

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, SEPTEMBER 3, 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. The livestream will begin at 6:00 PM on Tuesday, September 3, 2024. If you are unable to attend the meeting in person, the meeting will be aired live on our government access channel STPG-TV.

ROLL CALL

CALL TO ORDER

ANNOUNCEMENTS

Pursuant to Section 200-2(H)(9)(f) of the Unified Development Code, members of the audience shall observe the following rules of conduct and decorum while the meeting is in progress:

- i. Refrain from talking to other members of the audience in a loud or otherwise disruptive manner.
 - ii. Refrain from initiating private conversations with Commission members, staff or legal counsel.
 - iii. Refrain from approaching the podium unless invited to do so by the chairman.
 - iv. Refrain from engaging in any behavior which is not in keeping with proper and courteous conduct.
 - v. Refrain from cheers, jeers, applause, or any expressions of approval or disapproval of comments made by any speakers, or any actions taken by the Commission.
 - vi. Refrain from discussing matters not on the published agenda unless the proper procedures have been followed in adding the item to the agenda.
 - vii. Refrain from bringing any objects into the building and auditorium where the planning meeting is to be held that are disruptive to the meeting.
- The chairman shall take whatever action is necessary to ensure that these rules are observed and the meeting proceeds in an orderly fashion.

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AUGUST 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:

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KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

1. **2024-3901-ZC**
Existing Zoning: R-2 (Rural Residential District)
Proposed Zoning: R-2 (Rural Residential District and MHO (Manufactured Home Overlay)
Location: Parcel located on the east side of Louisiana Highway 1083, north of Cleland Road, Covington; S9, T6S, R12E; Ward 10, District 6
Acres: 1 acre
Petitioner: Bruce Wainer
Owner: ASFC, LLC
Council District: 6

2. **2024-3908-ZC**
Existing Zoning: S-1 (Suburban Residential District)
Proposed Zoning: S-1 (Suburban Residential District) and MHO (Manufactured Home Overlay)
Location: Parcel located on the west side of East Second Street, south of Arthur Road, Covington; S42, T6S, R11E; Ward 3, District 2
Acres: .295 acres
Petitioner: Deonne Harrison-Lee
Owner: Deonne Harrison-Lee
Council District: 2

3. **2024-3911-ZC**
Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: L-1 (Large Lot Residential District) and MHO (Manufactured Home Overlay)
Location: Parcel located on the south side of N Pontchartrain Drive, west of Sylve Road, being 62790 N Pontchartrain Drive, Lacombe; S38, T8S, R12E; Ward 7, District 7
Acres: 0.51 acres
Petitioner: Danielle Williams
Owner: George Williams
Council District: 7

4. **2024-3913-ZC**
Existing Zoning: Lofton Estates - PUD Planned Unit Development Overlay
Proposed Zoning: R-1 (Rural Residential District)
Location: Parcel located on the east side of Military Road, north of I-10, south of Sycamore Drive, Slidell; S32, T8S, R15E; Ward 8, District 9
Acres: 77.39 acres
Petitioner: St. Tammany Parish Government
Owner: Oak Island Corporation, Inc – Toby Lowe
Council District: 9

5. **2024-3914-ZC**
Existing Zoning: HC-2 (Highway Commercial District) and M-L (Low Multiple-Family Residential District)
Proposed Zoning: M-M (Medium Multiple-Family Residential District)
Location: Parcel located on the west side of Airport Road, south of Redwood Street, being 61325 Airport Road, Slidell; S30, T8S, R14E; Ward 9, District 11
Acres: 2.63 acres
Petitioner: St. Tammany Parish Government
Owner: Airport Road Associates, Limited
Council District: 11

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6. 2024-3916-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the north side of Louisiana Highway 21, east of Louisiana Highway 1085, Covington; S46, T7S, R11E; Ward 1, District 1
Acres: 1.7 acres
Petitioner: St. Tammany Parish Government
Owner: Acadian Village Hwy. 2, LLC – Bryan D. Burns
Council District: 1

7. 2024-3917-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the north side of Louisiana Highway 21, east of Louisiana Highway 1085, Covington; S46, T7S, R11E; Ward 1, District 1
Acres: 1.408 acres
Petitioner: St. Tammany Government
Owner: Yu-Teh and Su-Chen Li Revocable Living Trust
Council District: 1

8. 2024-3918-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the east side of Voters Road, Slidell; S23, T9S, R14E; Ward 8, District 14
Acres: 3.43 acres
Petitioner: St. Tammany Parish Government
Owner: King’s Square Properties, LLC
Council District: 14

9. 2024-3920-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: M-L (Low Multiple-Family Residential District)
Location: Parcel located on the east side of Pontchartrain Drive, being Lot 153, Eden Isles Subdivision, Unit 1; S32, T9S, R14E; Ward 9, District 13
Acres: .77 acres
Petitioner: St. Tammany Parish Government
Owner: Frederick Bourliea
Council District: 13

10. 2024-3921-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: M-L (Low Multiple-Family District)
Location: Parcel located on the east side of Pontchartrain Drive, being Lot 154, Eden Isles Subdivision, Unit 1, Slidell; S32, T9S, R14E; Ward 9, District 13
Acres: .44 acres
Petitioner: St. Tammany Parish Government
Owner: Roland Vandenberghe, etux
Council District: 13

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11. 2024-3922-ZC

Existing Zoning: S-1 (Suburban Residential District)
Proposed Zoning: S-1 (Suburban Residential District) & MHO (Manufactured Home Overlay)
Location: Parcel located on the northwest corner of Dogwood Street & Rose Street, Covington, being lots 8, 9 & 10, Square 7 Abita Nursery; S36, T6S, R11E; Ward 3, District 2,
Acres: .29 acres
Petitioner: Willie L. Laurent, Jr.
Owner: Willie L. Laurent, Jr.
Council District: 2

12. 2024-3926-ZC

Existing Zoning: CBF-1 (Community Based Facilities District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of Manzella Drive, on the east side of Malbrough Drive, and the west side of Frederick Drive, being 39299 Manzella Drive, Slidell; S12, T9S, R14E; Ward 8, District 13
Acres: 1 acre
Petitioner: Otis Favre, Jr.
Owner: Wheels Property LLC
Council District: 13

13. 2024-3929-ZC

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: M-H (High Multi-Family District)
Location: Parcel located on the east side of Pontchartrain Drive, being Lot 100 and Lot 101, Unit 1, Eden Isles Subdivision, Slidell; S44, T9S, R14E; Ward 9, District 13
Acres: .77 acres
Petitioner: St. Tammany Parish Government
Owner: Royal Eden Property, LLC
Council District: 13

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH ZONING COMMISSION MEETING
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ROLL CALL

Present: Doherty, Truxillo, Walker, Gaines, Narcisse, Milligan, Martino, Seeger, McInnis, Barrios

Absent: Troncoso, Arcemont, Binnings

Staff: Ross Liner, Helen Lambert, Erin Cook, Diana Velez, Mitchell Kogan

CALL TO ORDER

ANNOUNCEMENTS

PUBLIC ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals**
- **Speaker Cards**
- **Public Speaking - Five (5) minutes each side and three (3) minutes for rebuttal**
- **Please exit the building**

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INVOCATION - Seeger

PLEDGE OF ALLEGIANCE – Narcisse

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MANDEVILLE, LOUISIANA

APPROVAL OF THE JULY 2, 2024 MINUTES

Gaines made a motion to accept the minutes as written; second by Truxillo

YEA: Doherty, Truxillo, Walker, Gaines, Narcisse, Milligan, Martino, Seeger, McInnis, Barrios

NAY: N/A

Abstain: N/A

POSTPONING OF CASES

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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. 2024-3826-ZC

Existing Zoning: I-2 (Industrial District)
Proposed Zoning: I-2 (Industrial District) and RO (Rural Overlay)
Location: Parcel located on the south side of Johnny F. Smith Boulevard, across Corso Lane, being Lot 39, Johnny F. Smith Memorial Business Park, Slidell; S26 & S27, T8S, R14E; Ward 9, District 14
Acres: 1 acre
Petitioner: Tate Elesensohn
Owner: Tate, Rachel and Sarah Elesensohn
Council District: 14

POSTPONED FROM THE JULY 2, 2024 MEETING

- Tate Elesensohn and Jeff Schoen came to the podium to speak in favor of this request

Truxillo made a motion to approve; second by Narcisse

YEA: Doherty, Truxillo, Walker, Gaines, Narcisse, Milligan, Martino, Seeger, McInnis, Barrios

NAY: N/A

Abstain: N/A

Motion to approve carried.

2. 2024-3830-ZC

Existing Zoning: NC-1 (Professional Office District)
Proposed Zoning: HC-1 (Highway Commercial District)
Location: Parcel located on the south side of Slemmer Road, east of US Highway 190 Service Road, Covington; S15, T7S, R11E; Ward 3, District 5
Acres: 0.32 acres
Petitioner: Martin & Morgan Properties
Owner: Martin & Morgan Properties
Council District: 5

POSTPONED FROM THE JULY 2, 2024 MEETING

- Darren Martin came to the podium to speak in favor of this request

Gaines made a motion to approve; second by Narcisse

YEA: Doherty, Truxillo, Walker, Gaines, Narcisse, Milligan, Seeger, McInnis, Barrios

NAY: Martino

Abstain: N/A

Motion to approve carried.

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3. **2024-3855-ZC**

Existing Zoning: A-2 (Suburban District) & A-4 (Single-Family Residential District)

Proposed Zoning: I-2 (Industrial District)

Location: Parcel located on the south side of T.J. Smith, Jr. Expressway and on the northeast side of Receiving Station Road, Pearl River; S22, T8S, R14E; Ward 9, District 14

Acres: 82.253 acres

Petitioner: Steve Duvernay

Owner: Leon Lowe & Sons Partnership

Council District: 1

- Steve Duvernay came to the podium to speak in favor of this request
- Barbara Broom came to the podium to speak against this request

Gaines made a motion to approve; second by Seeger

YEA: Doherty, Truxillo, Walker, Gaines, Narcisse, Milligan, Seeger, McInnis, Barrios, Martino

NAY: N/A

Abstain: N/A

Motion to approve carried.

4. **2024-3871-ZC**

Existing Zoning: NC-4 (Neighborhood Institutional District)

Proposed Zoning: HC-2 (Highway Commercial District)

Location: Parcel located on the north side of Louisiana Highway 1088, across from Forest Brook Blvd, Mandeville; S5, T8S, R12E; Ward 4, District 5

Acres: 2.2 acres

Petitioner: Bruce D. Cox

Owner: FHBH Investments, LLC

Council District: 5

- Bruce Cox came to the podium to speak in favor of this request
- Carlo Hernandez and Mike Thornton came to the podium to speak against this request

Narcisse made a motion to approve; second by Seeger

YEA: Doherty

NAY: Truxillo, Walker, Gaines, Narcisse, Milligan, Seeger, McInnis, Barrios, Martino

Abstain: N/A

Motion to approve failed.

5. **2016-416-ZC**

Major Amendment to the Jackson Court PUD Planned Unit Development Overlay

LOCATION: Subdivision located on the north side of Louisiana Highway 22, west of Oak Park Drive, Madisonville; Ward 1, District 1; S17, T7S, R10E

ACRES: 17.37 acres

PETITIONER: Jones-Fussell, L.L.P. – Jeffrey D. Schoen

OWNER: LG Investments, LLC

Council District: 1

- Jeff Schoen came to the podium to speak in favor this request

Barrios and Walker recused themselves from this case and left the chambers.

Narcisse made a motion to approve; second by Seeger

YEA: Doherty, Truxillo, Gaines, Narcisse, Milligan, Seeger, McInnis, Martino

NAY: N/A

Abstain: N/A

Motion to approve carried.

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6. 2024-3872-ZC

Existing Zoning: A-2 (Suburban District), A-4 (Single-Family Residential District) and PUD (Planned Unit Development)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of Louisiana Highway 22, west of Jackson Court, Madisonville; S17, T7S, R10E; Ward 1, District 1
Acres: 2.53 acres
Petitioner: Jones-Fussell, L.L.P. - Jeffrey D. Schoen
Owner: LG Investments, LLC
Council District: 1

- Jeff Schoen came to the podium to speak in favor of this request
- William Tennis, Billy Temple (had questions), Stephen Ferder, and Travis Ronnig came to the podium to speak against this request.

Barrios and Walker recused themselves from this case and left the chambers.

McInnis made a motion to approve, second by Seeger. Narcisse made a motion to postpone; second by Martino. However, the original motion had to have been voted on. As such, McInnis withdrew her motion to approve. Seeger made a motion to approve; second by Truxillo.

YEA: Doherty, Milligan, Truxillo

NAY: Narcisse, Gaines, Seeger, McInnis, Martino

Abstain: N/A

Motion to approve failed.

7. 2024-3876-ZC

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)
Location: Parcel located on the west side of Hill Street, south of Arthur Road, being 72115 Hill Street, Covington; S42, T6S, R11E; Ward 3, District 2
Acres: .17 acres
Petitioner: Marie Alexius-Harrison
Owner: Marie Alexius-Harrison
Council District: 2

- Marie Alexius-Harrison came to the podium to speak in favor of this request

Narcisse made a motion to approve; second by Gaines

YEA: Doherty, Truxillo, Walker, Gaines, Narcisse, Milligan, Seeger, McInnis, Barrios

NAY: Martino

Abstain: N/A

Motion to approve carried.

8. 2024-3879-ZC

Existing Zoning: A-4A (Single-Family Residential District)
Proposed Zoning: A-5 (Two-Family Residential District)
Location: Parcel located on the southwest corner of 4th Street and Richard Avenue, being 61197 Richard Avenue, Slidell; S28, T8S, R14E; Ward 9, District 14
Acres: .26 acres
Petitioner: Jennifer and Darren Yax
Owner: Jennifer and Darren Yax
Council District: 14

- Jennifer and Darren Yax came to the podium to speak in favor of this request

Gaines made a motion to approve; second by Truxillo

YEA: Doherty, Truxillo, Walker, Gaines, Narcisse, Milligan, Seeger, McInnis, Barrios, Martino

NAY: N/A

Abstain: N/A

Motion to approve carried.

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MANDEVILLE, LOUISIANA

9. 2024-3883-ZC

Existing Zoning: AML (Advanced Manufacturing and Logistics District)

Proposed Zoning: AML (Advanced Manufacturing and Logistics District) and
RBCO (Regional Business Center Overlay)

Location: Property located on the east side of Interstate 12, and the west
side of LA Highway 1088, Mandeville, LA; S28 AND S32,
T7S, R12E; Ward 4, District 11

Acres: 306.10 acres

Petitioner: John Crosby

Owner: Crosby Development Company, LLC, Abiquiu Holdings, LLC,
Alamosa Holdings, LLC, Crosby-McEnery Development, LLC

Council District: 11

- Jennifer and Darren Yax came to the podium to speak in favor of this request

Gaines made a motion to approve; second by Truxillo

YEA: Doherty, Truxillo, Walker, Gaines, Narcisse, Milligan, Seeger, McInnis, Barrios, Martino

NAY: N/A

Abstain: N/A

Motion to approve carried

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT



ZONING STAFF REPORT
2024-3901-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 Louisiana Highway 1083, north of Cleland Road, Covington; S9, T6S, R12E; Ward 10, District 6

Council District: 6

Petitioner: Bruce Wainer

Posted: August 14, 2024

Owner: ASFC, LLC

Commission Hearing: September 3, 2024

Size: 1 acres

Determination: Approved, Denied, Postponed



Current Zoning

R-2 (Rural Residential District) and RO (Rural Overlay)

Requested Zoning

R-2 (Rural Residential District), RO (Rural Overlay) and MHO (Manufactured Home Overlay)

Future Land Use

Rural & Agricultural

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 1-acre parcel from R-2 Rural Residential District to R-2 Rural Residential and MHO Manufactured Housing Overlay. The property is located on the east side of Louisiana Highway 1083, north of Cleland Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
10-2233	Unknown	R-2 Rural Residential District (formerly A-1A Suburban District)

Site and Structure Provisions

3. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	R-2 Rural Residential District
South	Undeveloped	R-2 Rural Residential District
East	Undeveloped	R-2 Rural Residential District
West (Across Hwy 1083)	Cleared (undeveloped)	R-2 Rural Residential District

5. The subject parcel is flanked by undeveloped parcels zoned R-2 Rural Residential District on all sides.



ZONING STAFF REPORT
2024-3901-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

6. If approved, the applicant could apply for a building permit to place one manufactured home on-site.

Consistency with New Directions 2040

Rural & 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.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

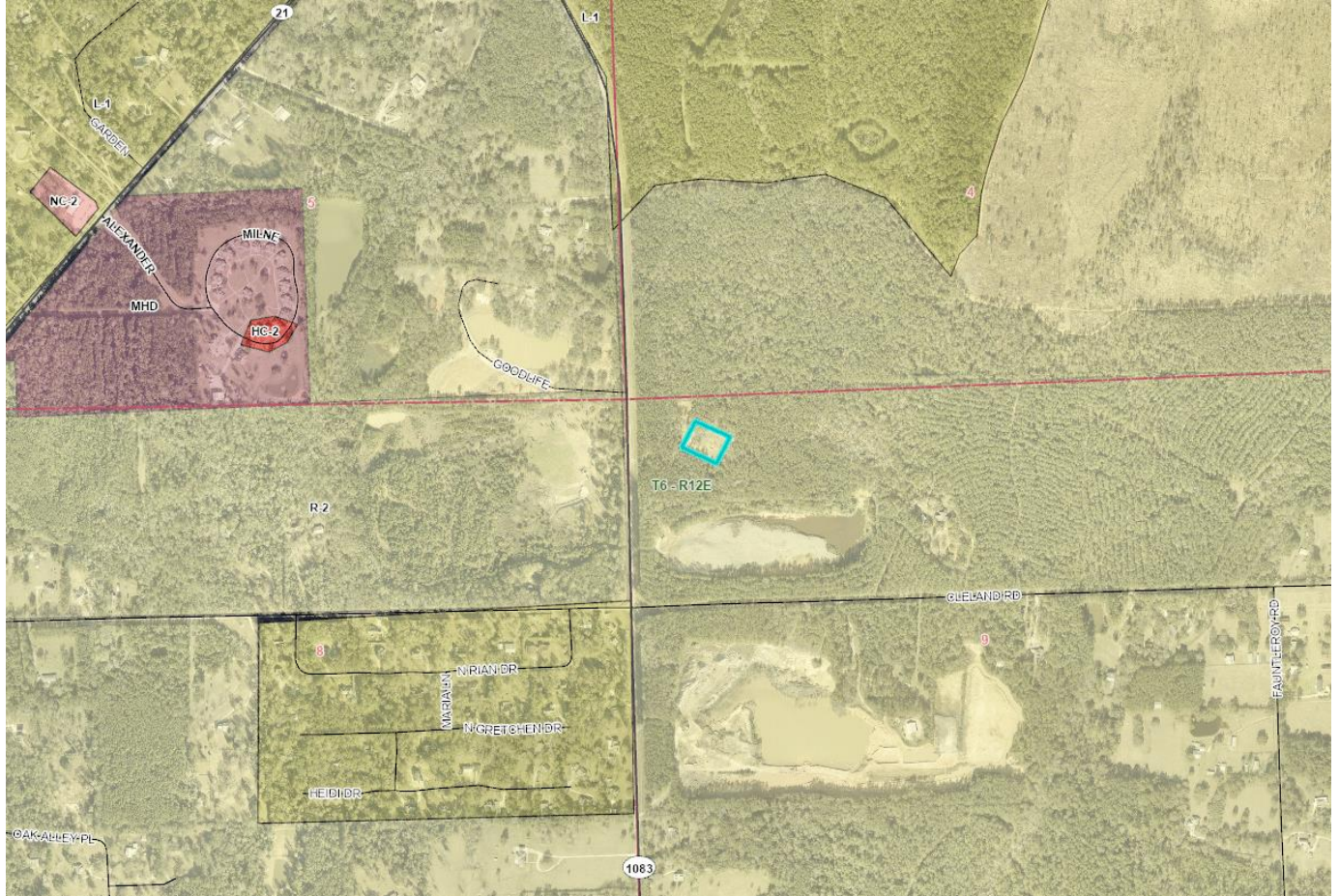
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



ZONING STAFF REPORT
2024-3901-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2024-3901-ZC

L-1

5

4

GOODLIFE

R-2

1083

8

9

CLELAND RD

N RIAN DR

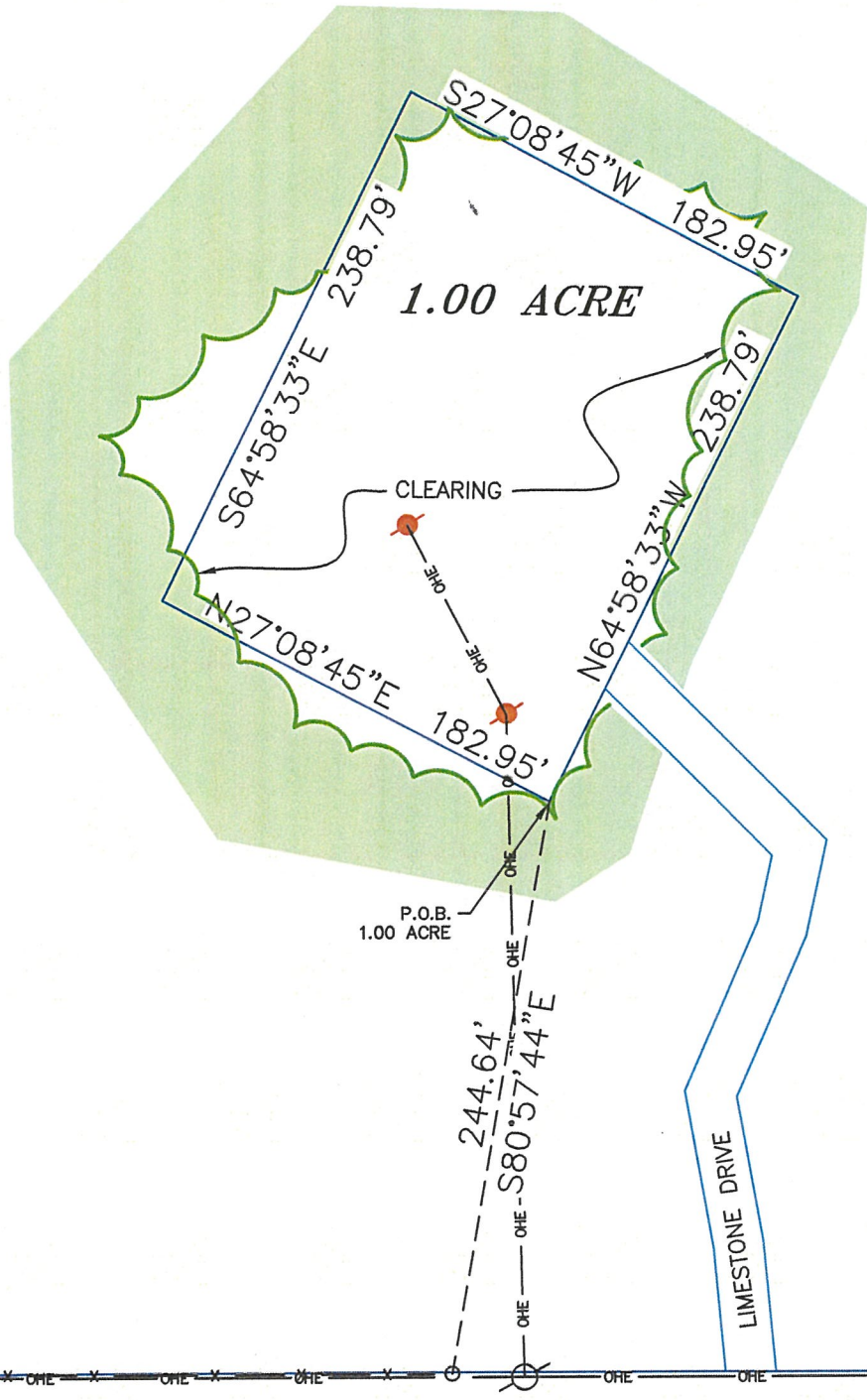
L-1

N GRETCHEN DR

HEIDI DR



PARCEL A



LOUISIANA HIGHWAY 1083

A RE-ZONING MAP OF
 A 1.00 ACRE PARCEL OF LAND
 situated in
 SECTION 9, TOWNSHIP 6 SOUTH, RANGE 12 EAST
 St. Tammany Parish, Louisiana
 for
 ASFC, LLC

Survey No. 2015 230 F
 Date: JUNE 19, 2024

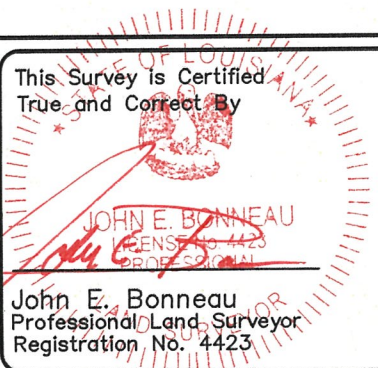
Drawn by: SPH
 Revised: 07/01/24(OFFICE-SH)

Scale: 1" = 80'



Professional Land Surveyors
 Planners and Consultants
 1011 NORTH CAUSEWAY BLVD., SUITE 34
 MANDEVILLE, LA 70471
 OFFICE NO. (985)845-1012
 FAX NO. (985)845-1778
 www.loweengineers.com
 e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified
 True and Correct By



John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423



ZONING STAFF REPORT
2024-3908-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 East Second Street, south of Arthur Road, Covington; S42, T6S, R11E; Ward 3, District 2

Council District: 2

Petitioner: Deonne Harrison-Lee

Posted: August 19, 2024

Owner: Deonne Harrison-Lee

Commission Hearing: September 3, 2024

Size: .295 acres

Determination: Approved, Denied, Postponed

Current Zoning

S-1 (Suburban Residential District)

Requested Zoning

S-1 (Suburban Residential District) and MHO (Manufactured Home Overlay)

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

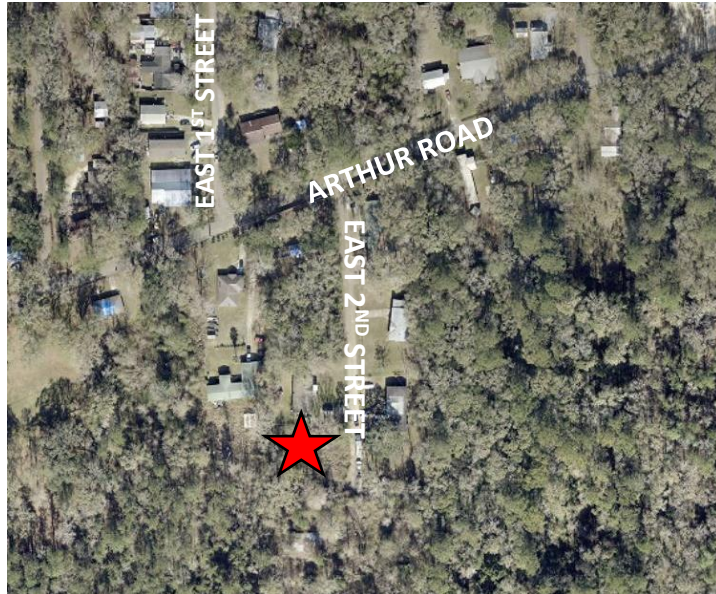
Preliminary Flood Zone X

Critical Drainage:

No

Elevation Requirements:

FFE is 12" above crown of street elevation



FINDINGS

1. The applicant is requesting to rezone the .295-acre parcel from S-1 Suburban Residential District to S-1 Suburban Residential District and MHO Manufactured Housing Overlay. The property is located on the west side of East Second Street, south of Arthur Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
98-049	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District)

Site and Structure Provisions

3. The site 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	S-1 Suburban District
South	Undeveloped	S-1 Suburban District
East	Residential	S-1 Suburban District
West	Residential	S-1 Suburban District

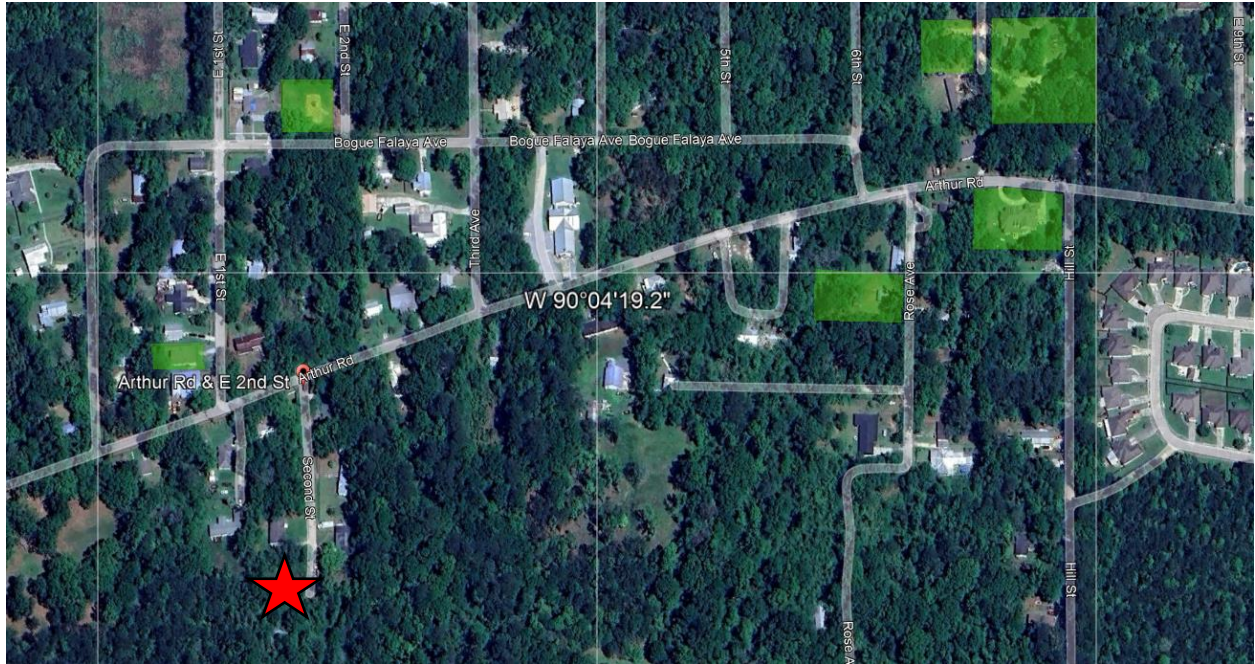


ZONING STAFF REPORT
2024-3908-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject parcel is flanked by property zoned S-1 Suburban Residential District on all sides.
6. Within the vicinity of the property, there are multiple parcels that have obtained the MHO Manufactured Housing Overlay in the past as shown below in green:



7. If approved, the applicant could apply for a building permit to place one (1) manufactured home on-site.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 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.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



ZONING STAFF REPORT
2024-3908-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



2024-3908-ZC

E 1ST ST

ARTHUR RD

E 2ND ST

42



L-2

42

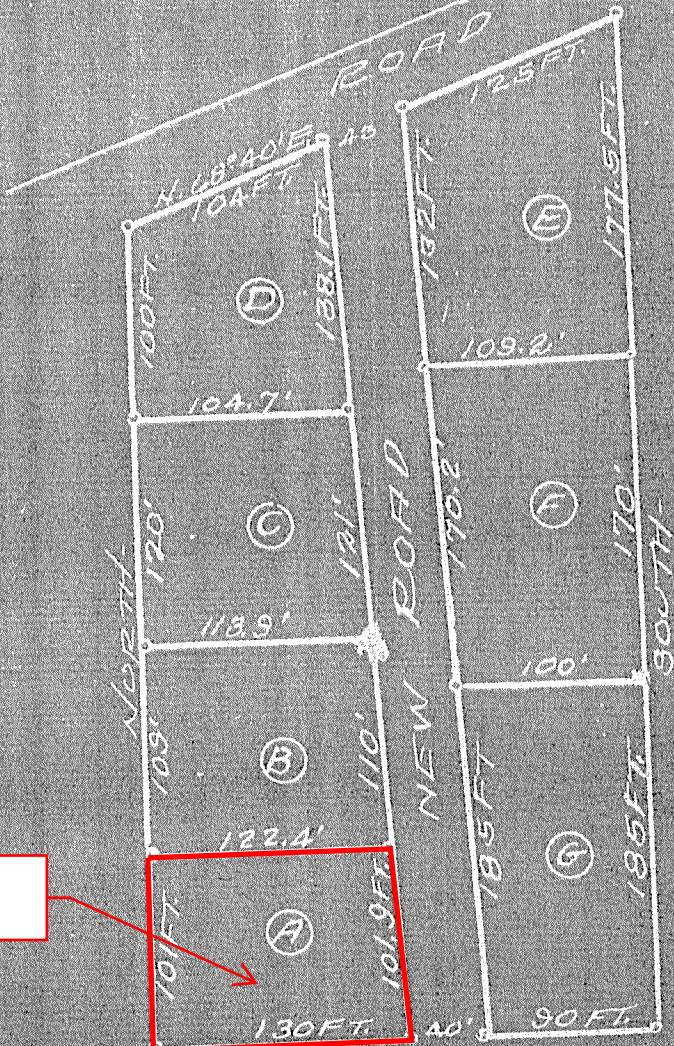
L-1

ALPINE DR

NORTH ST

N

Subject property



SECOND MILE POST FROM
NORTHEAST CORNER OF
TOWNSHIP

T-6-R-11
TOWNSHIP LINE
T-4-R-11

MAP SHOWING SURVEY AND DIVISION OF
EUGENE BOOKER HEIRS-PROPERTY IN
SECTION 42-T-6-S-R-11-E GREENSBURG
ST TAMMANY PARISH, LOUISIANA.
SCALE 1-INCH=100FT
AUG. 1, 1960

R. S. Smith
SURVEYOR
COVINGTON, LA.

here present and accepting, purchasing for themselves, their heirs and assigns, and including due delivery and possession, thereof, the following described property, to-wit:



ZONING STAFF REPORT
2024-3911-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the south side of N Pontchartrain Drive, west of Sylve Road, being 62790 N Pontchartrain Drive, Lacombe; S38, T8S, R12E; Ward 7, District 7

Council District: 7

Petitioner: Danielle Williams

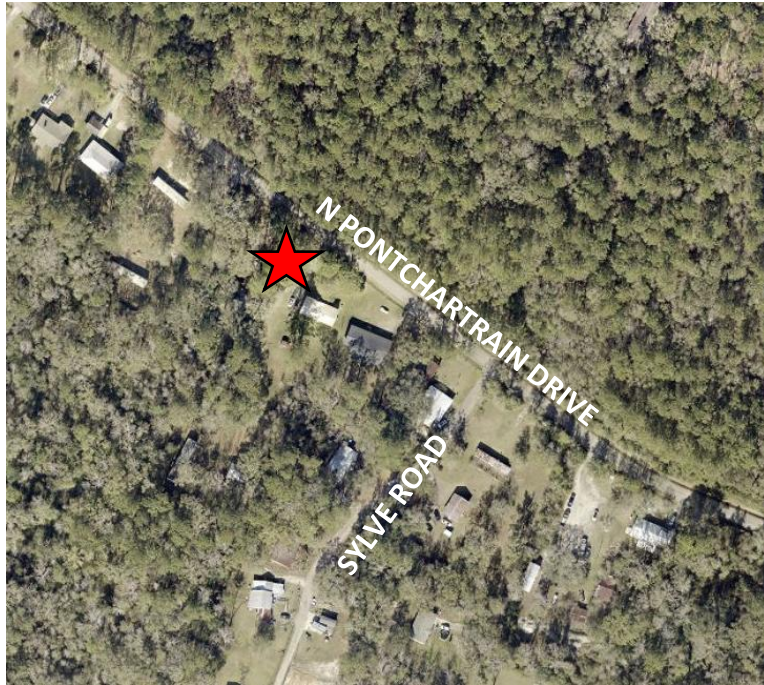
Posted: August 13, 2024

Owner: George Williams

Commission Hearing: September 3, 2024

Size: 0.51 acres

Determination: Approved, Denied, Postponed



Current Zoning

L-1 (Large Lot Residential District)

Requested Zoning

L-1 (Large Lot Residential District) and MHO (Manufactured Home Overlay)

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

Yes

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the 0.51-acre parcel from L-1 Large Lot Residential District to L-1 Large Lot Residential District and MHO Manufactured Home Overlay. The property is located on the south side of N Pontchartrain Drive, west of Sylve Road, being 62790 N Pontchartrain Drive, Lacombe.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA Suburban Agriculture
09-2020	SA Suburban Agriculture	L-1 Large Lot Residential District (formerly 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 (across N Pontchartrain Drive)	Undeveloped	PUD Planned Unit Development (Equestrian Subdivision)
South	Undeveloped	L-1 Large Lot Residential District
East	Residential	L-1 Large Lot Residential District
West	Undeveloped	L-1 Large Lot Residential District



ZONING STAFF REPORT
2024-3911-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject parcel is flanked by property zoned L-1 Large Lot Residential District to the south, east, and west. To the north of the site is an undeveloped property zoned PUD Planned Unit Development.
6. If approved, the applicant could apply for a building permit to place one manufactured home on-site.

Consistency with New Directions 2040

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

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

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

2024-3911-ZC

L-1

PF-1

PUD

L-1

L-1

N PONTCHARTRAIN DR

SYLVEST

LAURENT RD

FISH HATCHERY RD

L-1

CLOVERLAND RD

S-1

HELTEMES LN

CLOVERLAND DR

E ELM ST

MHO

YUPOND DR

HOLLY ST

TAG A LONG RD

CRYER ST

N 25TH ST

GITZ DR

HOOPS

MHO

N 24TH ST

SYCAMORE DR

MHO

MHO

JACKSON ST

MHO

MHO S-1

MHO

WASHINGTON ST

MHO

MHO

W MCGEHEE AV

N 22ND ST

L-2

BEULAH ST

HENDERSO DR

NC-2

HC-3

PICHON RD

R-2

N 23RD ST

HC-2

ANTONIA ST

N 15TH ST

MCGEHEE AV

S 24TH ST

HC-1

HC-2

N 19TH ST

HC-3

N 17TH ST

GC-2

190

PF-1

DAVIS AV

R-2

GC-2

OAK CV

ZELDA DR

R-1

R-2



ZONING STAFF REPORT
2024-3913-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 Military Road, north of I-10, south of Sycamore Drive, Slidell; S32, T8S, R15E; Ward 8, District 9

Council District: 9

Petitioner: St. Tammany Government

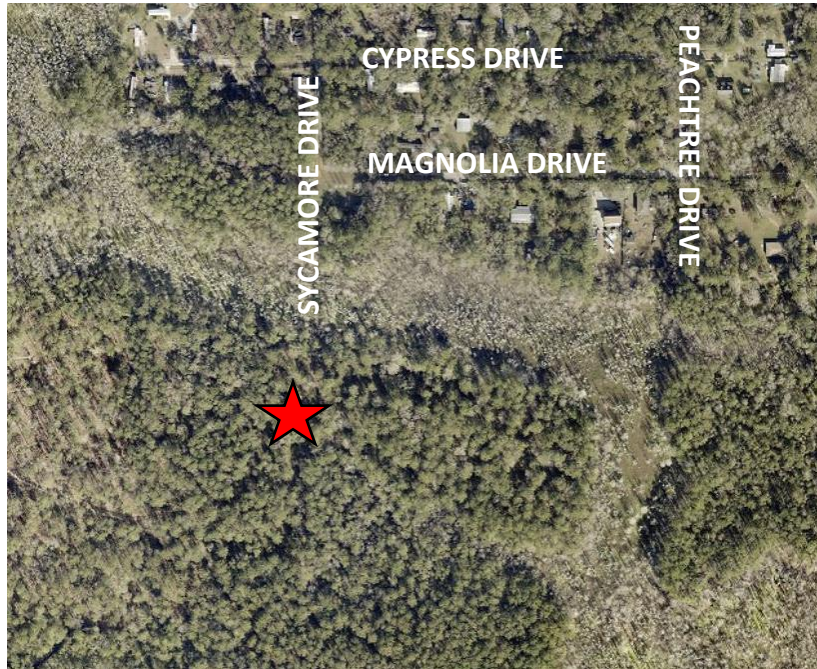
Posted: August 16, 2024

Owner: Oak Island Corporation, Inc. – Toby Lowe

Commission Hearing: September 3, 2024

Size: 77.39 acres

Determination: Approved, Denied, Postponed



Current Zoning

Lofton Estates – PUD Planned Unit Development Overlay

Requested Zoning

R-1 (Rural Residential District)

Future Land Use

Rural & Agricultural

Flood Zone

Effective Flood Zone A

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 13' + 1' Freeboard = 14' FFE

FINDINGS

- The applicant is requesting to rezone 77.39-acre parcel from PUD Planned Unit Development Overlay to R-1 Rural Residential District. The site is located on the east side of Military Road, north of I-10, south of Sycamore Drive, Slidell

Zoning History

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

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SA Suburban Agriculture
00-194	SA Suburban Agriculture	PUD Planned Unit Development

Site and Structure Provisions

- The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

- Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-2 Large Lot Residential District (River Gardens Subdivision)
South	Undeveloped	R-1 Rural Residential District
East	Undeveloped	R-1 Rural Residential District
West	Undeveloped	R-1 Rural Residential District



ZONING STAFF REPORT
2024-3913-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject parcel abuts the River Gardens residential subdivision to the north zoned L-2 Large Lot Residential District, as well as undeveloped property zoned R-1 Rural Residential District to the south, east and west.
6. Per Sec. 130-1674(D) of the Unified Development Code:
 - (3) - Review and approval of a PUD overlay is a multi-step process, requiring zoning commission and planning commission approval (except in those cases where minor subdivision approval is authorized, or an exemption applies). Approval of a PUD overlay does not change the underlying zoning classification of the property until approval of the preliminary plat. PUD overlay approvals that have been granted approval by the parish council, after consideration by the zoning commission, shall remain in effect for a period of not more than two years from the date of approval by the parish council, unless a portion or phase of the proposed development has been granted preliminary plat approval by the planning commission in accordance with chapter 125, pertaining to subdivisions.
 - (4) - If no portion or phase of the original PUD, which has been granted zoning approval by the parish council, is granted preliminary approval within two years of the date of the parish council's original approval of the PUD, the owner/developer shall be required to submit an application for a new PUD overlay review and approval by the zoning commission and parish council, and pay all applicable fees.
7. The reason for the request is to rezone the property to the most appropriate zoning classification as no preliminary plat gained approval within two years of the PUD Planned Unit Development being approved.

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.



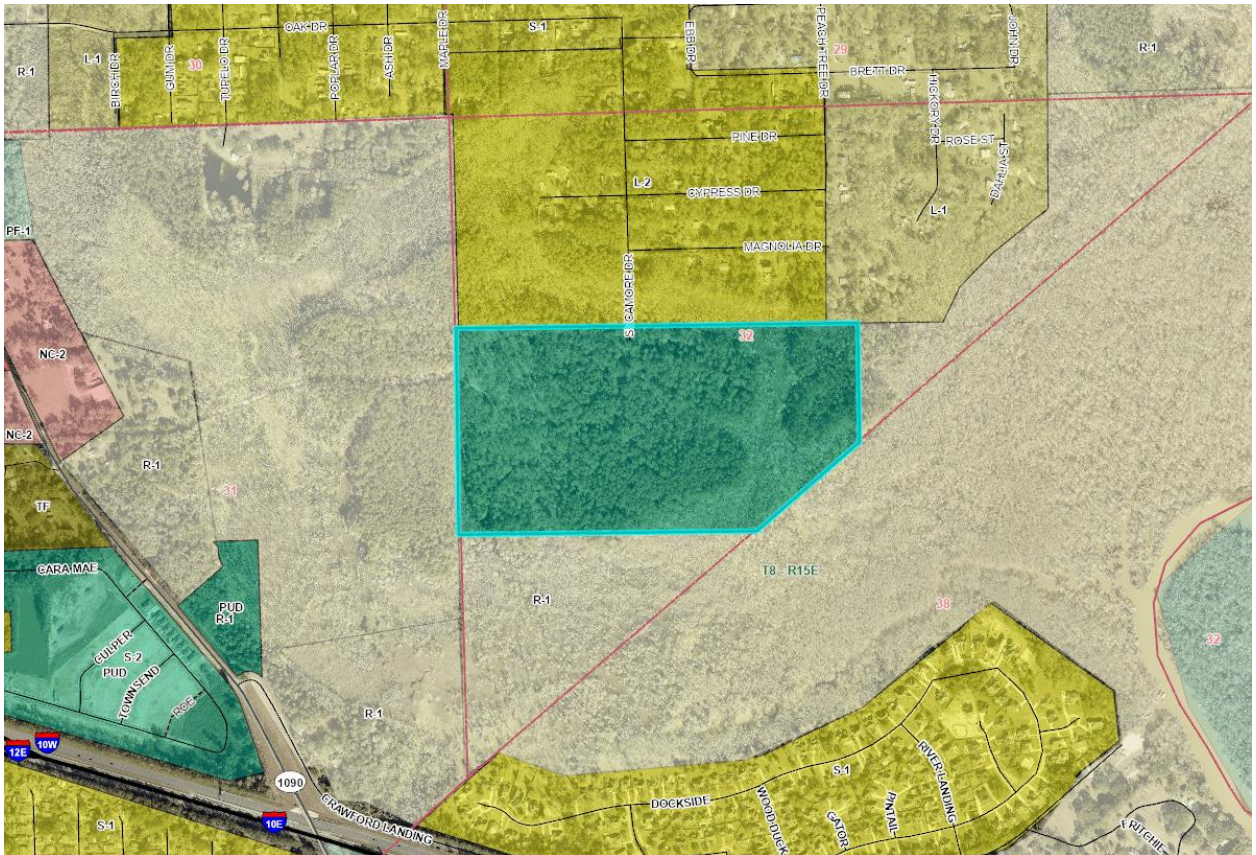
ZONING STAFF REPORT
2024-3913-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

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- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



2024-3913-ZC



A-2

A-2

LEAF CIR

PARLANGE DR

BRANCH DR

RIVER DR

DAVIS LANDING RD

A-1

TROY DR

BRYAN DR

A-1

A-2

ROGER DR

A-2

TULIP DR

JOHN DR

A-2

TUPELO DR

HOLLY DR

POPLAR DR

A-4

MAPLE DR

WILLOW DR

OAK DR

KEITH DR

EBB DR

PEACH TREE DR

BRETT DR

HICKORY DR

DAHLIA ST

PINE DR

SYCAMORE DR

CYPRESS DR

MAGNOLIA DR

A-1

A-1

A-1

PUD
A-1

CARAMAE

PUD
A-4A

A-1

1090

CRAWFORD LANDING

DOCKSIDE

WOOD DUCK

A-4

RIVERLANDING

FRITCHIE

A-4

LAKE VILLAGE BLVD

PF-1

BRADFORD DR

N BUCKINGHAM DR

SPRING DR

AUTUMN DR

AUTUMN LAKES RD

PUD

JANE ST

A-3

THATCHER DR

A-6

A-6

STEELER RD

FALL RD

WINTER ST

GROSS GATES BLVD

A-4

WINDSOR DR

WOODRUFF DR

HC-2

GAMDEN ST

DOVER DR

A-4

OAK LEAF DR

HERVIC RD

WAVERLY DR

HC-2

A-5

TRENTON DR

10W

10E



30
31
29
32

P.O.B.

N00°06'00" E 1353.60'

1353.0'

HEMLOCK DRIVE

RIVER

GARDENS

SUBD.

S89°55'00"E 2639.00'

PEACHTREE DRIVE

77.0 ACRES

N89°50'00"W 1958.00'

SOUTH 781.40'

S49°58'06"W 892.49'

CURRENT: SUB. AGR.
PROPOSED: P.U.D.

BEZDNING PLAT
SEC. 32. T89. R15E
ST. TAMMANY PARISH, LOUISIANA

PREPARED BY:
J. V. BURKES & ASSOC., INC.
2990 GAUSE BOULEVARD EAST - SUITE B
SLIDELL, LOUISIANA 70461 504 649-0075

SCALE: 1" = 200'
DATE: 2-15-2000
JOB NO.: 1000280



31
32

HEMLOCK DRIVE

RIVER

GARDENS

SUBD.

589°55'00"E 2639.00'

POB

N00°06'00"E 1353.60'

N89°50'00"W 1958.00'

NATURE TRAIL

PEACHTREE DRIVE

SOUTH 781.40'

S49°58'00"W 892.49'

PENDING PLAT

SEC. 32. T89. R 15E

ST. TAMMANY PARISH, LOUISIANA

TOTAL: 77.63 ACS.

PHASE 1: 53 ACS.

PHASE 2: 4.83 ACS.

PARK: 19.80 ACS.

68.5%

6.2%

25.3%

PREPARED BY:

J. V. BURKES & ASSOC., INC.

2990 CAUSE BOULEVARD EAST - SUITE B

SUDBELL, LOUISIANA 70461 504 649-0075

SCALE: 1" = 200'

DATE: 2-15-2000

JOB NO: 1000280

CURRENT: SUB. AGR

PROPOSED: RUD

LOT SUMMARY

PHASE 1: 151

PHASE 2: 11

TOTAL LOTS: 162

AVG. LOT SIZE: 70x130'





ZONING STAFF REPORT
2024-3914-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the west side of Airport Road, south of Redwood Street, being 61325 Airport Road, Slidell; S30, T8S, R14E; Ward 9, District 11

Council District: 11

Petitioner: St. Tammany Parish Government

Posted: August 16, 2024

Owner: Airport Road Associates, Limited

Commission Hearing: September 3, 2024

Size: 2.63 acres

Determination: Approved, Denied, Postponed



Current Zoning

HC-2 (Highway Commercial District) and M-L (Low Multiple-Family Residential District)

Requested Zoning

M-M (Medium Multiple-Family Residential District)

Future Land Use

Commercial

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 2.63-acre parcel from HC-2 (Highway Commercial District) and M-L (Low Multiple-Family Residential District) to M-M (Medium Multiple-Family Residential District). The property is located on the west side of Airport Road, south of Redwood Street, being 61325 Airport Road, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
82-030A / 87-001A	Unknown	C-2 Commercial / A-6 Multiple-Family Residential District
09-2020	C-2 Commercial / A-6 Multi-Family Residential District	HC-2 Highway Commercial District and M-L Low Multiple-Family Residential District (formerly A-6 Multiple-Family Residential District)

Site and Structure Provisions

3. The site is currently developed with an apartment complex.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	NC-2 Neighborhood Commercial District
South	Church	CBF-1 Community Based Facilities District
East (across Airport Road)	Residential	S-1 Suburban Residential District (Oakmont Subdivision)
West	Undeveloped	M-L Low Multiple-Family Residential District



ZONING STAFF REPORT
2024-3914-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject site abuts undeveloped properties zoned NC-2 Neighborhood Commercial District and M-L Low-Multiple Family Residential District to the north and west, respectively. To the south is a church zoned CBF-1 Community-Based Facilities District, and to the east across Airport Road is the Oakmont Residential Subdivision which is zoned S-1 Suburban Residential District.

Multi-Family Rezoning Effort

6. **Unified Development Code Updates:** On August 2, 2024, St. Tammany Parish implemented a new Unified Development Code, which introduced updates to administrative requirements, development standards, and zoning regulations. These changes were made to streamline the code, consolidate similar land use classifications, and ultimately reduce the frequency of spot zoning cases that require review. The goal was to make the code easier to navigate and ensure more consistent land use practices across the parish.
7. **Rezoning Impact on Apartments:** Under the previous development code, apartment complexes were permitted by right in the HC-2 and HC-2A Highway Commercial Districts. However, with the newly-adopted code, apartments are now only permitted in the HC-3 Highway Commercial District, PBC Planned Business Campus District, or specifically designated multi-family zoning districts. Existing apartment complexes in HC-2 and HC-2A zones are now considered legal non-conforming uses. For instance, if a structure is destroyed or damaged by more than 50%, the property owner will not be permitted to rebuild under the previous zoning regulations. Instead, any reconstruction would need to comply with the current zoning requirements, potentially necessitating rezoning or a change in use to align with the updated code.
8. The reason for the request is to provide a level of protection for existing apartments while encouraging future development to align with the parish's updated zoning and land use objectives.

Consistency with New Directions 2040

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

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

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



ZONING STAFF REPORT
2024-3914-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.





S-1

PF-1

M-L

CORONET DR

L-1

NOBLESSE DR

MISSION

NC-2

TIARA DR

S-1

NC-1

NC-2

NC-2

REDWOOD ST

HC-2

30

CBF-1

PINEHURST CT

N PEBBLE BEACH CT

RIVER RD

AUGUST ACT

S-1

OAKMONT DR

INNERRARY CT

S PEBBLE BEACH CT

NC-2

T8-R14E

SUNSET DR

S-1

SCENIC DR

S-1



ZONING STAFF REPORT
2024-3916-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 Louisiana Highway 21, east of Louisiana Highway 1085, Covington; S46, T7S, R11E; Ward 1, District 1

Council District: 1

Petitioner: St. Tammany Government

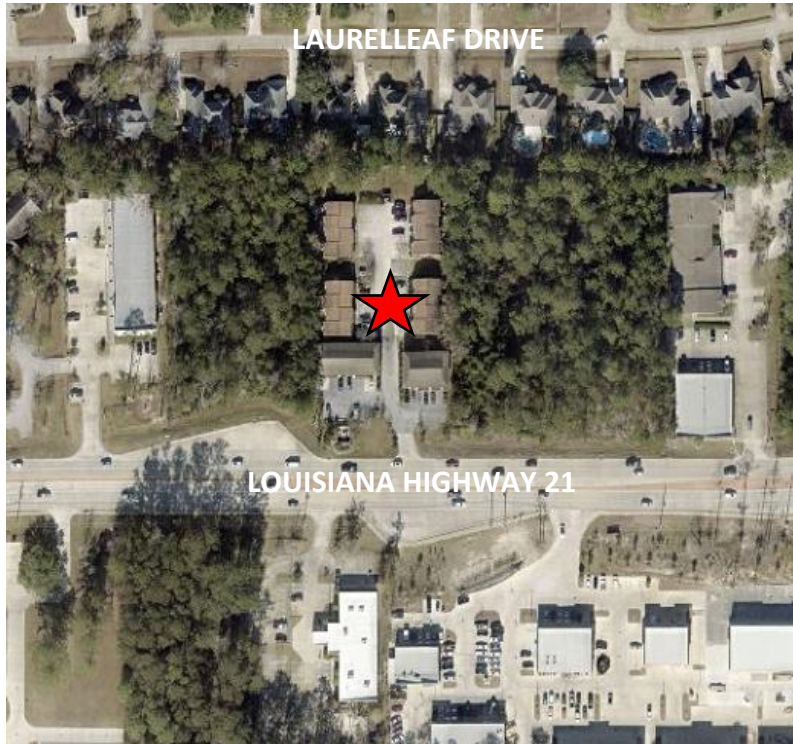
Posted: August 14, 2024

Owner: Acadian Village Hwy 21, LLC – Bryan Burns

Commission Hearing: September 3, 2024

Size: 1.7 acres

Determination: Approved, Denied, Postponed



Current Zoning

HC-2 (Highway Commercial District)

Requested Zoning

HC-3 (Highway Commercial District)

Future Land Use

Residential: High-Intensity

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 1.7 acres from HC-2 Highway Commercial District to HC-3 Highway Commercial District. The property is located on the north side of Louisiana Highway 21, east of Louisiana Highway 1085, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
90-003	Unknown	A-6 Multiple-Family Residential District
09-2116	A-6 Multiple-Family Residential District	HC-2 Highway Commercial District

Site and Structure Provisions

3. The site is currently developed with an apartment complex.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) (Timber Branch Subdivision
South (across LA Highway 21)	Commercial	HC-2 Highway Commercial District
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped	HC-2 Highway Commercial District



ZONING STAFF REPORT
2024-3916-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject property abuts HC-2 Highway Commercial District on all sides except to the north where it abuts residential property zoned S-1 Suburban Residential District.

Multi-Family Rezoning Effort

1. **Unified Development Code Updates:** On August 2, 2024, St. Tammany Parish implemented a new Unified Development Code, which introduced updates to administrative requirements, development standards, and zoning regulations. These changes were made to streamline the code, consolidate similar land use classifications, and ultimately reduce the frequency of spot zoning cases that require review. The goal was to make the code easier to navigate and ensure more consistent land use practices across the parish.
2. **Rezoning Impact on Apartments:** Under the previous development code, apartment complexes were permitted by right in the HC-2 and HC-2A Highway Commercial Districts. However, with the newly-adopted code, apartments are now only permitted in the HC-3 Highway Commercial District, PBC Planned Business Campus District, or specifically designated multi-family zoning districts. Existing apartment complexes in HC-2 and HC-2A zones are now considered legal non-conforming uses. For instance, if a structure is destroyed or damaged by more than 50%, the property owner will not be permitted to rebuild under the previous zoning regulations. Instead, any reconstruction would need to comply with the current zoning requirements, potentially necessitating rezoning or a change in use to align with the updated code.
3. The reason for the request is to provide a level of protection for existing apartments while encouraging future development to align with the parish's updated zoning and land use objectives.

Consistency with New Directions 2040

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

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

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

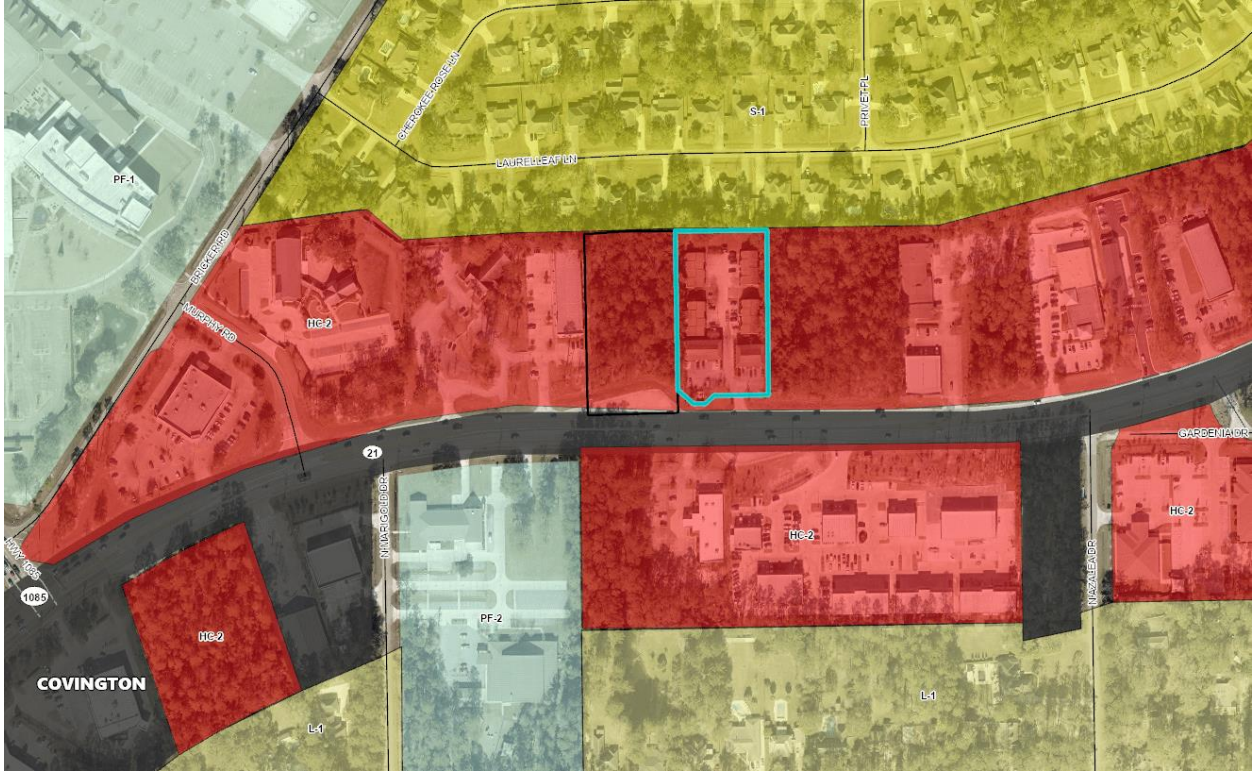
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



ZONING STAFF REPORT
2024-3916-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



S-1

PUD

S-1

L-2

HC-2

PF-1

PRIMROSE LN

46

CHEROKEE ROSE LN

PRIVET PL

LAURELLEAF LN

T7-R11E

MURPHY RD

21

HC-2

HC-2

N MARIGOLD DR

PF-2

47

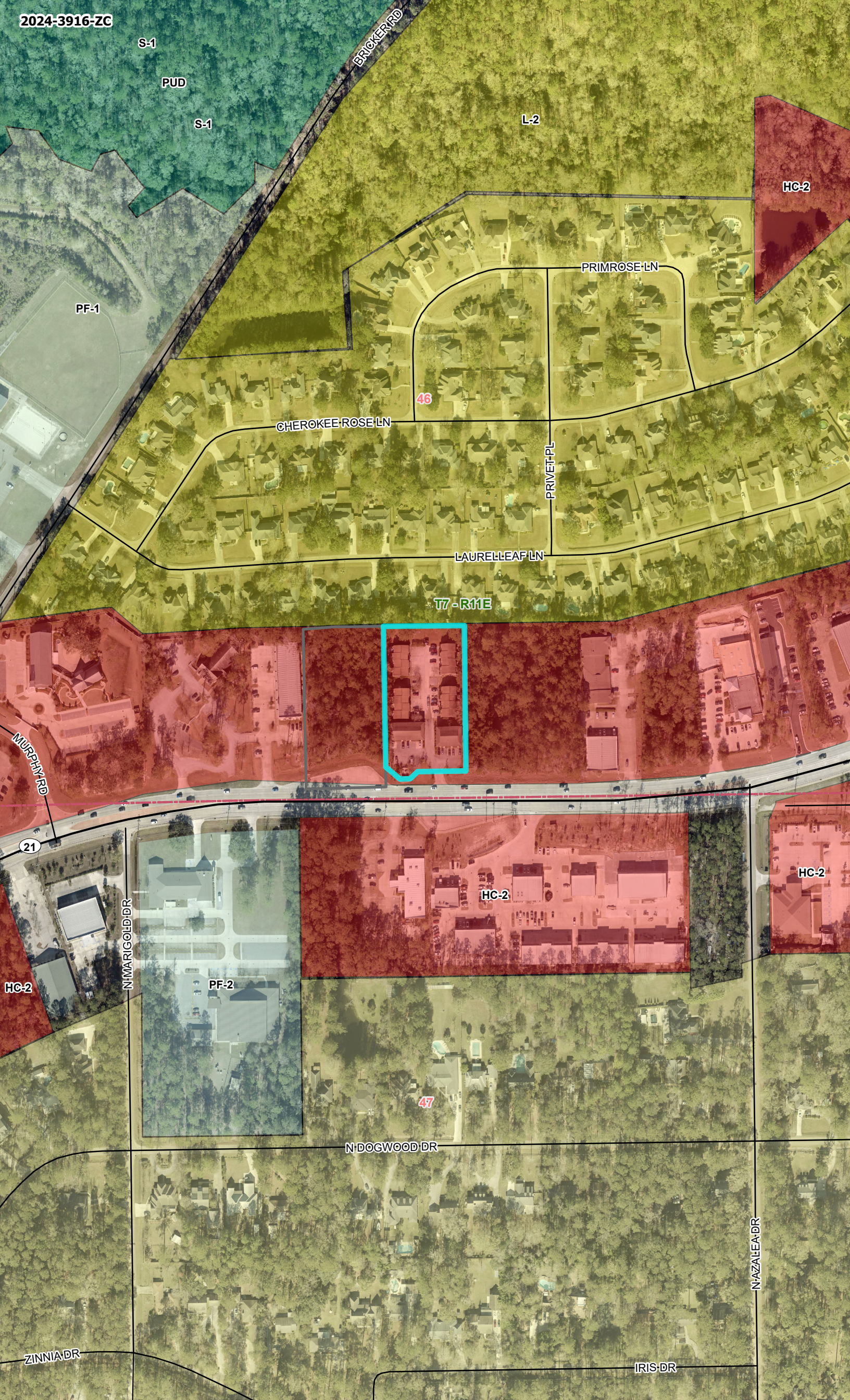
N DOGWOOD DR

HC-2

N AZALEA DR

ZINNIA DR

IRIS DR





ZONING STAFF REPORT
2024-3917-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 Louisiana Highway 21, east of Louisiana Highway 1085, Covington; S46, T7S, R11E; Ward 1, District 1

Council District: 1

Petitioner: St. Tammany Government

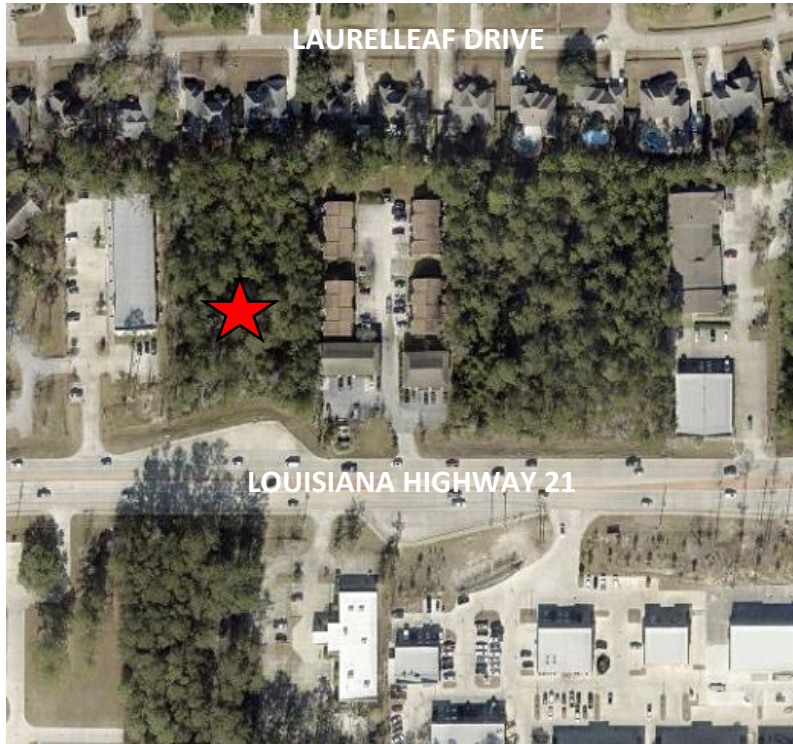
Posted: August 14, 2024

Owner: Yu-Teh Li and Su-Chen Li Revocable Living Trust

Commission Hearing: September 3, 2024

Size: 1.408 acres

Determination: Approved, Denied, Postponed



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

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone 1.408 acres from HC-2 Highway Commercial District to HC-3 Highway Commercial District. The property is located on the north side of Louisiana Highway 21, east of Louisiana Highway 1085, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-060	Unknown	SA Suburban Agriculture
09-2116	SA Suburban Agriculture	HC-2 Highway Commercial District

Site and Structure Provisions

3. The site 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	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) (Timber Branch Subdivision)
South (across LA Highway 21)	Commercial	HC-2 Highway Commercial District
East	Multi-Family	HC-2 Highway Commercial District
West	Commercial	HC-2 Highway Commercial District



ZONING STAFF REPORT
2024-3917-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject property abuts HC-2 Highway Commercial District on all sides except to the north where it abuts residential property zoned S-1 Suburban Residential District.
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. Permitted uses include the following:

Animal service; Art studio; Athletic field; Auto repair and service*; Automobile sales; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Food processing; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Kennels, commercial; Laboratory; Liquor store; Marina, commercial; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking Lot; Personal service establishment; Place of Worship; Playground; Printing establishment; Recreational vehicle park; Residential care facility; Restaurant, delicatessen; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Restaurant, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental*; Stormwater retention or detention facility; Tower, radio, telecommunications, television, or microwave; Veterinary clinic, no outdoor kennels; Veterinary clinning, outdoor kennels; Warehouse, self-stroage; Wholesale goods.

7. The purpose of the requested HC-3 Highway Commercial District is to provide for the location of large-scale, heavy commercial retail, office and service uses with primary access being collectors constructed for the development or arterial roadways. Permitted uses include the following:

Animal services; Art Studio; Athletic field; Auto repair and service*; Automobile sales; Bank or financial institution; Bar (without food service); Bed and breakfast; Building supply showroom; Car wash; Catering facility; Cemetery; Club or lodge; Community center; Convention center; Day care center, adult; Day care center, child; Distribution or warehousing facility; Dwelling, multiple family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Entertainment, indoor; Entertainment, live performances; Food processing; Funeral home or crematorium; Garden supply and greenhouses; Gas station with convinence store; Golf course and recreational facility; Gymnasium; Hotel; Kennels, commercial; Laboratory; Liquor store; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking lot; Personal service establishment; Place of worship; Playground; Printing establishment; Recreation, commercial; Recreational vehicle park; Restaurant, delicatessen; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Restauraunt, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental*; Stormwater retention or detention facility; Tower, radio, telecommunications, television or microwave*; Transportation terminal; Vehicle impound lot; Veterinary clinic, no outdoor kennels; Veterinary clinic, outdoor kennels; Warehouse, self-storage; Wholesale goods establishment.



ZONING STAFF REPORT
2024-3917-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

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

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

- i. Strategy 1.5.2: Locate high intensity land uses adjacent to high capacity transportation corridors.
- ii. Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



S-1

PUD

S-1

L-2

BRICKER RD

PF-1

PRIMROSE LN

46

CHEROKEE ROSE LN

PRIVET PL

LAURELLEAF LN

T7-R1E

MURPHY RD

21



HC-2

HC-2

N MARIGOLD DR

PF-2

47

N DOGWOOD DR

ZINNIADR

IRIS DR

N AZALEA DR



ZONING STAFF REPORT
2024-3918-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

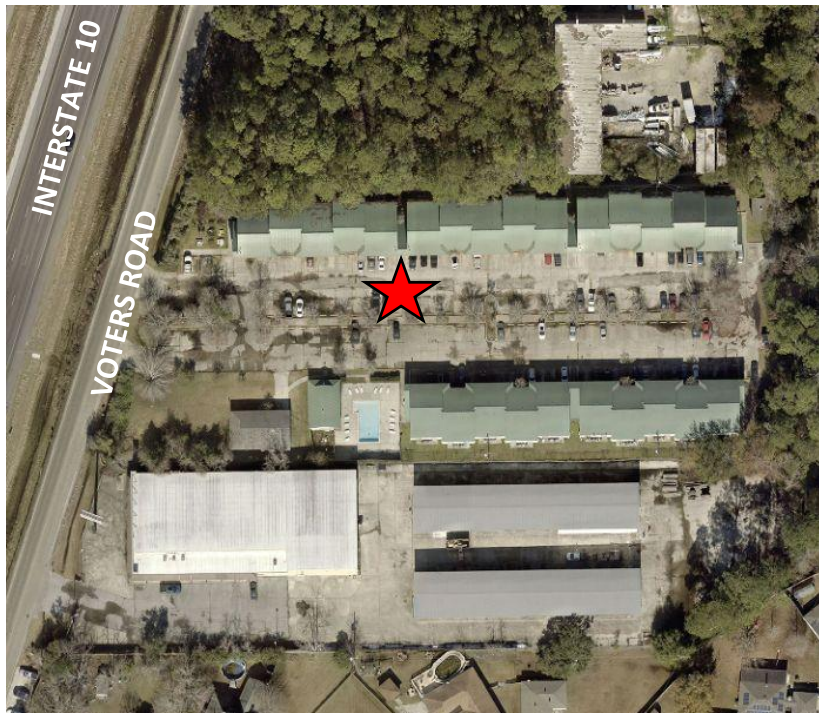
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the east side of Voters Road, Slidell; S23, T9S, R14E; Ward 8, District 14
Council District: 14

Petitioner: St. Tammany Government **Posted:** August 16, 2024

Owner: King's Square Properties, LLC **Commission Hearing:** September 3, 2024

Size: 3.43 acres **Determination:** Approved, Denied, Postponed



Current Zoning

HC-2 (Highway Commercial District)

Requested Zoning

HC-3 (Highway Commercial District)

Future Land Use

Residential: High-Intensity

Flood Zone

Effective Flood Zone B & A10

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

Proposed BFE 12' – Minimum FFE 12'

FINDINGS

- The applicant is requesting to rezone 3.43 acres from HC-2 Highway Commercial District to HC-3 Highway Commercial District. The property is located on the east side of Voters Road, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
77-001	Unknown	C-2 Commercial
09-2117	C-2 Commercial	HC-2 Highway Commercial District

Site and Structure Provisions

- The site is currently developed with an apartment complex.

Compatibility or Suitability with Adjacent Area

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped/Commercial	City of Slidell/HC-2 Highway Commercial District
South	Commercial	HC-2 Highway Commercial District
East	Residential	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) (Kingspoint Subdivision)
West (across Interstate 10)	Industrial	I-1 Industrial District (Central Park Industrial Park)



ZONING STAFF REPORT
2024-3918-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

5. The subject property abuts undeveloped property and commercial parcels to the north and south both zoned HC-2 Highway Commercial District. To the west is the Kingspoint residential subdivision zoned S-1 Suburban Residential District. Across I-10 to the west is the Central Park Industrial Park.

Multi-Family Rezoning Effort

1. **Unified Development Code Updates:** On August 2, 2024, St. Tammany Parish implemented a new Unified Development Code, which introduced updates to administrative requirements, development standards, and zoning regulations. These changes were made to streamline the code, consolidate similar land use classifications, and ultimately reduce the frequency of spot zoning cases that require review. The goal was to make the code easier to navigate and ensure more consistent land use practices across the parish.
2. **Rezoning Impact on Apartments:** Under the previous development code, apartment complexes were permitted by right in the HC-2 and HC-2A Highway Commercial Districts. However, with the newly-adopted code, apartments are now only permitted in the HC-3 Highway Commercial District, PBC Planned Business Campus District, or specifically designated multi-family zoning districts. Existing apartment complexes in HC-2 and HC-2A zones are now considered legal non-conforming uses. For instance, if a structure is destroyed or damaged by more than 50%, the property owner will not be permitted to rebuild under the previous zoning regulations. Instead, any reconstruction would need to comply with the current zoning requirements, potentially necessitating rezoning or a change in use to align with the updated code.
3. The reason for the request is to provide a level of protection for existing apartments while encouraging future development to align with the parish's updated zoning and land use objectives.

Consistency with New Directions 2040

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

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

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



ZONING STAFF REPORT
2024-3918-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



RUTH GARRETT

BILL GARRETT

NO SERVICE

14

BELLA SERA

SILVER OAK

S-1

ACCESS-SERVITUDE

SANDHILL

SLIDELL

BUSINESS PARK

VOTERS RD

GARRETT RD



HAMPTON LN

PICADILLY CIR

DEVONSHIRE DR

DWYER ST

L-1

T9 - R14E

LONDONBERRY CT

CORNWALL CT

MONTGOMERY BLVD

HC-2



VOTERS

HC-2

DOVERVILLE CT

23

KINGS ROW

S-1

ADMIRAL NELSON DR

GARRETT

HC-3

BARRYMORE ST

COLE CT



ZONING STAFF REPORT
2024-3920-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the south side of Pontchartrain Drive, being Lot 153, Eden Isles Subdivision, Unit 1, Slidell; S32, T9S, R14E; Ward 9, District 13

Council District: 13

Petitioner: St. Tammany Government

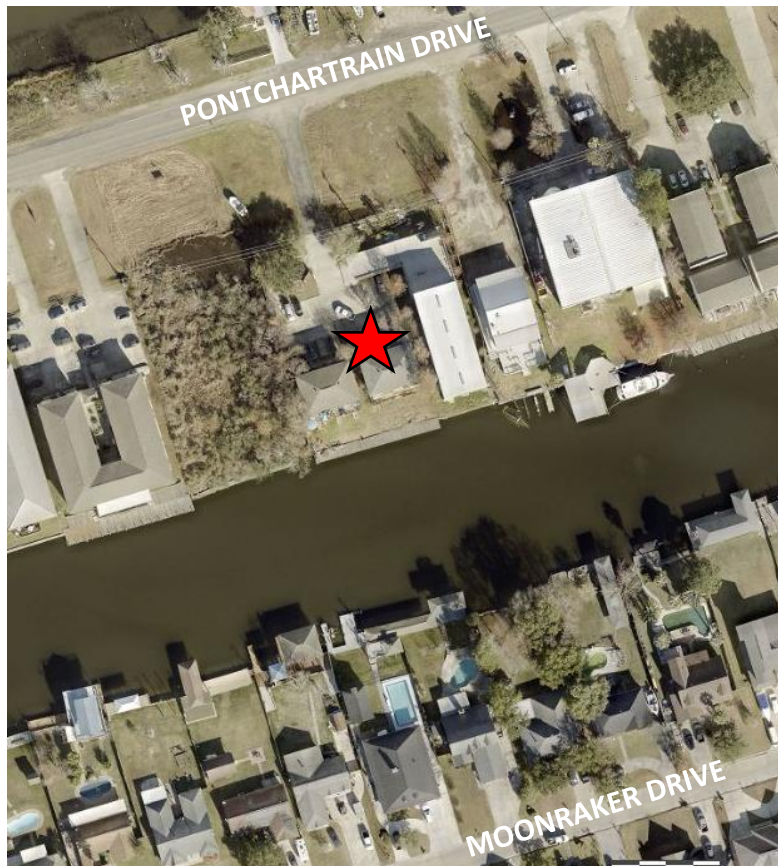
Posted: August 16, 2024

Owner: Frederick Bourliea

Commission Hearing: September 3, 2024

Size: .77 acres

Determination: Approved, Denied, Postponed



Current Zoning

HC-2 (Highway Commercial District)

Requested Zoning

M-L (Low Multi-Family Residential District)

Future Land Use

Commercial

Flood Zone

Effective Flood Zone A10

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 12' + 1' Freeboard = 13' FFE

FINDINGS

1. The applicant is requesting to rezone .77 acres from HC-2 Highway Commercial District to M-L Low Multiple-Family Residential District. The property is located on the east side of Pontchartrain Drive, being Lot 153, Eden Isles Subdivision, Unit 1, Slidell

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	C-2 Commercial
09-2117	C-2 Commercial	HC-2 Highway Commercial District

Site and Structure Provisions

3. The site is currently developed with an apartment complex.



ZONING STAFF REPORT
2024-3920-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Pontchartrain Drive)	Residential	S-2 Suburban Residential District (formerly A-4A Single-Family Residential District)
South (across Eden Isles Canal)	Residential	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) (Moonraker Island Subdivision)
East	Commercial	HC-2 Highway Commercial District
West	Multi-Family	HC-2 Highway Commercial District

- The subject property is adjacent to single-family zoning to the north and south across Pontchartrain Drive and the Eden Isle Canal, respectively. To the east and west are properties zoned HC-2 Highway Commercial District, with the former also being a multi-family development.

Multi-Family Rezoning Effort

- Unified Development Code Updates:** On August 2, 2024, St. Tammany Parish implemented a new Unified Development Code, which introduced updates to administrative requirements, development standards, and zoning regulations. These changes were made to streamline the code, consolidate similar land use classifications, and ultimately reduce the frequency of spot zoning cases that require review. The goal was to make the code easier to navigate and ensure more consistent land use practices across the parish.
- Rezoning Impact on Apartments:** Under the previous development code, apartment complexes were permitted by right in the HC-2 and HC-2A Highway Commercial Districts. However, with the newly-adopted code, apartments are now only permitted in the HC-3 Highway Commercial District, PBC Planned Business Campus District, or specifically designated multi-family zoning districts. Existing apartment complexes in HC-2 and HC-2A zones are now considered legal non-conforming uses. For instance, if a structure is destroyed or damaged by more than 50%, the property owner will not be permitted to rebuild under the previous zoning regulations. Instead, any reconstruction would need to comply with the current zoning requirements, potentially necessitating rezoning or a change in use to align with the updated code.
- The reason for the request is to provide a level of protection for existing apartments while encouraging future development to align with the parish's updated zoning and land use objectives.
- Staff is recommending the rezoning to M-L Low Multiple-Family Residential District as opposed to the HC-3 Highway Commercial District as the number of units in the existing apartment better suit the multi-family classification rather than establishing a more intense zoning.

Consistency with New Directions 2040

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

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

- Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



ZONING STAFF REPORT
2024-3920-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



29

R-1

S-2

S-2

T9 - R14E

M-L

11

HC-2

M-L

M-L

HC-2

32

PF-2

PF-2





ZONING STAFF REPORT
2024-3921-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the south side of Pontchartrain Drive, being Lot 154, Eden Isles Subdivision, Unit 1, Slidell; S32, T9S, R14E; Ward 9, District 13

Council District: 13

Petitioner: St. Tammany Government

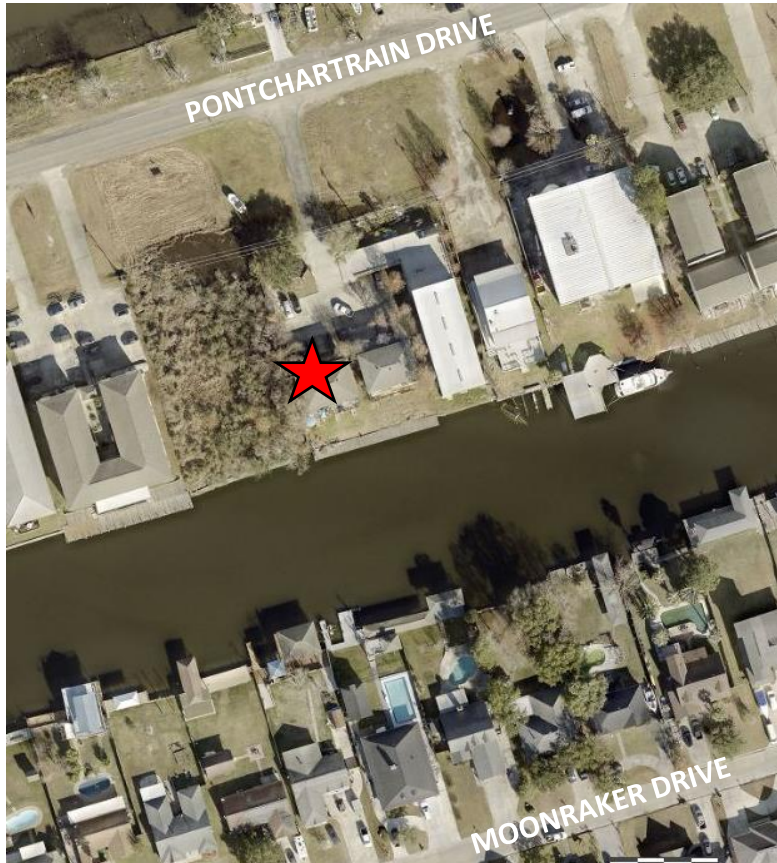
Posted: August 16, 2024

Owner: Roland Vandenberghe, etux

Commission Hearing: September 3, 2024

Size: .44 acres

Determination: Approved, Denied, Postponed



Current Zoning

HC-2 (Highway Commercial District)

Requested Zoning

M-L (Low Multi-Family Residential District)

Future Land Use

Commercial

Flood Zone

Effective Flood Zone A10

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 12' + 1' Freeboard = 13' FFE

FINDINGS

1. The applicant is requesting to rezone .77 acres from HC-2 Highway Commercial District to M-L Low Multiple-Family Residential District. The property is located on the east side of Pontchartrain Drive, being Lot 154, Eden Isles Subdivision, Unit 1, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	C-2 Commercial
09-2117	C-2 Commercial	HC-2 Highway Commercial District

Site and Structure Provisions

3. The site is currently developed with an apartment complex.



ZONING STAFF REPORT
2024-3921-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Pontchartrain Drive)	Residential	S-2 Suburban Residential District (formerly A-4A Single-Family Residential District)
South (across Eden Isles Canal)	Residential	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) (Moonraker Island Subdivision)
East	Multi-Family	HC-2 Highway Commercial District
West	Undeveloped	M-L Low-Multiple Family Residential District

- The subject property is adjacent to single-family zoning to the north and south across Pontchartrain Drive and the Eden Isle Canal, respectively. To the east and west are properties zoned HC-2 Highway Commercial District and M-L Low-Multiple Family Residential District. The eastern property (Lot 153) is also petitioned to be rezoned (Case # 2024-3920-ZC).

Multi-Family Rezoning Effort

- Unified Development Code Updates:** On August 2, 2024, St. Tammany Parish implemented a new Unified Development Code, which introduced updates to administrative requirements, development standards, and zoning regulations. These changes were made to streamline the code, consolidate similar land use classifications, and ultimately reduce the frequency of spot zoning cases that require review. The goal was to make the code easier to navigate and ensure more consistent land use practices across the parish.
- Rezoning Impact on Apartments:** Under the previous development code, apartment complexes were permitted by right in the HC-2 and HC-2A Highway Commercial Districts. However, with the newly-adopted code, apartments are now only permitted in the HC-3 Highway Commercial District, PBC Planned Business Campus District, or specifically designated multi-family zoning districts. Existing apartment complexes in HC-2 and HC-2A zones are now considered legal non-conforming uses. For instance, if a structure is destroyed or damaged by more than 50%, the property owner will not be permitted to rebuild under the previous zoning regulations. Instead, any reconstruction would need to comply with the current zoning requirements, potentially necessitating rezoning or a change in use to align with the updated code.
- The reason for the request is to provide a level of protection for existing apartments while encouraging future development to align with the parish's updated zoning and land use objectives.
- Staff is recommending the rezoning to M-L Low Multiple-Family Residential District as opposed to the HC-3 Highway Commercial District as the number of units in the existing apartment better suit the multi-family classification rather than establishing a more intense zoning.

Consistency with New Directions 2040

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

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

- Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



ZONING STAFF REPORT
2024-3921-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



29

R-1

S-2

S-2

T9 - R14E

M-L

11

HC-2

M-L

M-L

HC-2

32

PF-2

PF-2





ZONING STAFF REPORT
2024-3922-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the northwest corner of Dogwood Street & Rose Street, being lots 8, 9, & 10, Square 7, Abita Nursery Subdivision, Covington; S36, T6S, R11E; Ward 3, District 2

Council District: 2

Petitioner: Willie L. Laurent, Jr.

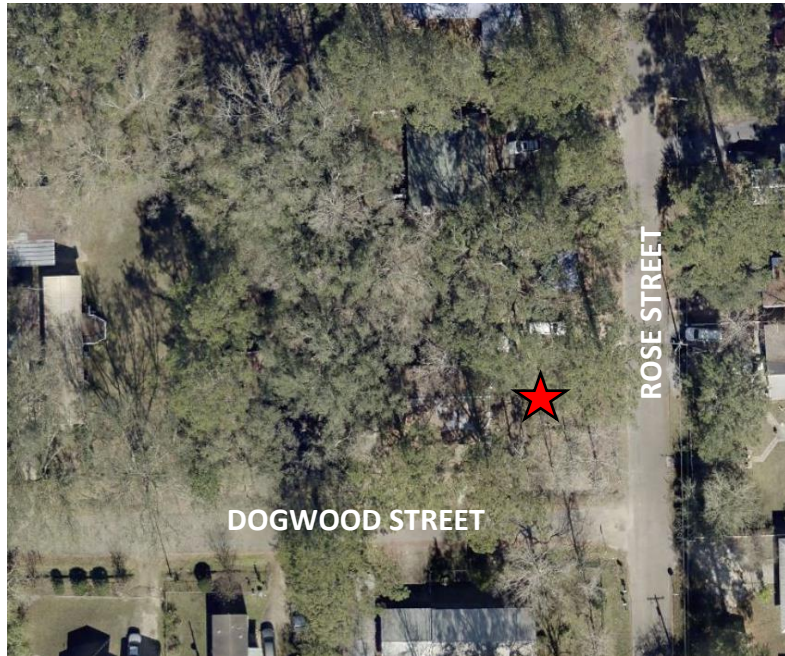
Posted: August 14, 2024

Owner: Willie L. Laurent, Jr.

Commission Hearing: September 3, 2024

Size: .29 acres

Determination: Approved, Denied, Postponed



Current Zoning

S-1 (Suburban Residential District)

Requested Zoning

S-1 (Suburban Residential District) and MHO (Manufactured Home Overlay)

Future Land Use

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 elevation

FINDINGS

1. The applicant is requesting to rezone .29 acres from S-1 Suburban Residential District to S-1 Suburban Residential District and MHO Manufactured Housing Overlay. The property is located on the northwest corner of Dogwood Street & Rose Street, being lots 8, 9, & 10, Square 7, Abita Nursery Subdivision, Covington

Zoning History

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

Ordinance / Case #	Prior Classification	Amended Classification
10-2234	Unknown	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District)

Site and Structure Provisions

3. The site is currently developed with a manufactured home.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

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



ZONING STAFF REPORT
2024-3922-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Table 3: Nearby Rezoning Cases

Lot & Subdivision	Request	Ordinance
Lots 19 & 20 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 16-3522
Lot 16A (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 18-3870
Lots 28, 30, 32, 34, 36 & 38 (West Abita Springs Subdivision, adjacent to subject property)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 19-4076
Lots 16, 18 & 20 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4205
Lots 1, 2, 3, 4, 5 & 6 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 20-4349
Lots 1, 2, 3, 4, 5, 6, 7 & 8 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 21-4632
Lots 33, 35 & 37 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-4771
Lots 15 and 17 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5050
Lots 1 and 2 (Abita Nursery Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 22-5082
Lots 34 and 36 (West Abita Springs Subdivision)	A-4 Single-Family Residential TO A-4 Single-Family Residential and MHO Manufactured Housing Overlay	Approved per Council Ord. 23-5178

6. If approved, the applicant can apply for building permits to replace / will have the ability to turn on the electricity for the existing manufactured home.

Consistency with New Directions 2040

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

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



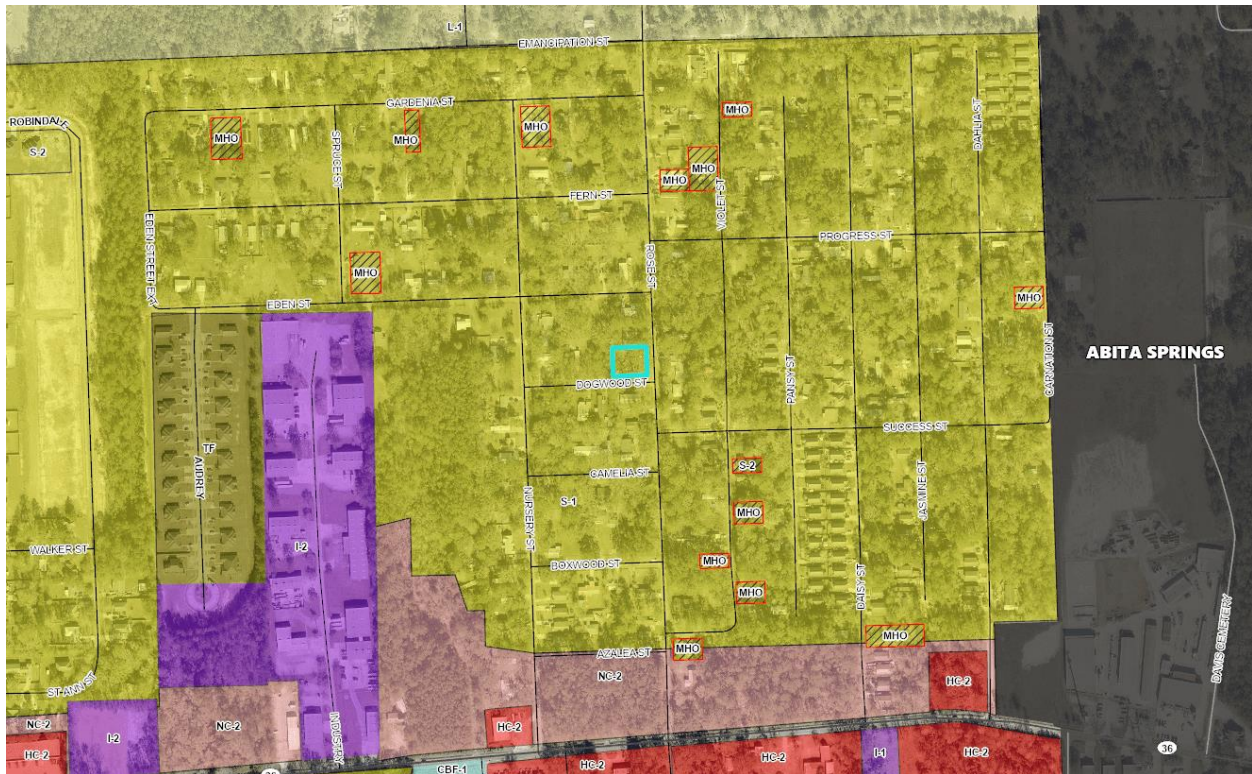
ZONING STAFF REPORT
2024-3922-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

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- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



2024-3922-ZC



UNITED CHURCH RD

L-1 ROSE ST

EMANCIPATION ST

GARDENIA ST

MHO

MHO

MHO

SPRUCE ST

FERN ST

MHO

PROGRESS ST

MHO

MHO

VIOLET ST

EDEN ST

S-1

DOGWOOD ST

DOGWOOD ST

SUCCESS ST

PANSY ST

CAMELIA ST

MHO

MHO

I-2

BOXWOOD ST

MHO

MHO

DAISY ST

MHO

AZALEA ST

MHO

NC-2

NURSERY ST

HC-2

36

HC-2

HC-2

INDUSTRY

L-2

GURNER DR

CBF-1

JACKIES LN

HC-2

MARTIN LN

L-2

I-1

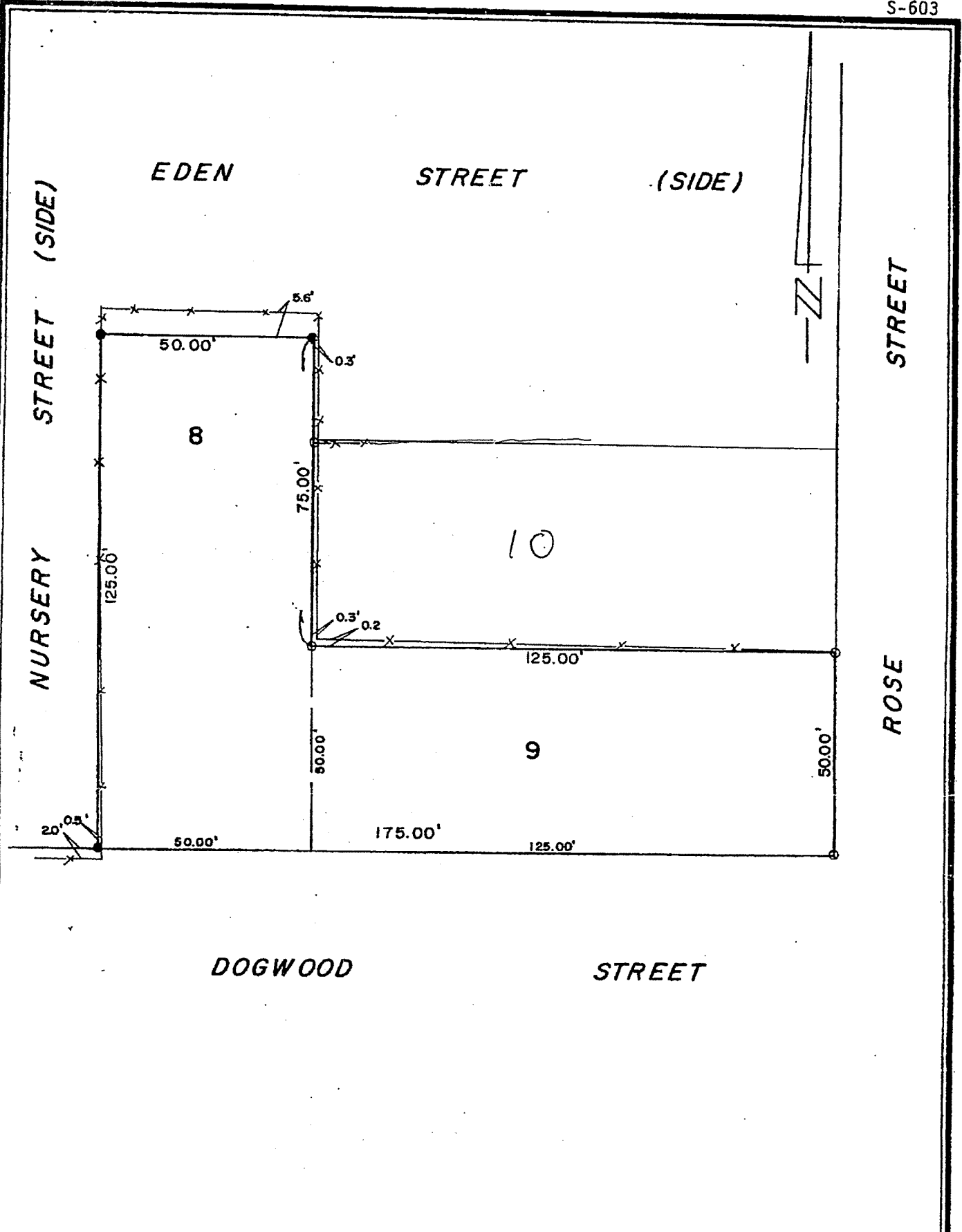
L-2

I-2

2024-3922-ZC

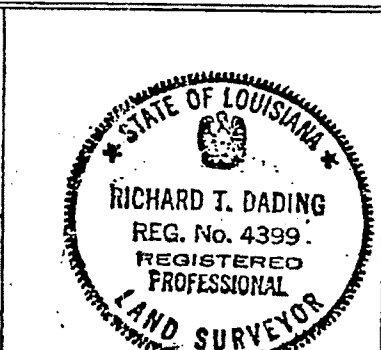
AF 21800

S-603



SURVEY OF LOTS 8 & 9
 SQUARE 7
 ABITA NURSERY SUBDIVISION
 ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:
 Joseph & Violet Lee and
 St. Tammany Homestead Association



Surveys
 INCORPORATED

 CERTIFIED CORRECT
Richard J. Dading
 SURVEYOR

DATE	SCALE	0=3/4" Iron Pipe	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
4-17-84	1" = 30'	●=1/2" Iron Rod	R.G.H.	R.T.D.	184	116-789



ZONING STAFF REPORT
2024-3926-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

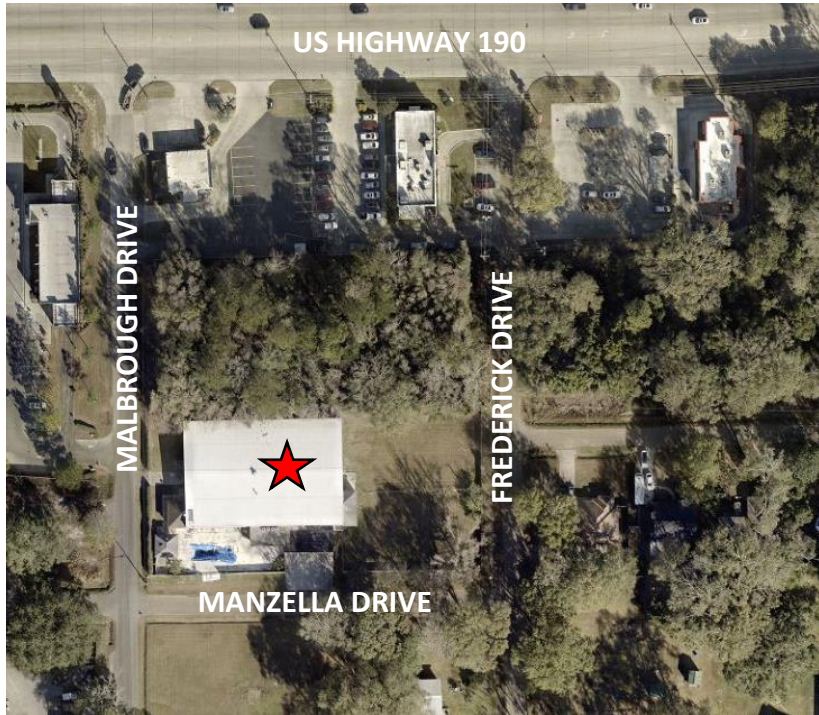
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side of Manzella Drive, on the east side of Malbrough Drive, and the west side of Frederick Drive, being 39299 Manzella Drive, Slidell; S12, T9S, R14E; Ward 8, District 13
Council District: 13

Petitioner: Otis Favre, Jr. **Posted:** August 16, 2024

Owner: Wheels Property, LLC **Commission Hearing:** September 3, 2024

Size: 1 acre **Determination:** Approved, Denied, Postponed



Current Zoning

CBF-1 Community-Based Facilities District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

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 elevation

FINDINGS

1. The applicant is requesting to rezone the 1-acre parcel from CBF-1 Community-Based Facilities District to HC-2 Highway Commercial District. The property is located on the north side of Manzella Drive, on the east side of Malbrough Drive, and the west side of Frederick Drive, being 39299 Manzella Drive, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	A-4
09-2117	A-4	A-4 Single-Family Residential District
18-3842	A-4 Single-Family Residential District	CBF-1 Community-Based Facilities District

Site and Structure Provisions

3. Per the petitioner's application, the site is currently developed with an existing residential storage facility.



Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	S-1 Suburban Residential District
South (across Manzella Drive)	Undeveloped	S-1 Suburban Residential District
East (across Frederick Drive)	Residential	S-1 Suburban Residential District
West (across Malbrough Drive)	Commercial	City of Slidell

5. The subject site abuts property zoned S-1 Suburban District to the north, south and east. To the west is a commercial property that is located within the City Limits of Slidell.

6. The subject property was rezoned to obtain the CBF-1 Community-Based Facilities designation in 2018 in order to allow for the existing building to be utilized as an indoor recreational facility.

7. The purpose of the existing CBF-1 Community-Based Facilities District is to provide for the location of public and quasi-public uses that are appropriate within proximity to residential uses. Under this designation, the following permitted uses are allowed:

Club or lodge; Place of worship; Golf course and recreational facility; Habitat and wetland mitigation banks; Electrical energy substation; Small wireless facility; Stormwater retention or detention facility.

8. 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. Permitted uses include the following:

Animal service; Art studio; Athletic field; Auto repair and service*; Automobile sales; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Food processing; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Kennels, commercial; Laboratory; Liquor store; Marina, commercial; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking Lot; Personal service establishment; Place of Worship; Playground; Printing establishment; Recreational vehicle park; Residential care facility; Restaurant, delicatessen; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Restaurant, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental*; Stormwater retention or detention facility; Tower, radio, telecommunications, television, or microwave; Veterinary clinic, no outdoor kennels; Veterinary clinic, outdoor kennels; Warehouse, self-storage; Wholesale goods.

9. Per the petitioner’s application, the reason for the request is to convert the existing building as an office-warehouse facility.

10. If approved, the applicant must apply for a change-of-use permit and bring the site into compliance with all applicable commercial requirements including parking, buffering, landscaping, and fencing.



ZONING STAFF REPORT
2024-3926-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

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

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

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

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

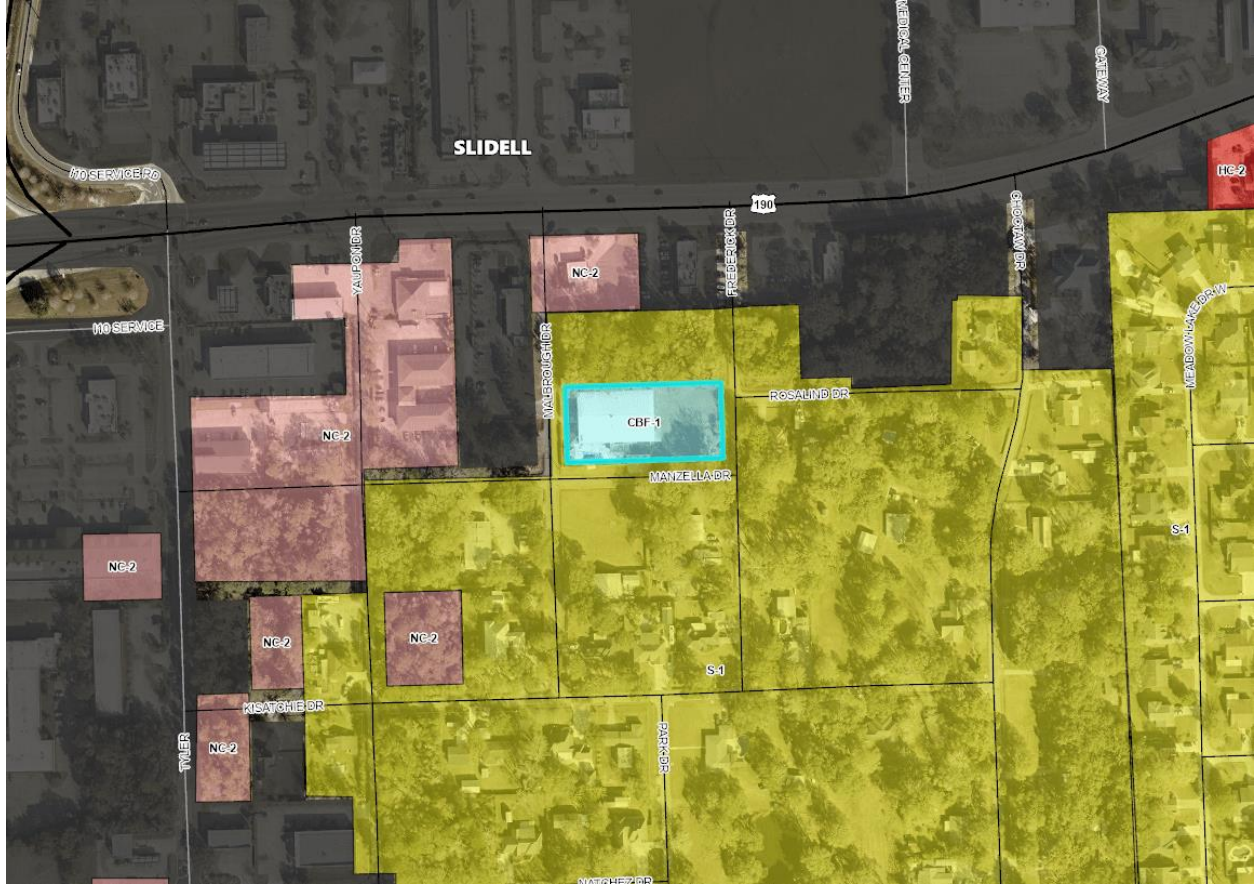
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



ZONING STAFF REPORT
2024-3926-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



MEDICAL CENTER

SLIDELL

190

YAUPON DR

FREDERICK DR

MALBROUGH DR

ROSALIND DR

NC-2

NC-2

CBF-1

MANZELLA DR

NC-2

KISATCHIE DR

S-1

NATCHEZ NATCHEZ DR

PARK DR

HC-3

YAUPON

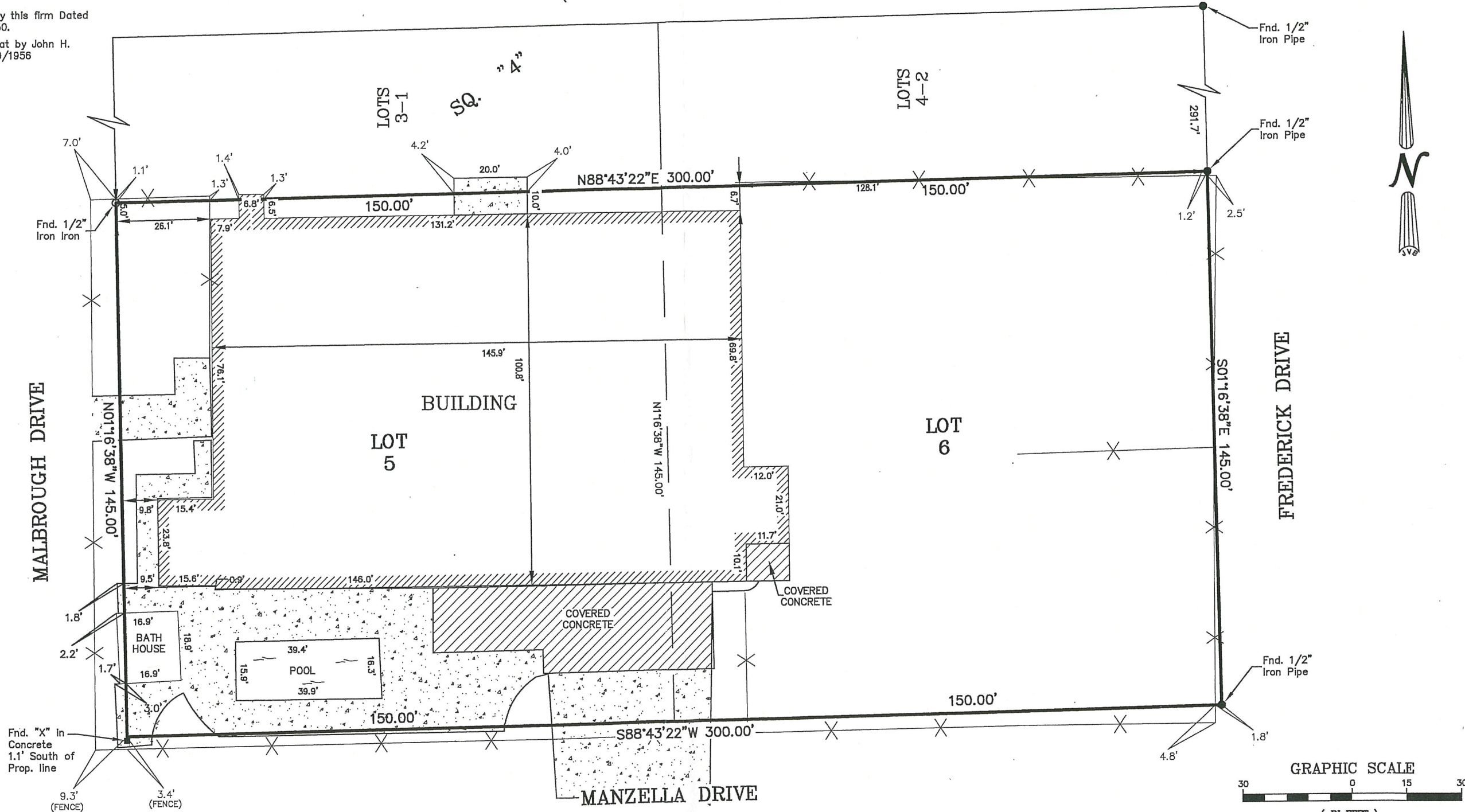


NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 - NAD83) BASED ON GPS RTN TIES ACCESSED ON 06/04/2024.

REFERENCE: A Survey plat by this firm Dated 03/27/1996 Survey # 960550.

REFERENCE: A Subdivision plat by John H. Sollbrerger, C.E. Dated 11/20/1956 Survey # 960550.

GAUSE BLVD.
(a.k.a. U.S. HWY. 190)



PATHFILE: G:\SURVEYING\2024\LOT SURVEY\ROBERT PARK\20240182, LOTS 5 & 6, SQ. 4, KB\20240182.dwg

SCALE: 1" = 30'	
DATE: 06/04/2024	
DRAWN BY: VLL	CHECKED BY: JDL
DWG. NO: 20240182	
SHEET 1 OF 1	

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. 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.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0440 D
DATE: 04/21/1999
ZONE: C
B.F.E. = N/A

* Verify prior to construction with local governing body.

**A SURVEY PLAT OF
LOTS 5 & 6, SQ. 4, ROBERT PARK S/D
IN SECTION 12, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

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. 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.

KB KAUFMANN, JR.

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

(IN FEET)
1 INCH = 30 FEET

STATE OF LOUISIANA
SEAN M. BURKES
REG. NO. 4785
REGISTERED
SURVEYOR

SEAN M. BURKES
LA REG. No. 4785



ZONING STAFF REPORT
2024-3929-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 Pontchartrain Drive, being Lot 100 and Lot 101, Unit 1, Eden Isles Subdivision, Slidell; S44, T9S, R14E; Ward 9, District 13

Council District: 13

Petitioner: St. Tammany Government

Posted: August 16, 2024

Owner: Royal Eden Property, LLC

Commission Hearing: September 3, 2024

Size: .77 acres

Determination: Approved, Denied, Postponed



Current Zoning

HC-2 (Highway Commercial District)

Requested Zoning

M-H (High Multi-Family Residential District)

Future Land Use

Commercial

Flood Zone

Effective Flood Zone A10

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 12' + 1' Freeboard = 13' FFE

FINDINGS

1. The applicant is requesting to rezone .77 acres from HC-2 Highway Commercial District to M-H High Multiple-Family Residential District. The property is located on the east side of Pontchartrain Drive, being Lot 154, Eden Isles Subdivision, Unit 1, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	C-2 Commercial
09-2117	C-2 Commercial	HC-2 Highway Commercial District

Site and Structure Provisions

3. The site is currently developed with an apartment complex.



ZONING STAFF REPORT
2024-3929-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Pontchartrain Drive)	Residential	S-2 Suburban Residential District (formerly A-4A Single-Family Residential District)
South (across Eden Isles Canal)	Residential	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) (Moonraker Island Subdivision)
East	Accessory Structure	M-L Low Multi-Family Residential District
West	Undeveloped	M-L Low-Multiple Family Residential District

- The subject property is adjacent to single-family zoning to the north and south across Pontchartrain Drive and the Eden Isle Canal, respectively. To the east and west are properties zoned M-L Low Multi-Family Residential District.

Multi-Family Rezoning Effort

- Unified Development Code Updates:** On August 2, 2024, St. Tammany Parish implemented a new Unified Development Code, which introduced updates to administrative requirements, development standards, and zoning regulations. These changes were made to streamline the code, consolidate similar land use classifications, and ultimately reduce the frequency of spot zoning cases that require review. The goal was to make the code easier to navigate and ensure more consistent land use practices across the parish.
- Rezoning Impact on Apartments:** Under the previous development code, apartment complexes were permitted by right in the HC-2 and HC-2A Highway Commercial Districts. However, with the newly-adopted code, apartments are now only permitted in the HC-3 Highway Commercial District, PBC Planned Business Campus District, or specifically designated multi-family zoning districts. Existing apartment complexes in HC-2 and HC-2A zones are now considered legal non-conforming uses. For instance, if a structure is destroyed or damaged by more than 50%, the property owner will not be permitted to rebuild under the previous zoning regulations. Instead, any reconstruction would need to comply with the current zoning requirements, potentially necessitating rezoning or a change in use to align with the updated code.
- The reason for the request is to provide a level of protection for existing apartments while encouraging future development to align with the parish's updated zoning and land use objectives.
- Staff is recommending the rezoning to M-L Low Multiple-Family Residential District as opposed to the HC-3 Highway Commercial District as the number of units in the existing apartment better suit the multi-family classification rather than establishing a more intense zoning.

Consistency with New Directions 2040

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

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

- Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



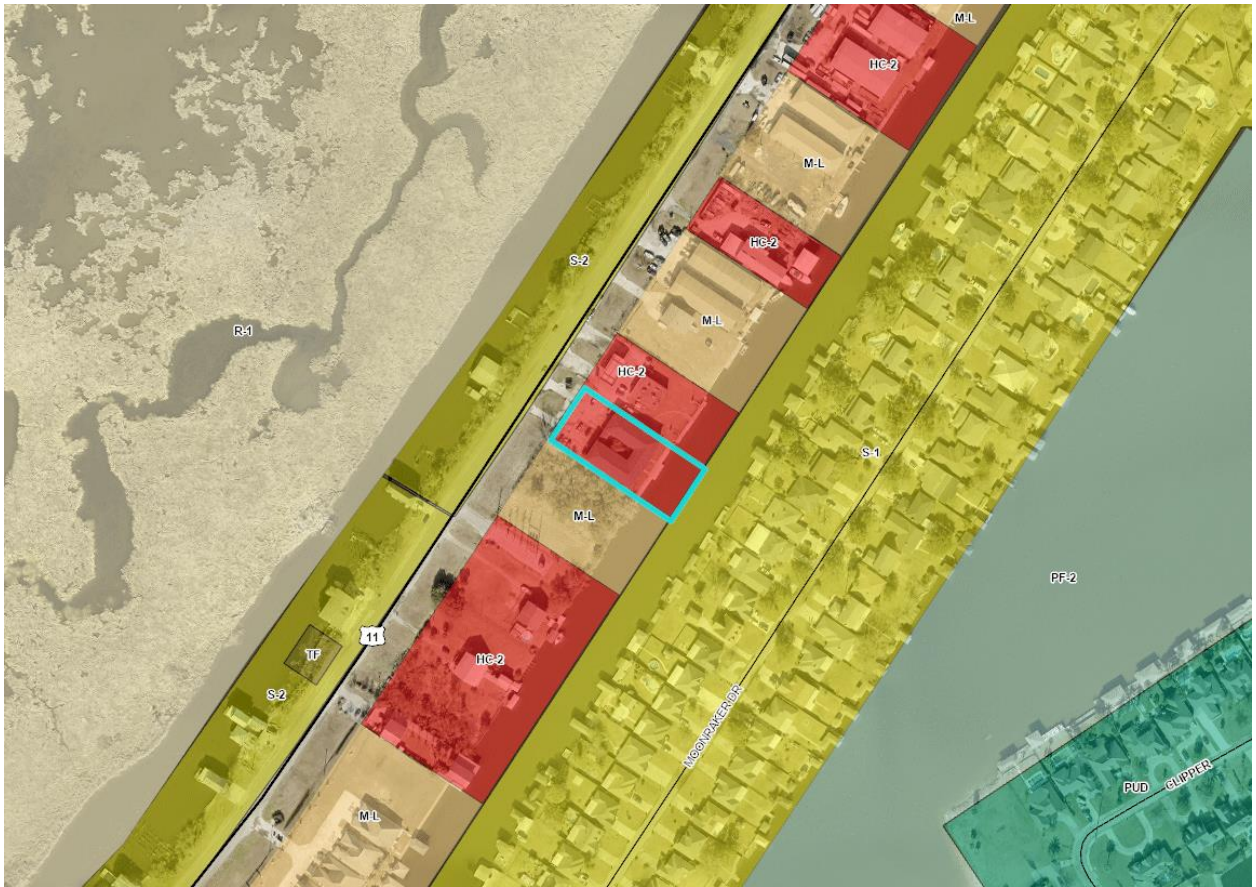
ZONING STAFF REPORT
2024-3929-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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R-1

S-2

HC-2

M-L

HC-2

M-L

44

M-L

S-2

11

TF

HC-2

S-1

M-L

PF-2

29

T9-R14E