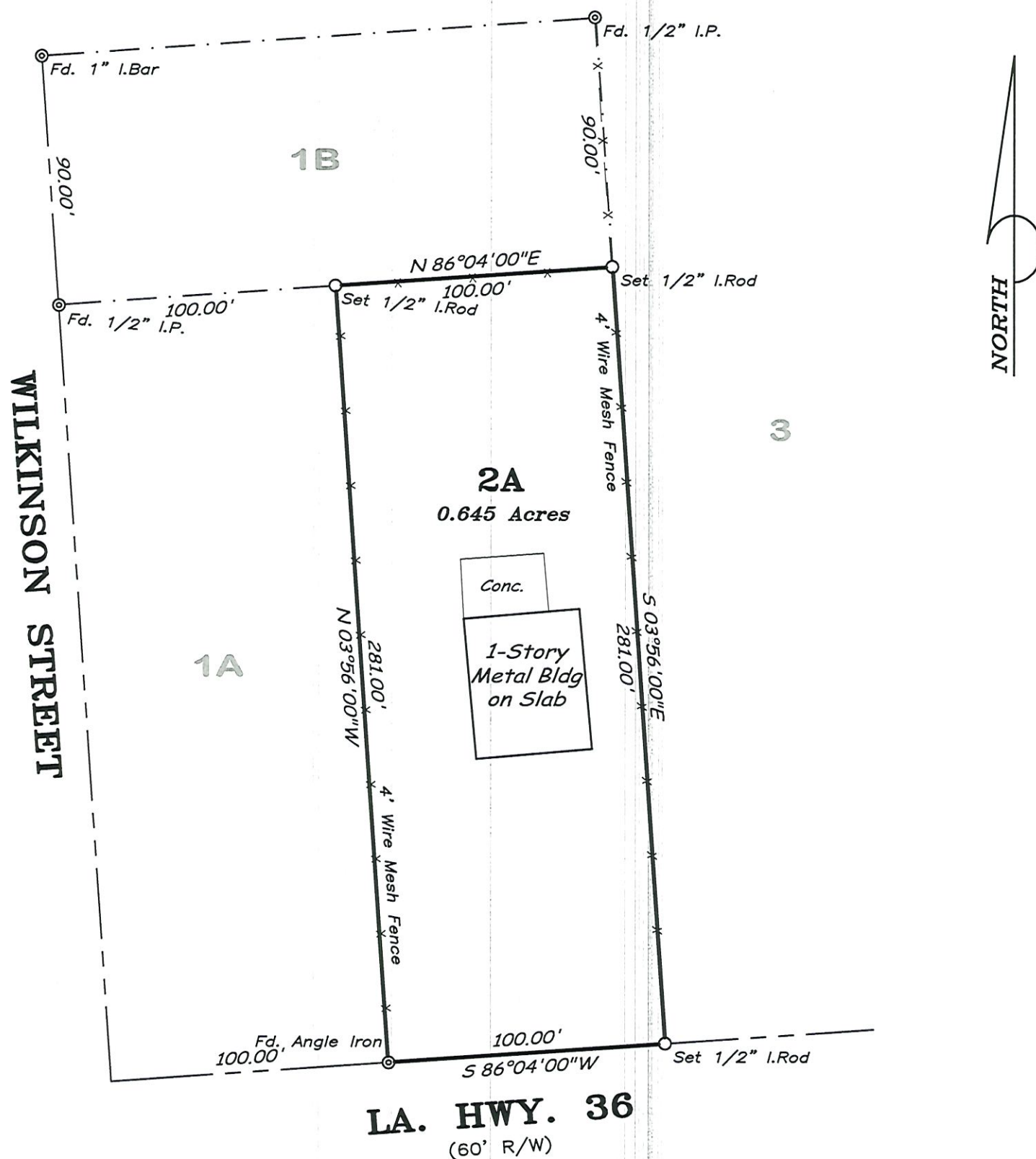






## A horizontal graphic scale bar with alternating black and white segments. Above the bar, numerical markings are present at 50, 0, 50, 100, and 150. Below the bar, the text "GRAPHIC SCALE - FEET" is written in a serif font.

1. RESUBDIVISION MAP OF LOTS 1 AND 2 INTO LOTS 1A, 1B AND 2A, BLOCK 7, GARLAND ADDITION LOCATED IN SECTION 42, T6S-R11E....., BY JERON R. FITZMORRIS, R.L.S., DATED 3/23/1992.



**MAP SHOWING SURVEY  
OF  
Lot 2A  
Block 7, Garland Addition**

LOCATED IN SECTION 42, T 6 S-R 11 E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

OWNER(S)/BUYER(S)

## OPTIMIZE EGS

BASE BEARING: GPS-C4GNET-RTN(LA SPCS SOUTH ZONE-NAD 83)

FLOOD ZONE: N/A BASE FLOOD ELEVATION: N/A

F.E.M.A. F.I.R.M. PANEL NO. N/A DATED: N/A

<i>DRAWN BY:</i>	<i>CTM</i>
<i>CREW CHIEF:</i>	<i>DEC</i>
<i>TECHNICIAN:</i>	<i>CTM</i>
<i>CHECKED BY:</i>	
<i>CHECKED BY:</i>	

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF OPTIMIZE EGS  
THE PURPOSE AND INTENTION OF THIS SURVEY IS TO DETERMINE WHETHER ENCROACHMENTS EXIST ACROSS PROPERTY LINES AND IS FOR MORTGAGE  
PURPOSES ONLY. THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT  
THE SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER  
VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY. ALSO, A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF  
THIS SURVEY.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY RECORD PLATS AND/OR DESCRIPTIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TITLE 46: CHAPTER 25 (PROFESSIONAL AND OCCUPATIONAL STANDARDS) AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY.

L. G. McF

LESTER A. McLIN, JR.  
PROFESSIONAL LAND SURVEYOR  
REG. # 4470

DATE: 1/15/24

W.O. # 2240019



McLin Taylor, Inc.

## Engineering and Land Surveying





**ZONING STAFF REPORT**  
2024-3705-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](http://stpgov.org/planning)

**Location:** Parcel located on the southeast side of McGee Road, east of LA Highway 1077, Covington; S21, T6S, R10E; Ward 1, District 3  
**Council District:** 3  
**Owner:** Mary Wright  
**Posted:** February 20, 2024  
**Petitioner:** Monica Wright  
**Commission Hearing:** March 5, 2024  
**Size:** 1 acre  
**Determination:** Approved, Denied, Postponed



**Current Zoning**  
A-1 (Suburban District)  
**Requested Zoning**  
A-2 (Suburban District)  
MHO (Manufactured Housing Overlay)  
**Future Land Use**  
Residential: Medium-Intensity  
**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone AE  
**Critical Drainage:**  
Yes  
**Elevation Requirements:**  
Proposed BFE 37' + 1' Freeboard = 38' FFE

**FINDINGS**

1. The applicant is requesting to rezone the 1-acre parcel from A-1 (Suburban District) to A-2 (Suburban District) and MHO (Manufactured Housing Overlay). The property is located on the southeast side of McGee Road, east of LA Highway 1077, Covington.

*Zoning History*

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

Ordinance / Case #	Prior Classification	Amended Classification
88-060	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	A-1 Suburban District

*Site and Structure Provisions*

3. Per the petitioner's application the subject property is currently developed with a mobile home that is of legal non-conforming use. The property, in total, consists of 3.05 acres. As the subject property is zoned A-1 Suburban District which requires 5-acre parcel sizes, the property is deemed as a lot of record as it does not conform to the site provisions of the existing zoning.





**ZONING STAFF REPORT**  
2024-3705-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*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 (Across McGee Road)	Undeveloped	Providence Parks PUD Planned Unit Development
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

- 5. The subject property abuts residential uses on all sides zoned A-1 Suburban District with an undeveloped portion of the Providence Park PUD to the south.
- 6. Based on the most recent and available data from Google Earth, the number of manufactured homes from the corner of Wilkinson Street and McGee Road heading towards the subject property appears to be three.
- 7. The A-1 Suburban District calls for a minimum of 5-acre parcel sizes with a width of 300' as well as a density of 1 unit per every 5 acres. The requested A-2 Suburban District calls for a minimum 1-acre parcel sizes with a width of 150' as well as a density of 1 unit per every 1 acre.
- 8. If approved, the applicant could place one additional mobile home on the property.

*Consistency with New Directions 2040*

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

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

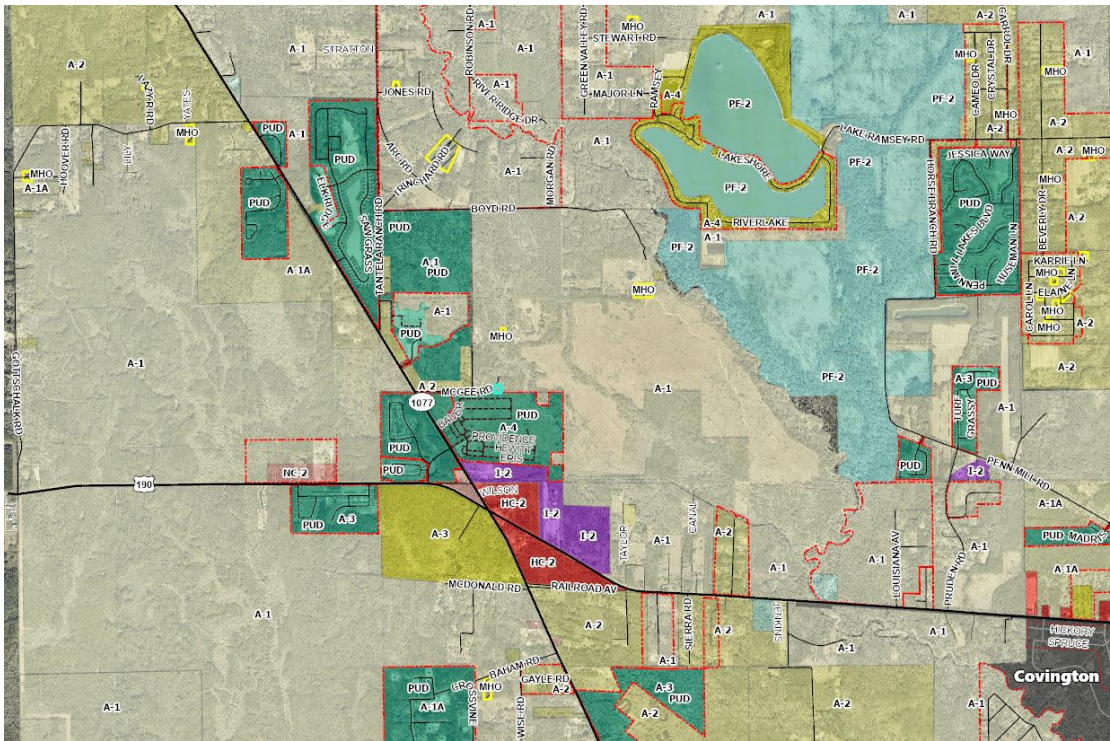
- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



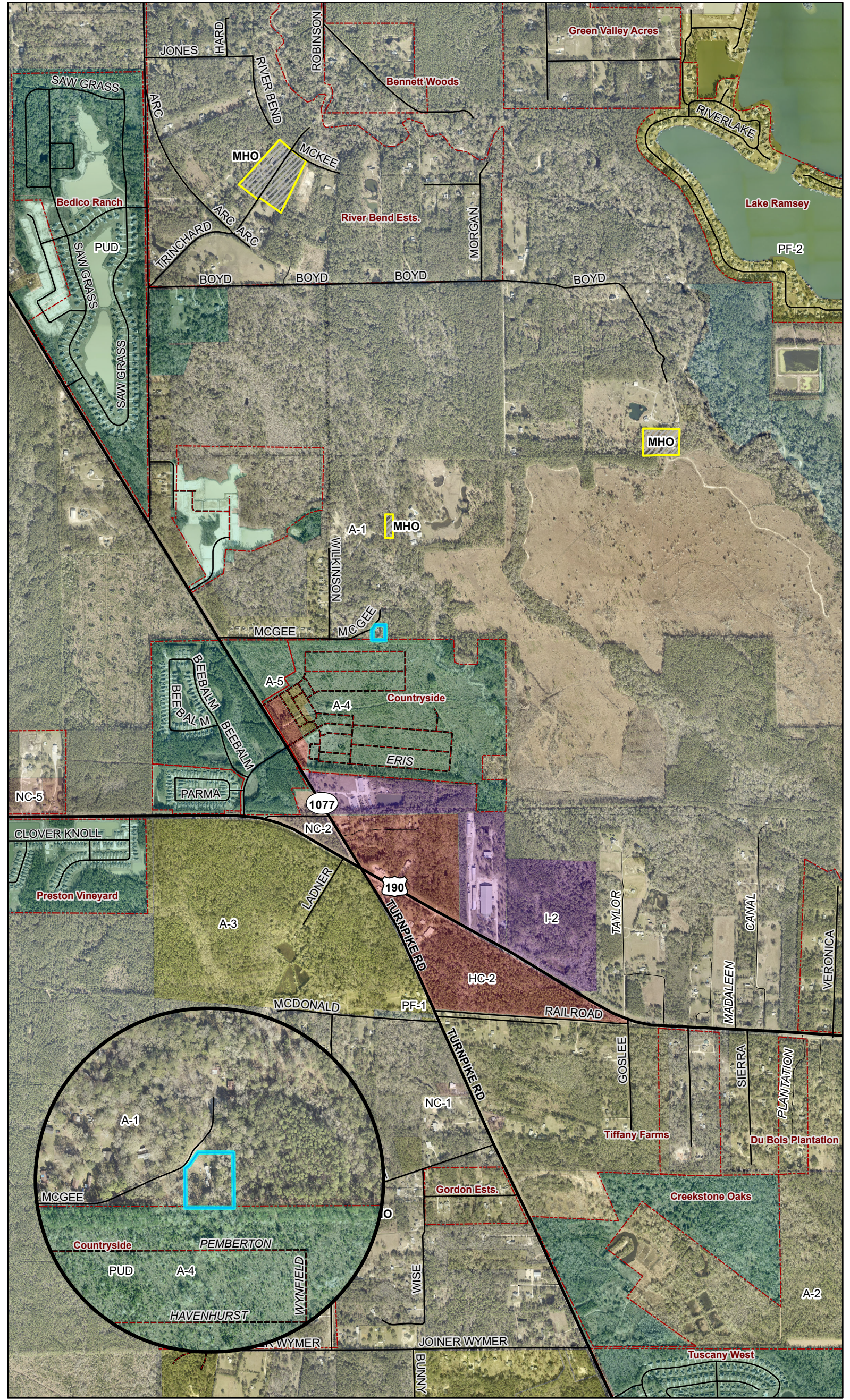
**ZONING STAFF REPORT**  
2024-3705-ZC

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director







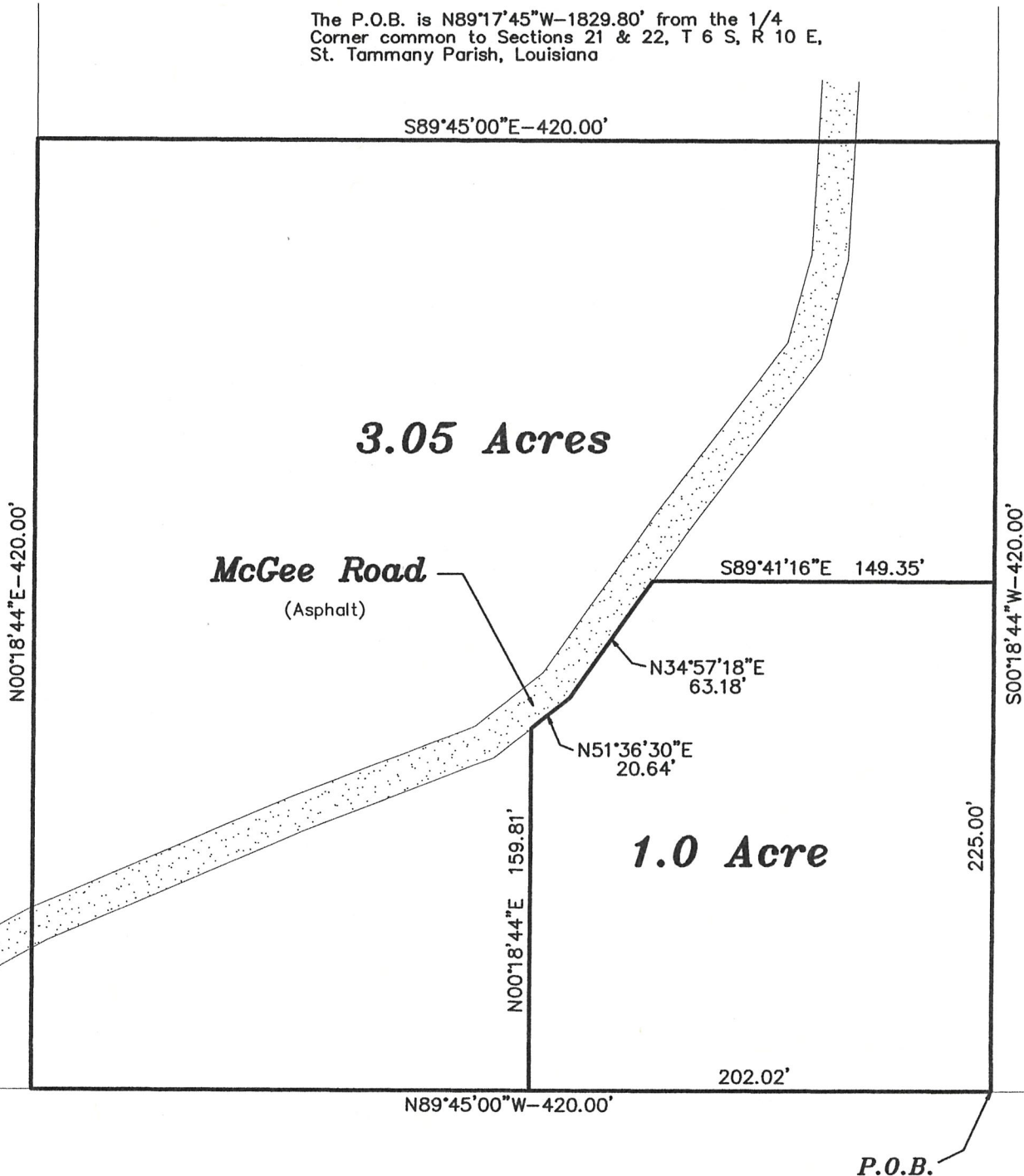


\*THIS MAP IS FOR REZONING ONLY.

A Sketch Map of an 4.05 Acre Parcel of Land

Reference: A Survey Plat by Jeron Fitzmorris,  
Dated 5-22-2006, No. 11887

The P.O.B. is N89°17'45"W-1829.80' from the 1/4  
Corner common to Sections 21 & 22, T 6 S, R 10 E,  
St. Tammany Parish, Louisiana



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

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY  
SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)  
Building Setbacks  
Front:  
Side:  
Rear:  
Side Street:

MAP PREPARED FOR  
**Mary Wright and  
Monica White**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTION 21, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:  
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**  
518 N. Columbia Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax  
landsurveyingllc@gmail.com

STATE OF LOUISIANA  
Bruce M. Butler, III  
License No. 4894  
PROFESSIONAL  
CERTIFIED CORRECT  
SURVEYOR  
BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1"= 70'

DATE: 7-28-2023

NUMBER: 21337





**ZONING STAFF REPORT**  
ZC06-10-100

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 Koop Drive, west of LA Highway 59, Mandeville S24, T7S, R11E;  
Ward 4, District 11      **Council District:** 11

**Petitioner:** St. Tammany Parish Government      **Posted:** February 21, 2024

**Owner:** St. Tammany Parish Government      **Commission Hearing:** March 5, 2024

**Size:** 7.62 acres of 25.58 acres      **Determination:** Approved, Denied, Postponed

**Current Zoning**

Planned Unit Development: Koop Drive  
Business Park

**Requested Zoning**

Major Amendment to the PUD

**Future Land Use**

Commercial  
Residential: Medium-Intensity

**Flood Zone:**

Effective Flood Zone C  
Preliminary Flood Zone X

**Critical Drainage:**

No

**Elevation Requirements:**

FFE is 12" above crown of street



**Zoning History**

1. The Koop Drive Business Park Planned Unit Development was created in 2006 (Case No. ZC06-10-100/Ordinance No. 06-1460). The property was the subject of a 2011 Major Amendment request which was approved by the St. Tammany Parish Zoning Commission to add billboards, schools, and universities to the list of permitted uses within the PUD.

Table 1: Zoning history of Subject Lot(s)

History of PUD Development	Uses	Amendments
2006 Zoning Change Approving PUD	Multi-Family Residential and Commercial	Original PUD
2011 Major Amendment Approved	Multi-Family Residential, Commercial, Schools and Universities, Billboards	Addition of billboards and schools and universities to the list of permitted uses
Current Requested Major Amendment	All present uses as well as the addition of recreational facilities	“Recreational facilities owned by public or private entities, including restaurants, clubhouses, grills and retail (including sale of alcohol) when accessory to recreational facilities” added to the list of permitted uses under the PUD Planned Unit Development





Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	Koop Drive Business Park PUD
South	Interstate 12	Interstate 12
East	St. Tammany Parish Government Offices	PF-1 Public Facilities District
West	Undeveloped	Koop Drive Business Park PUD

- 2. The property abuts the Koop Drive PUD to the north and west, the St. Tammany Government Complex to the east, and Interstate 12 to the south.
- 3. The current request is to add “recreational facilities owned by public or private entities, including restaurants, clubhouses, grills, and retail uses (including the sale of alcohol) when accessory to recreational facilities” to the south eastern 7.62 acres of the existing PUD. The purpose of the request is to provide a recreational district that would house an amphitheater to accommodate events, performances, and provide other amenities for the community to utilize.

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. Strategy 1.6.3: Encourage traditional neighborhood developments featuring attractive, compact, walkable, mixed-use patterns throughout the Parish by maintaining zoning classifications and districts that permit traditional neighborhood development at various scales.
- ii. Strategy 4.2.1: Support family recreation activities through continued stewardship and expanded funding for enhancements of public recreational assets, including the Tammany Trace, St. Tammany Fishing Pier, boat launches, and Camp Salmen Nature Park.
- iii. Goal 4.3: Goal 3: Neighborhoods throughout the Parish will share high access to quality public facilities and services, including schools, public safety facilities, recreation facilities, and libraries.









ZC06-10-100

COMPASS WAYS

TAMMANY-TRACE DR

JAMES ST

I-2

I-2

I-2

I-1

PUD

TRAILHEAD DR

HC-2

COMMERCE ROW

KOOP DR

PF-1

A-3

I-2W

HC-2

I-2E

A-3  
PUD

WHITE WING DOVE  
RING NECK DOVE  
SKYLER DOVE  
BROOK DOVE

I-1

A-1

DOVE PARK RD

I-1

A-1A

PBC-1

HC-2

PUD  
A-3