

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, DECEMBER 2, 2025
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
21490 KOOP DRIVE
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, December 2, 2025. 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

APPOINT ALTERNATES (IF APPLICABLE)

CALL TO ORDER

ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals – Fees apply
- Speaker Cards
- Public Speaking – Five (5) minutes each side and three (3) minutes for additional comments
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE NOVEMBER 10th, 2025, MINUTES

POSTPONING OF CASES

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. 2025-4410-ZC

Existing Zoning:	L-1 (Large Lot Residential District)
Proposed Zoning:	I-1 (Light Industrial and Warehouse District)
Location:	Parcel located on the north side of US Highway 190, east of N. 29 th Street, west of Nehl Street, Lacombe; S48, T8S, R12E; Ward 7 District 7
Acres:	.218 acres
Petitioner:	Arturo Deleon
Owner:	DeLeon & Sons, LLC

2. 2025-4415-ZC

Existing Zoning:	S-2 (Suburban Residential District)
Proposed Zoning:	HC-1 (Highway Commercial District)
Location:	Parcel located on the north side of Coast Blvd., west of Cass Street, and east of Bosworth Street, Slidell; S23, T9S, R14E; Ward 8, District 12
Acres:	.36 acres
Petitioner:	Joseph E. Scott
Owner:	Joseph E. Scott

3. **2025-4423-ZC**
 Existing Zoning: M-L (Low Multi- Family Residential District) and CBF (Community Based Facility District)
 Proposed Zoning: M-H (High Multi-Family Residential District)
 Location: Parcel is located on the east side of Airport Road, north of Dr. T.J. Smith SR Expressway, Slidell; S19, T8S, R14E, Ward 9, District 11
 Acres: 22.96 acres
 Petitioner: Slidell Greenbrier 1 TIC, LLC; Slidell Greenbrier 2 TIC, LLC; Slidell Greenbrier 3 TIC, LP
 Owner: Slidell Greenbrier 1 TIC, LLC; Slidell Greenbrier 2 TIC, LLC; Slidell Greenbrier 3 TIC, LP

4. **2025-4430-ZC**
 Existing Zoning: E (Estate Residential District) & RES-1(Resilience Overlay)
 Proposed Zoning: L-1 (Large Lot Residential District)
 Location: Parcel located on the west side of CC Road, north of Dumas Road, Slidell; S40, T9S, R13E; Ward 9, District 11
 Acres: 4.286 acres
 Petitioner: Marissa Cox
 Owner: Ricky Cox & Regina Cox

5. **2025-4436-ZC**
 Existing Zoning: R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay)
 Proposed Zoning: L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay)
 Location: Parcel located on the south side of Willie Cemetery Road, west of Bollinger Road, Folsom; S20, T5S, R10E; Ward 2, District 3
 Acres: 3.0 acres
 Petitioner: Brittany Loup
 Owner: Stephen Loup III

6. **2025-4439-ZC**
 Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)
 Proposed Zoning: PF-1 (Public Facilities District) & RO (Rural Overlay)
 Location: Parcel located on the north side of LA Highway 1077, east side of Boudreaux Road, west of Pine Drive, Folsom; S27, T5S, R10E; Ward 2, District 3
 Acres: 3.81 acres
 Petitioner: Andrew Mendheim
 Owner: St. Tammany Parish Fire Protection District No. 5

7. **2025-4443-ZC**
 Existing Zoning: NC-1 (Neighborhood Commercial District)
 Proposed Zoning: PBC (Planned Business Campus District)
 Location: Parcel located on the south side of W. Ochsner Blvd., north of Interstate 12, Covington; S11, T7S, R10E; Ward 1, District 1
 Acres: 23.97 acres
 Petitioner: Jones Fussell - Jeffrey D Schoen
 Owner: Summer Hill Holdings, L.L.C. – Wayne Buras

8. **2025-4445-ZC**
 Purpose: Amendments to the Official Parish Zoning Map and Unified Development Code in accordance with the Central St. Tammany Overlay District study, which includes an analysis of existing zoning, land use, and development patterns in Districts 6, 7, 9, & 11 and Wards 4, 5, 6, 7, & 9; of St. Tammany Parish, Louisiana

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – MONDAY, NOVEMBER 10, 2025
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
21490 KOOP DRIVE
MANDEVILLE, LOUISIANA

ROLL CALL

Present: Arcemont, Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker

Absent: Seeger, Doherty, Martino, Blanchard

APPOINT ALTERNATES (IF APPLICABLE) - Alternate appointed

CALL TO ORDER

ANNOUNCEMENTS

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

INVOCATION - Arcemont

PLEDGE OF ALLEGIANCE – Narcisse

APPROVAL OF THE OCTOBER 7th, 2025, MINUTES

Truxillo to accept the minutes as written; second by Arcemont

YEA: Arcemont, Gaines, Narcisse, Barrios, Truxillo, Milligan, Walker,

NAY: N/A

Abstain: Robert

Motion to approve minutes as written carries.

POSTPONING OF CASES – No postponements

ZONING CHANGE REQUEST CASES

1. 2025-4352-ZC

Existing Zoning:	PUD (Planned Unit Development)
Proposed Zoning:	R-2 (Rural Residential District)
Location:	Parcel located east of Interstate 59, and on the west side of the Pearl River, generally parallel with the Louisiana 41 and Interstate 59 interchange, Pearl River S7, & S8, T8S, R15E WARD 8 DISTRICT 9
Acres:	173.199 acres
Petitioner:	St. Tammany Parish Government
Owner:	Pearl River Basin Land & Development Company, LLC and Louisiana Wildlife and Fisheries

POSTPONED FROM OCTOBER 7, 2025, MEETING

1. Paul Maryonne came to the podium to represent the request.

2. Robert made a motion to approve; second by Arcemont.

YEA: Arcemont, Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker

NAY: N/A

Abstain: N/A

Motion to approve carries.

2. 2025-4261-CP-Use: Commercial Excavation

Existing Zoning: R-1 (Rural Residential District) and RO (Rural Overlay)
Location: Parcel located on the west side of LA Highway 3241 and on the south side of Kining Road; Bush; S27, T6S, R13E; Ward 6, District 6

Acres: 71.77 acres

Petitioner: Jordan Parnell

Owner: Mossy Hill Plantation, LLC

POSTPONED FROM October 7, 2025, MEETING

- 1. Paul Maryonne came to the podium to represent the request.**
- 2. Maria Tavaszi came to the podium in opposition of the request.**
- 3. Truxillo made a motion to approve; second by Robert.**

YEA: Arcemont, Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker,

NAY: N/A

Abstain: N/A

Motion to approve carries.

3. 2025-4216-ZC

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: S-2 (Suburban Residential District)
Location: Parcel located at the northwest corner of US Highway 190 and Pugh Road, Lacombe; S48, T8S, R12E Ward 4, District 7

Acres: 22.32 acres

Petitioner: Shelby P. LaSalle, Jr.

Owner: Calvin Minor, Jr. and Mary Minor

POSTPONED FROM October 7, 2025, MEETING

- 1. Paul Maryonne came to the podium to represent the request.**
- 2. David Louch came to the podium in opposition of the request.**
- 3. Kim Guzman came to the podium in opposition of the request.**
- 4. James Dowling came to the podium in opposition of the request.**
- 5. Maria Tavaszi came to the podium in opposition of the request.**
- 6. James Mutrh came to the podium opposition in the request.**
- 7. Jeanniue Meeds came to the podium in opposition of the request.**
- 8. Robert made a motion to approve with no second.**
- 9. Narcisse made a motion to deny; second by Barrios.**

YEA: Arcemont, Gaines, Narcisse, Barrios, Truxillo, Milligan, Walker,

NAY: Robert

Abstain: N/A

Motion to deny carries.

4. 2025-4333-ZC

Existing Zoning: S-1 (Suburban Residential District)
Proposed Zoning: S-1 (Suburban Residential District) and (MHO Manufactured Housing Overlay)
Location: Parcels located on the north side of LA Highway 36, west of the Abita Springs municipal boundary, and east of Robindale Drive, Covington, and being part of West Abita Subdivision and Abita Nursery Subdivision; S36, T6S, R11E; Ward 3 & 10, Districts 2 & 6
Acres: 129 acres
Petitioner: St. Tammany Parish Government (Helen Lambert)

1. Robert made a motion to approve; second by Walker.

YEA: Arcemont, Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker,

NAY: N/A

Abstain: N/A

Motion to approve carries.

5. 2025-4383-ZC

Existing Zoning: L-1 (Large Lot Residential)
Proposed Zoning: L-2 (Large Lot Residential)
Location: Parcel located on the south side of Dummyline Road, west of LA Highway 1077, Madisonville; S44, T7S, R10E; Ward 1, District 4
Acres: 1.86 acres
Petitioner: Ricky Koppenol
Owner: Ricky Koppenol, Sr. and Shelia Parker

1. Ricky Koppenol came to the podium to represent the request.

2. Walker made a motion to approve; second by Truxillo.

YEA: Arcemont, Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker,

NAY: N/A

Abstain: N/A

Motion to approve carries.

6. 2025-4386-ZC

Existing Zoning: R-1 (Rural Residential District) and RO (Rural Overlay)
Proposed Zoning: HC-3 (Highway Commercial District)
Location: Parcel located on the east side of LA Highway 437 and north of Royal Pine Rd. Covington; S14, T6S, R11E; Ward 3, District 2
Acres: 23 acres
Petitioner: Executor - Andrew Baggett, Sr.
Owner: Beatrice Louise Baggett Monju Trust - Andrew Baggett

1. Doug Sunseri, attorney for Andrew Baggett came to the podium to represent the request.

2. Peter Egan to “offer clarity and concerns” as the state representative for the area.

3. Jay Pellegrini Jr. came to the podium in opposition of the request.

4. Gary Kirby came to the podium in opposition of the request.

5. Joel Chatelain came to the podium in opposition of the request.

6. Robert made a motion to postpone, which did not obtain a second.

7. Truxillo made a deny; second by Arcemont.

YEA: Arcemont, Gaines, Narcisse, Barrios, Truxillo, Milligan, Walker,

NAY: Robert

Abstain: N/A

Motion to deny carries.

7. **2025-4396-ZC**

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: ED-2 (Higher Education District)
Location: Parcel located on the south side of Dummy Line Road, west of LA Highway 21, Madisonville; S41, T7S, R10E; Ward 1, District 4
Acres: 3.18 acres
Petitioner: Barry and Rhonda Butera
Owner: Barry and Rhonda Butera

1. **Barry Butera came to the podium to represent the request.**
2. **Jeff Winchester came of the podium to speak in favor of the request.**
3. **Walker made a motion to approve; second by Robert.**

YEA: Arcemont, Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker,
NAY: N/A
Abstain: N/A
Motion to approve carries.

8. **2025-4400-ZC**

Existing Zoning: HC-2 (Highway Commercial District)
Proposed Zoning: TF (Two-Family Residential District)
Location: Parcel located on the northwest corner of Ranch Road and Military Road, Slidell; S37, T9S, R15E; Ward 8, District 13
Acres: .520 acres
Petitioner: Ricco Impastato
Owner: Ricco Impastato

1. **Ricco Impastato came to the podium to represent the request.**
2. **Arcemont made a motion to approve; second by Robert.**

YEA: Arcemont, Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker,
NAY: N/A
Abstain: N/A
Motion to approve carries.

9. **2025-4401-ZC**

Existing Zoning: NC-2 (Neighborhood Commercial District) and L-2 (Large Lot Residential District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the west side of LA Highway 1077, north of Rodney Road, Madisonville; S38, T7S, R10E; Ward 1, District 4
Acres: 9.28 acres
Petitioner: Jones Fussell, LLP- Jeffrey Shoen
Owner: SOB Investments, LLC

1. **Jeff Schoen came to the podium to represent the request.**
2. **Truxillo made a motion to approve; second by Arcemont.**

YEA: Arcemont, Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker,
NAY: N/A
Abstain: N/A
Motion to approve carries.

10. **2025-4407-ZC**

Existing Zoning: CBF-1 (Community Based Facilities District)
Proposed Zoning: GC-2 (General Commercial District)
Location: Parcels located on the west side of Pontchartrain Drive, west of North Shore Drive and Lakeview Drive; Slidell, S31 & 32, T9S, R14E; Ward 9, District 12

Parcels: 14 Parcels more or less
Petitioner: St. Tammany Parish Government Helen Lambert

- 1. Jeff Schoen came to the podium to support the request.
- 2. Robert made a motion to approve; second by Arcemont

YEA: Arcemont, Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker,
NAY: N/A
Abstain: N/A
Motion to approve carries.

OLD BUSINESS

NEW BUISNESS

ADJOURNMENT



ZONING STAFF REPORT
2025-4410-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the north side of US Highway 190, east of N. 29th Street, west of Nehl Street, Lacombe; S48, T8S, R12E; Ward 7 District 7

Petitioner: Arturo DeLeon **Posted:** November 17, 2025
Owner: DeLeon & Sons, LLC **Commission Hearing:** December 2, 2025
Size: .218 acres **Determination:** Approved, Denied, Postponed



Current Zoning:
L-1 (Large Lot Residential District)
Requested Zoning:
I-1 (Light Industrial and Warehouse District)
Future Land Use:
Mixed Use
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 .218 acres from L-1 Large Lot Residential to I-1 Light Industrial and Warehouse District. The parcel is located on the north side of US Highway 190, east of N. 29th Street, west of Nehl Street.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
87-036A	Rural	SA
09-2020	SA	L-1 Large Lot Residential

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District
South	Residential	R-2 Rural Residential District
East	Residential	L-1 Large Lot Residential District
West	Commercial	HC-2 Highway Commercial District t

3. As shown in Table 2, the subject site abuts residential properties zoned L-1 Large Lot Residential District to the north and east, commercial properties zoned HC-2 Highway Commercial District to the west, and properties zoned R-2 Rural Residential District to the south.



ZONING STAFF REPORT
2025-4410-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The existing L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
5. The purpose of the I-1 Light Industrial and Warehouse District is to provide for the location of industrial uses of moderate size and light to moderate intensity in such a fashion and location as to minimize the conflict with nearby residential and non-industrial uses.

Permitted Uses include the following: Auto repair and service*, Civic, Entertainment, indoor, Gas station, Microbrewery* or Micro distillery*, Office, Outdoor display of building, pool, and playground equipment, Recreation, commercial, Restaurant, dine-in with lounge, Restaurant, dine-in without lounge, Brewery or Distillery*, Contractor storage yard, Distribution or Warehousing Facility, Excavation, commercial*, Food processing, Manufacturing, artisan, Manufacturing, light, Outdoor storage yard, Public Safety Training Facilities, Warehouse, Electrical energy substation*, Small wireless facility*, Stormwater retention or detention facility*, Tower, radio, telecommunications, television or microwave*.

6. If approved, the applicant may apply for a commercial building permit.

Consistency with New Directions 2040

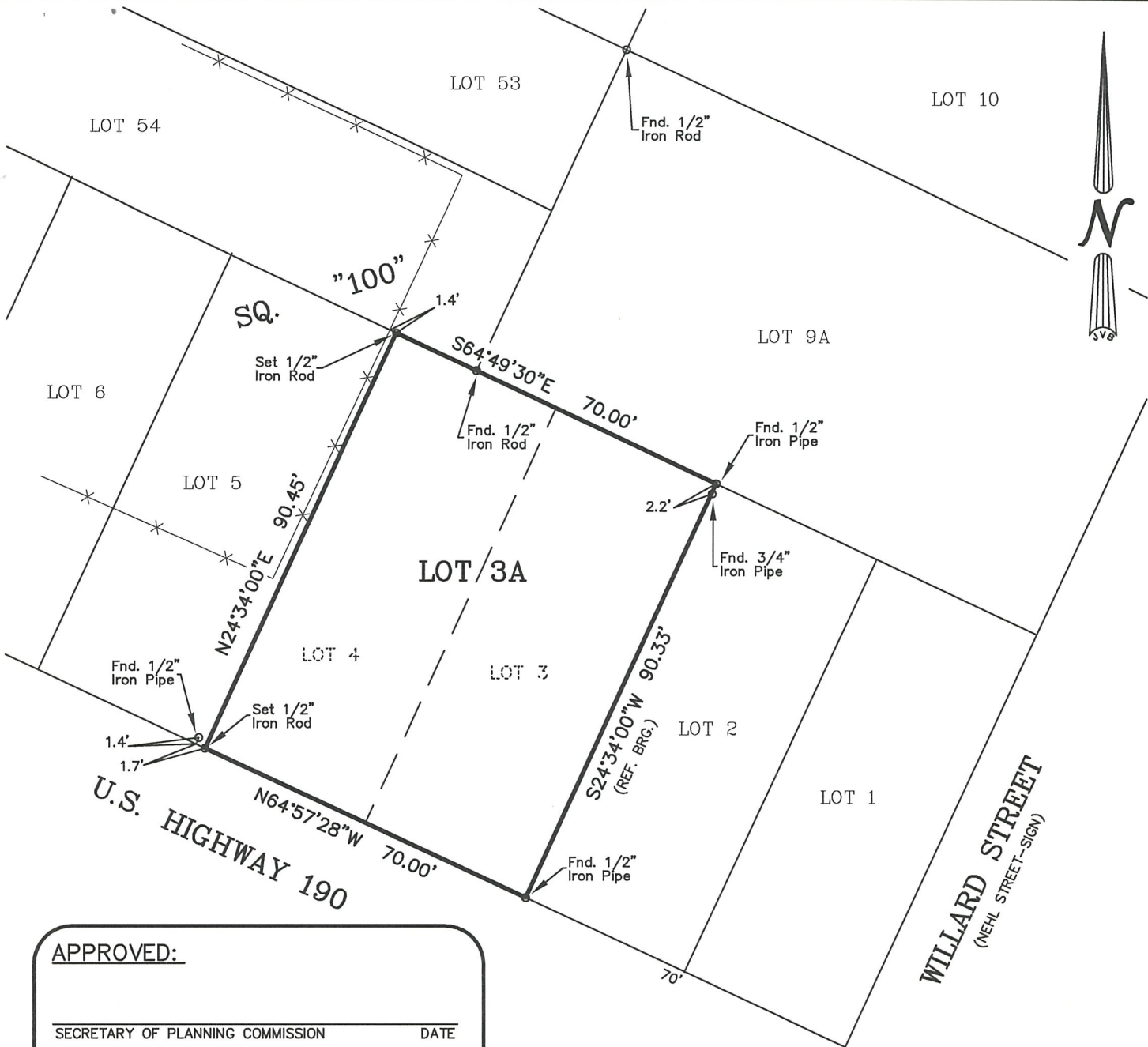
Mixed-Use: Areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity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

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

- i. Goal 2: New development and redevelopment will be orderly, carefully planned, and predictable.

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 conditions, 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.



APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 0.145 SQ. FT. OR 6,325 ACRES

LEGEND

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

GRAPHIC SCALE



(IN FEET)

1 INCH = 30 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

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

ADDRESS: U.S. HIGHWAY 190

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

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

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

F.I.R.M. No. 225205 0380 C
F.I.R.M. Date 4/2/91
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20160552

DATE:
9/7/16

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

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

DRAWN BY:
JDL

CHECKED BY:
RMK

SCALE:
1" = 30'

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

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

**A RESUBDIVISION MAP OF
LOTS 3 & 4 INTO LOT 3A, SQ. 100,
FOREST GLEN SUBDIVISION IN
SECTION 48, T-8-S, R-12-E, GLD,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: DeLEON & SONS, LLC

SURVEYED BY:

SEAN M. BURKES
LA REG. No. 4785



N PONTCHARTRAIN DR

N 29TH ST

NEHL ST

NC-2

HC-2

NC-2

R-2

NC-2

PICHON RD

E

L-1

190



ZONING STAFF REPORT
2025-4415-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 Coast Blvd., west of Cass Street, and east of Bosworth Street, Slidell; S23, T9S, R14E; Ward 8 District 12

Petitioner: Joseph E. Scott

Owner: Joseph E. Scott

Size: .36 acres

Posted: November 17, 2025

Commission Hearing: December 2, 2025

Determination: Approved, Denied, Postponed



Current Zoning:
S-2 (Suburban Residential District)

Requested Zoning:
HC-1 (Highway Commercial District)

Future Land Use:
Residential - Medium Intensity

Flood Zone
Effective Flood Zone: A5
Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:
BFE 9' + 1' Freeboard = 10' FFE

FINDINGS

1. The applicant is requesting to rezone .36 acres from S-2 Suburban Residential District to HC-1 Highway Commercial District. The parcel is located on the north side of Coast Blvd., west of Cass Street, and east of Bosworth Street, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
86-051A	Unknown	SD 14
09-2117	SD 14	S-2 Suburban Residential

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	S-2 Suburban Residential District
South (across Coast Blvd.)	Commercial	HC-2 Highway Commercial District
East	Undeveloped	S-2 Suburban Residential District
West	Undeveloped	I-1 Light Industrial and Warehouse District

3. As shown in Table 2, the subject site abuts residentially zoned properties zoned S-2 Suburban Residential District to the north and east, a property zoned I-1 Light Industrial and Warehouse District to the west, and properties zoned HC-2 Highway Commercial District to the south.



ZONING STAFF REPORT
2025-4415-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The S-2 Suburban Residential District is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses. All commercial uses are prohibited in the S-2 District.
 - a. The minimum lot size requirements within the S-2 Suburban Residential District include 7,500 sq. ft. lot sizes with 75' of lot width.
5. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service use, generally located along major collectors and arterials designed to provide services to a portion of the parish.

Animal services, Art studio, Athletic field, Auto repair and service*, Automobile sales, Bank or financial institution, Bed and breakfast, Building supply showroom, Car wash, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, 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, Catering facility, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, 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, Hotel, Kennels, commercial, Laboratory, Liquor store, Marina, commercial, Manufacturing, artisan, Medical facility, clinic, Office, Warehouse, Outdoor display of building, pool, and playground equipment, Outdoor retail sales, 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 establishment, Dwelling, Multiple-Family, Outdoor Storage Yard, Microbrewery* or Micro distiller.

6. If approved, the applicant may apply for a building permit for any of the commercial uses listed above.

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 2: New development and redevelopment will be orderly, carefully planned, and predictable.

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.

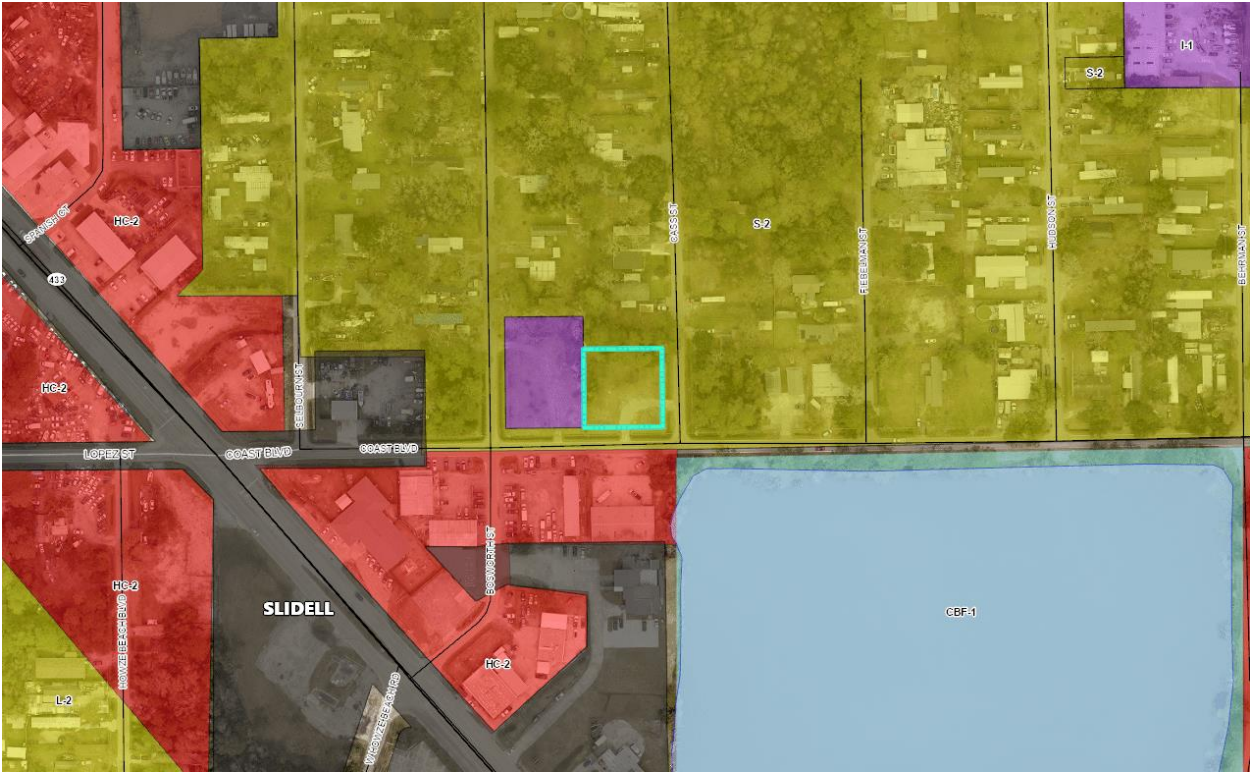


ZONING STAFF REPORT
2025-4415-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 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 conditions, 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-2

CASS ST

FIEBELMAN ST

COAST BLVD

CBF-1

BOSWORTH ST

HC-2

WHOWZE BEACH RD

433

SLIDELL



ZONING STAFF REPORT
2025-4423-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 is located on the east side of Airport Road, north of Dr. T.J. Smith SR Expressway, Slidell; S19, T8S, R14E, Ward 9, District 11

Petitioner: Slidell Greenbrier 1 TIC, LLC; Slidell Greenbrier 2 TIC, LLC; Slidell Greenbrier 3 TIC, LP

Owner: Slidell Greenbrier 1 TIC, LLC; Slidell Greenbrier 2 TIC, LLC; Slidell Greenbrier 3 TIC, LP

Posted: November 17, 2025

Commission Hearing: December 2, 2025

Size: 22.96 acres **Determination:** Approved, Denied, Postponed



Current Zoning:
M-L (Low Multi- Family Residential District) &
CBF-1 (Community Based Facility District)

Requested Zoning:
M-H (High Multi-Family Residential 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 22.96 acres from M-L (Low Multi-Family Residential District) & CBF- 1 Community Based Facility District to M-H (High Multi-Family Residential District). The parcel is located on the east side of Airport Road, north of Dr. T.J. Smith SR Expressway, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
99-004	Unknown	A-6
87-1001A	Unknown	A-4
05-031	Unknown	A-6
09-2117	A-6	M-L (Low Multiple- Family Residential District)

Site and Structure Provisions

- 2. Roughly half of the subject property is undeveloped, and half is developed with an existing apartment complex.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	City of Slidell
South	Church	CBF-1 Community Based Facility District
East	Undeveloped	City of Slidell
West	Residential	CBF-1 Community Based Facility District



ZONING STAFF REPORT
2025-4423-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

3. As shown in Table 2, the subject property is bordered to the north and the east by the City of Slidell, and to the south and west by property that is zoned CBF-1 (Community Based Facility District).

4. Existing Zoning:

- a. The purpose of the M-L Low Multiple-Family Residential District is intended to provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets.
- i. The minimum lot size requirements within the M-L Low Multiple-Family District is 20,000 sq. ft.
- ii. The maximum net density is 1 unit per 4,000 square feet of property.
- b. The purpose of the 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 districts.

Permitted uses include Civic, Club or lodge, Place of worship, Golf course and recreational facility, Habitat and wetland mitigation banks, Marina, Boat Launch Facility, Electrical energy substation*, Small wireless facility*, Stormwater retention or detention facility*.

5. Proposed Zoning:

- a. The M-H High Multiple-Family Residential District is intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and certain utility uses.
- b. The M-H High Multi-Family Residential District allows a maximum net density of one unit per 1,500 square feet of site area.
- i. With a total property size of 22.96 acres, the maximum permitted gross density is 667 units. However, the final allowable unit count may be reduced based on the number of existing apartment units already constructed on the property as well as the required commercial development regulations, including but not limited to landscaping, parking, and drainage standards.
6. The City of Slidell's Planning Department has noted concerns regarding the proximity of the adjacent airport, which could create an unpleasant living environment next to a higher density residential neighborhood.

The Federal Aviation Administration (FAA) has a published *Compatible Land Use Guide* which cites safety, noise, and other environmental impacts to land uses around airports for consideration. The proposed multifamily development is located approximately 1,200 feet from the end of the runway at the Slidell Municipal Airport and is positioned laterally from the runway rather than directly off the end. The section *Land Use Patterns around General Aviation Airports* tags the proposed project within the "Traffic Pattern Zone", where residential development is considered conditionally compatible and may proceed with reasonable design considerations such as height compliance and awareness of routine overflight activity.

7. This property is in a moratorium. It was released, as per resolution # C-7172 on 10/02/2025.

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-



ZONING STAFF REPORT
2025-4423-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

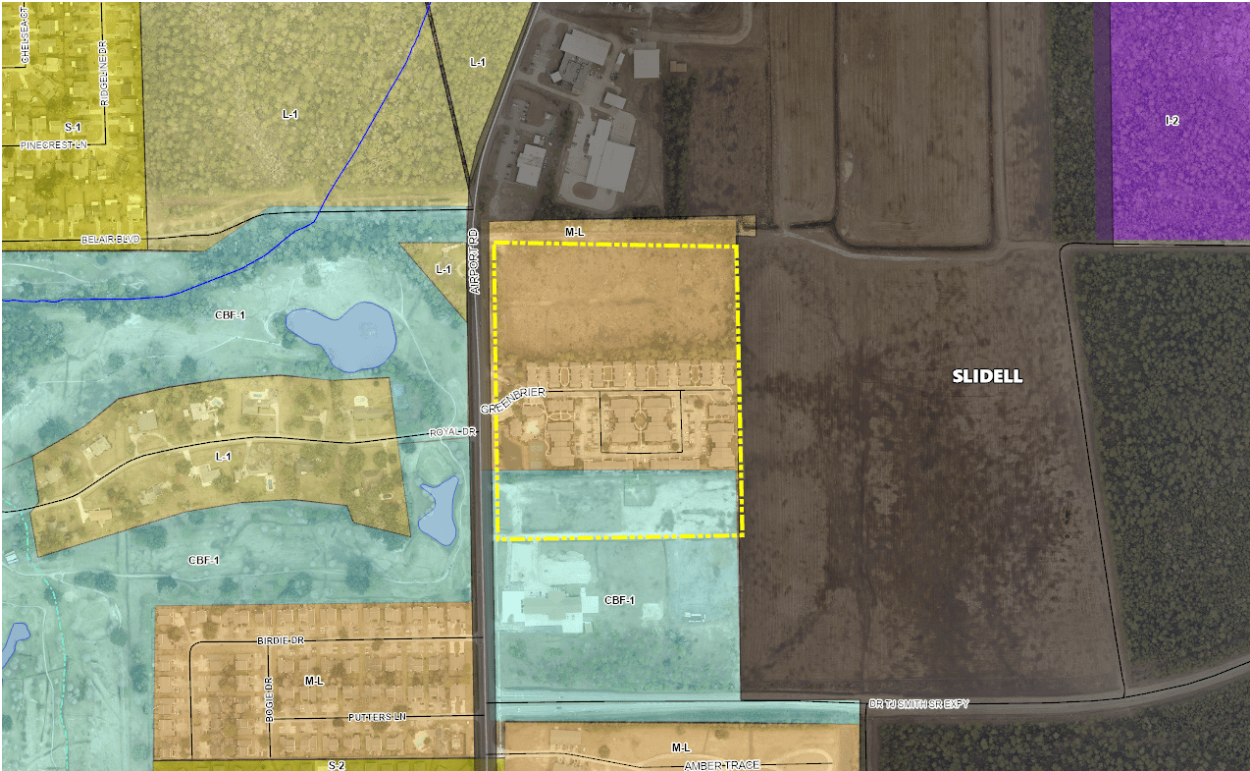
PLANNING & DEVELOPMENT
Ross Liner
Director

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.

- i. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

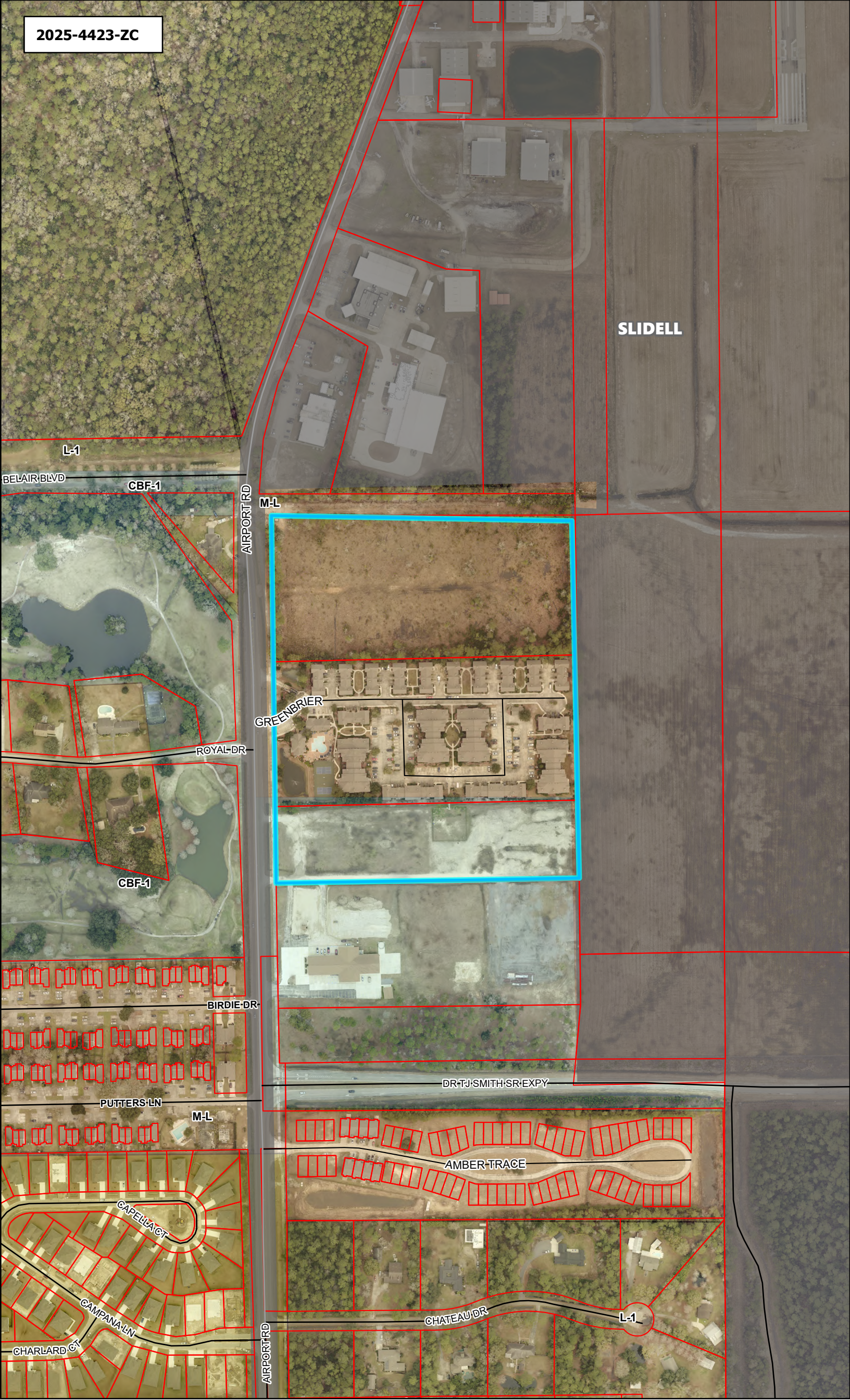
Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- 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 conditions, 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.



LEGEND

●	1/2" IRON ROD SET	⚡	= POWER POLE
○	1/2" IRON ROD FOOT	⚡	= SEWER CLEAN OUT
○	5/8" IRON ROD FOOT	⚡	= SEWER MANHOLE
⊖	DRAIN INLET (SQUARE)	⚡	= SIGNPOST
⊖	DRAIN MANHOLE	⚡	= TELEPHONE MANHOLE
⊖	ELECTRICAL BOX	⚡	= TELEPHONE PEDESTAL
⊖	ELECTRICAL MANHOLE	⚡	= WATER METER
—	FENCE LINE	⚡	= WATER VALVE
⚡	FIRE HYDRANT	⚡	= CONTROL VALVE BOX
⚡	IRON PIPE		
⚡	IRON ROD		
⚡	LIFT STATION		
⚡	LIGHT STANDARD		



SLIDELL

L-1

CBF-1

M-L

GREENBRIER

ROYAL DR

CBF-1

BIRDIE DR

PUTTERS LN

M-L

CAPELLA CT

CAMPANA LN

CHARLARD CT

AMBER TRACE

CHATEAU DR

L-1

DR TJ SMITH SR EXPY



ZONING STAFF REPORT
2025-4430-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 CC Road, north of Dumas Road, Slidell; S40, T9S, R13E; Ward 9, District 11

Petitioner: Marrissa Cox

Owner: Ricky Cox and Regina Cox

Size: 4.286 acres

Posted: November 17, 2025

Commission Hearing: December 2, 2025

Determination: Approved, Denied, Postponed



Current Zoning:

E (Estate Residential District) and
RES-1(Resilience Overlay)

Requested Zoning:

L-1 (Large Lot Residential District)

Future Land Use:

Coastal Conservation

Flood Zone

Effective Flood Zone: A10

Preliminary Flood Zone: AE

Critical Drainage: Yes

RES-1: Yes

Elevation Requirements:

BFE 10' + 3' Freeboard =
13' FFE (3' Freeboard due to Res-1 Overlay)

FINDINGS

The applicant is requesting to rezone 4.286 acres from E (Estate Residential District) and RES-1(Resilience Overlay) and to L-1 (Large Lot Residential District) RES-1 (Resilience Overlay). The parcel is located on the west side of CC Road, north of Dumas Road, Slidell.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	A2
25-5744	A2	E (Estates Residential District)

Site and Structure Provisions

1. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	E (Estates Residential District) and RES-1 (Resilience Overlay)
South	Residential	E (Estates Residential District) and RES-1 (Resilience Overlay)
East	Residential	E (Estates Residential District) and RES-1 (Resilience Overlay)
West	Residential	E (Estates Residential District) and RES-1 (Resilience Overlay)



ZONING STAFF REPORT
2025-4430-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

2. As shown in Table 2, the subject site abuts residential properties zoned E (Estates Residential District) and RES-1 (Resilience Overlay) to the north, south, east and west.
3. The E Estate District is intended to provide a single-family residential environment on large, multi-acre lots. The E District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses. Commercial uses are prohibited in the E District.
 - a. The minimum lot size required within the E (Estate District) is 7 acres, except that public utility facilities may be located on lots of lesser area upon Development Plan Review in accordance with minimum requirements.
4. The L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial uses are prohibited in the L-1 District.
 - a. The minimum lot size requirements within the L-1 Large Lot Residential District include one acre lots with 150' of lot width.
5. The purpose of the RES-1 Overlay is to promote resilient building construction in areas prone to significant coastal or riverine flood risk. These standards are intended to preserve residents' investments in their homes and reduce exposure to flood risk and higher flood insurance premiums caused by future development.
 - a. The RES-1 Overlay does not change the underlying zoning classification of a property. All underlying zoning district regulations and standards will continue to apply unless specifically indicated otherwise in this section. Any request for a permit in the RES-1 Overlay shall be processed in accordance with the same building permit process as any other permit with the exception that the request will be reviewed for compliance with the standards and criteria of this St. Tammany Parish, Louisiana. The Board of Adjustment shall not issue any variance or waiver to the design standards in this district.
6. If approved, the applicant may apply for a minor subdivision to create four 1-acre lots.

Consistency with New Directions 2040

Coastal Conservation: Areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land.

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

- i. 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 conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.



ZONING STAFF REPORT
2025-4430-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 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.



2025-4430-ZC

PF-2

CCR D

ACCESS
CHRISTIAN

W DOUCETTE RD

E

DUMAS RD

COUSIN RD



ZONING STAFF REPORT
2025-4436-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

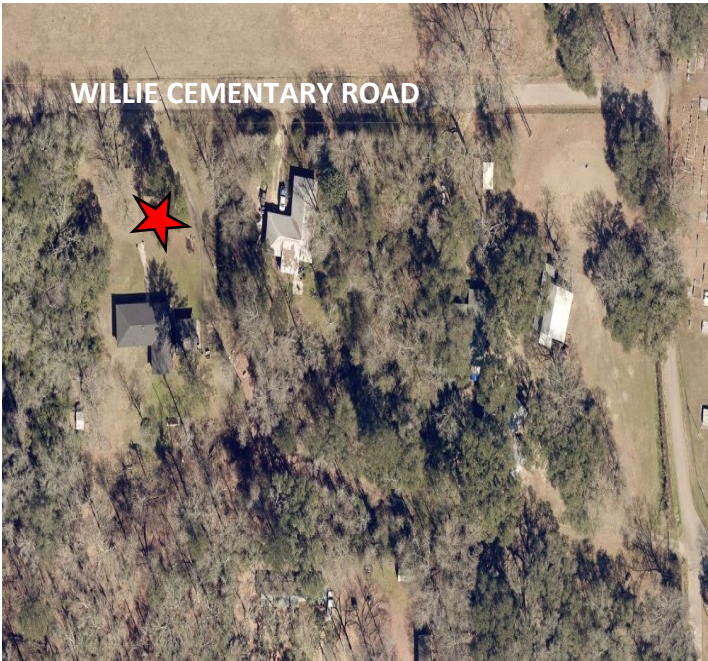
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the south side of Willie Cemetery Road, west of Bollinger Road, Folsom; S20, T5S, R10E; Ward 2, District 3

Petitioner: Brittany Loup **Posted:** November 17, 2025

Owner: Stephen Loup III **Commission Hearing:** December 2, 2025

Size: 3.0 acres **Determination:** Approved, Denied, Postponed



Current Zoning:
R-1 (Rural Residential District), MHO (Manufactured Housing Overlay, & RO (Rural Overlay)

Requested Zoning:
L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay), & RO (Rural 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
* Any structures within the utility ROW will need

FINDINGS

- 1. The applicant is requesting to rezone 3.0 acres from R-1 (Rural Residential District), MHO (Manufactured Housing Overlay, & RO (Rural Overlay) to L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay). The parcel is located on the south side of Willie Cemetery Road, west of Bollinger Road, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	R-1 (Rural Residential)

Site and Structure Provisions

- 2. The subject property is currently developed with a residential residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), RO (Rural Overlay)
South	Undeveloped	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), RO (Rural Overlay)
East	Residential	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), RO (Rural Overlay)
West	Residential	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), RO (Rural Overlay)



ZONING STAFF REPORT
2025-4436-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

3. As shown in Table 2, the subject site abuts undeveloped residential properties zoned R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay) to the North and south, and developed residential properties zoned R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay) to the east and west.
- 4a. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.
 - a. The R-1 Rural Residential District calls for parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.
- 4b. The purpose of the MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.
- 4c. The RO Rural Overlay is established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
5. The proposed L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses. All commercial uses are prohibited in the L-1 District.
 - a. The required minimum parcel size within the L-1 Large Lot Residential District is one acre with a minimum lot width of 150'.
6. If approved, the applicant may apply for a minor subdivision to create a maximum of three 1-acre lots.

Consistency with New Directions 2040

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



ZONING STAFF REPORT
2025-4436-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

- i. Goal 1: Our land use, land development, and land redevelopment decision-making, policies, and processes will be fair, transparent, and accessible to all Parish Stakeholders.

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 conditions, 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.



FINAL APPROVAL

PRELIMINARY

CHAIRMAN OF PLANNING & ZONING COMM.

PRELIMINARY

DIR. DEPT. OF ENGINEERING

PRELIMINARY

SECRETARY OF PLANNING & ZONING COMM.

PRELIMINARY

CLERK OF COURT

PRELIMINARY

DATE

FILE NO.

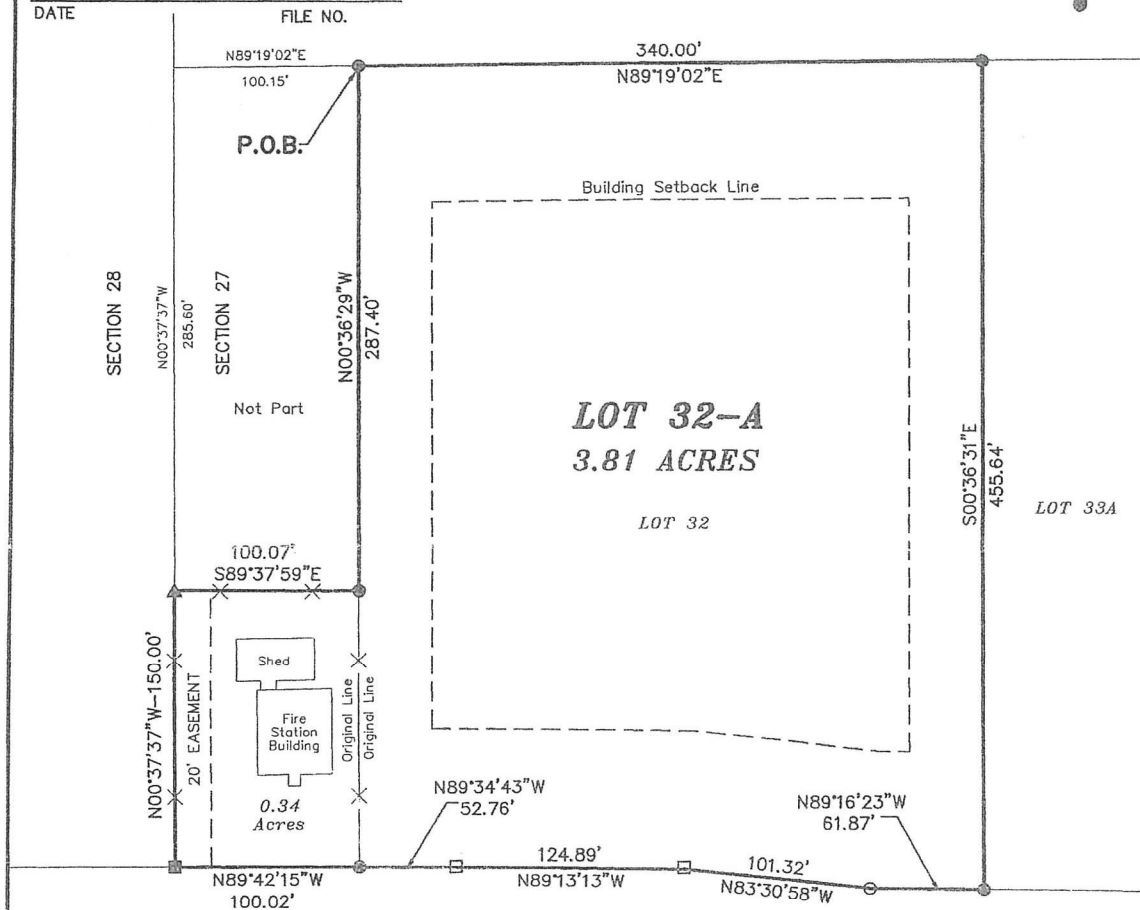
A Resubdivision of Lot 32, Stonelake Estates, Phase 2 & a 0.34 Acre Parcel of Land into Lot 32-A, all in Section 27, T-5-S, R-10-E, St. Tammany Parish, La.

Reference:

1. A Survey Plat of Lot 32 by John Bonneau, Dated 8-3-1992, Job No. 92884
2. A Survey Plat of 0.34 Acres by Jeron Fitzmorris, Dated 12-2-1992, revised 3-4-1993, Job No. 5945
3. A Survey Plat of 1.00 Acre by Jeron Fitzmorris, Dated 9-9-1992, Job No. 5864

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

The P.O.B. is reported to be N00°33'46"W-25.21'; S89°47'00"W-2617.86'; S00°01'46"E-2162.87'; S89°58'14"W-2537.74' from the Section Corner common to Sections 22, 23, 26 & 27, T-5-S, R-10-E, St. Tammany Parish, Louisiana



This property is located in Flood Zone C, per FEMA Map No. 225205 0125 C, Dated 10-17-1989

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:XXI.

(Verify prior to Construction)
Building Setbacks
Front: 75'
Side: 40'
Rear: 75'
Side Street: **

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 3/4" Iron Pipe
- = Fnd. Disturbed Conc. Mon.
- ▲ = Fnd. 60D Nail
- = Set 1/2" Iron Rod

MAP PREPARED FOR **ST. TAMMANY PARISH FIRE DISTRICT NO. 5**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 32, STONELAKE ESTATES PHASE 2 & 0.34 ACRES ALL IN SECTION 27, T-5-S, R-10-E, ST. TAMMANY PARISH, LA.

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

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

PRELIMINARY

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

SCALE: 1" = 80'

DATE: 7-16-2025

NUMBER: 22128

2025-4436-ZC

WILLIE CEMETERY RD

BOLLINGER RD

R-1

FORTIER R-1



ZONING STAFF REPORT
2025-4439-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the north side of LA Highway 1077, east side of Boudreaux Road, west of Pine Drive, Folsom; S27, T5S, R10E; Ward 2, District 3

Petitioner: Andrew Mendheim
Owner: St. Tammany Parish Fire Protection District No. 5
Size: 3.81 acres
Posted: November 17, 2025
Commission Hearing: December 2, 2025
Determination: Approved, Denied, Postponed



Current Zoning

R-1 (Rural Residential District) and
RO (Rural Overlay)

Requested Zoning

PF-1 (Public Facilities District) and
RO (Rural Overlay)

Future Land Use

Rural/Agricultural

Flood Zone

Effective Flood Zone: C

Preliminary Flood Zone: A

Critical Drainage: Yes

Elevation Requirements:

FFE is 12” above crown of street elevation

FINDINGS

- 1. The applicant is requesting to rezone 3.81-acres from R-1 Rural Residential District and RO Rural Overlay to PF-1 (Public Facilities District) and RO (Rural Overlay). The parcel is located on the north side of LA Highway 1077, east side of Boudreaux Road, west of Pine Drive, Folsom.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
84-075B	Unknown	SA
10-2234	SA	R-1 Rural Residential District

Site and Structure Provisions

- 2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
South	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
East	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
West	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)

- 3. The subject site boarder’s residential property zoned R-1 (Rural Residential District) and RO (Rural Overlay) to the north, south, east and west.



ZONING STAFF REPORT
2025-4439-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

4. The existing R-1 Rural Residential District is intended to provide a single-family residential environment at a low-density level. The R-1 District is located primarily in less populated areas where the character of the area should be preserved through low densities. To protect the intention of the district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.
 - a. The R-1 Rural Residential District calls for parcel sizes of 5 acres or with a minimum lot width of 300 feet.
 - b. The RO Rural Overlay was established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
5. The purpose of the PF-1 Public Facilities District is to provide for the location of governmental and other uses providing institutional uses to the public.

Permitted uses include : Animal services, Animal services, breeding and care for farm or research animals, Animal services, housing government (indoor/outdoor), Animal services, training, Civic, Electrical energy substation*, Funeral home or crematorium, Government maintenance, facility, Government office, Marina, Boat Launch Facility, Office, Place of worship, Post office, Small wireless facility*, Stormwater retention or detention facility*, Tower, radio, telecommunications, television or microwave*, Transportation terminal, Utility Facility*, Veterinary clinic, no outdoor kennels.
6. If approved, the applicant could apply for a commercial building permit for one of the permitted uses listed within the Public Facilities District.

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. Strategy 4:3:2: Coordinate with the Parish's Fire District to identify newly developed or other areas lacking fire protection.

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.

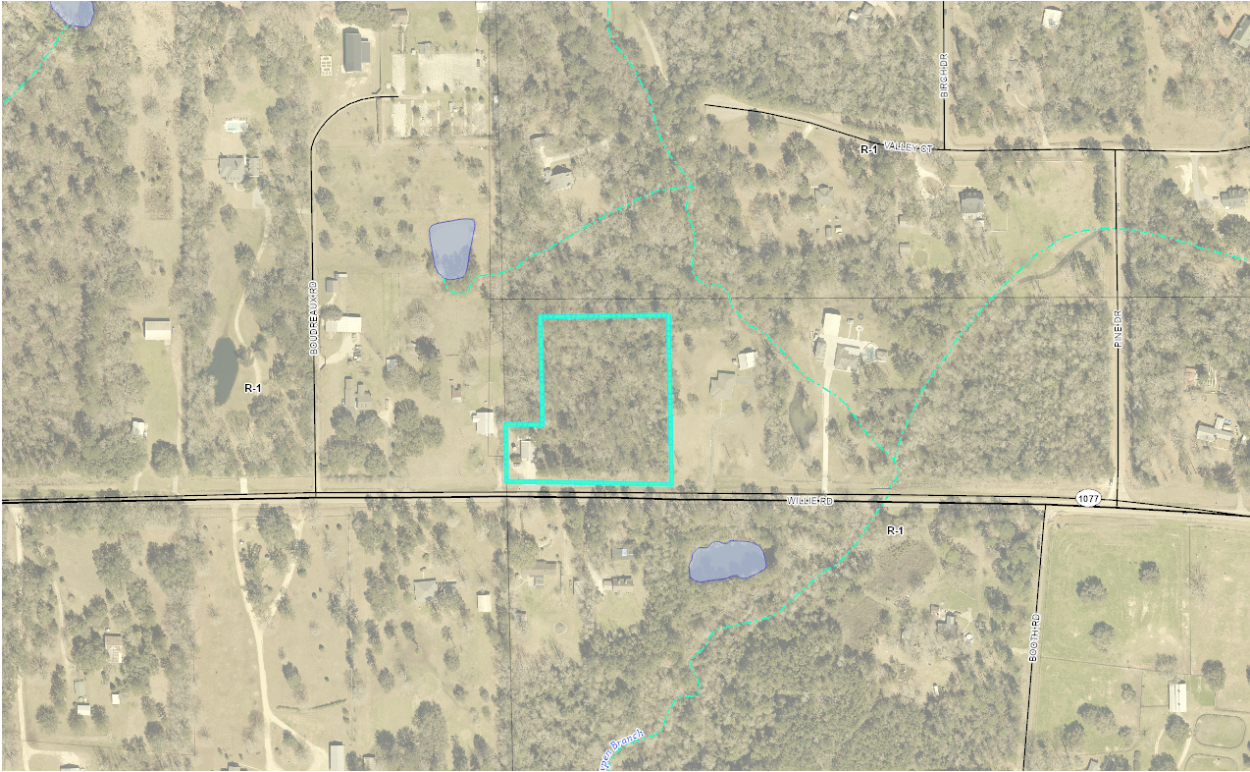


ZONING STAFF REPORT
2025-4439-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

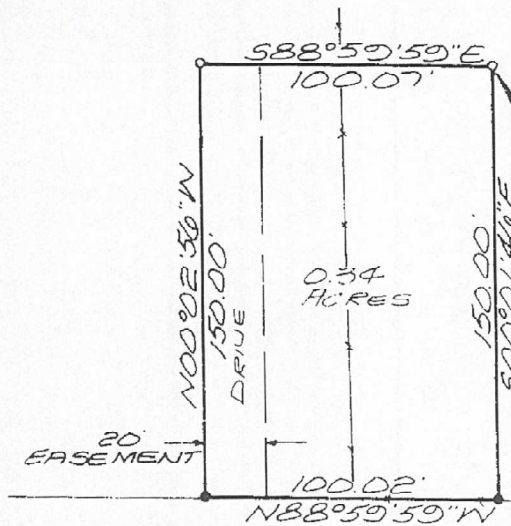
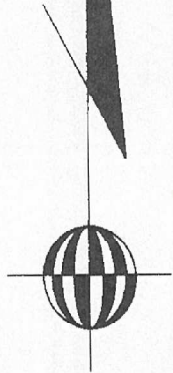
PLANNING & DEVELOPMENT
Ross Liner
Director

- 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.



322256

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C, AS PER FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD
INSURANCE RATE MAP, COMMUNITY
PANEL NUMBER 225205 01250,
MAP REVISED 10-17-1989.



THIS POINT IS
N00°33'40\"W, 25.21';
S89°47'00\"W, 2017.80';
S00°01'46\"E, 2162.87';
S89°58'14\"W, 2537.74';
S00°01'46\"E, 287.40'
FROM THE SECTION
CORNER COMMON TO
SECTIONS 22, 23, 26 &
27 T5S, R10E, ST.
TAMMANY PARISH,
LOUISIANA

LA. HWY. NO. 1077

MAP PREPARED FOR

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Range 10 East, St. Tammany Parish, Louisiana

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

CERTIFIED CORRECT

LAND SURVEYING Inc.

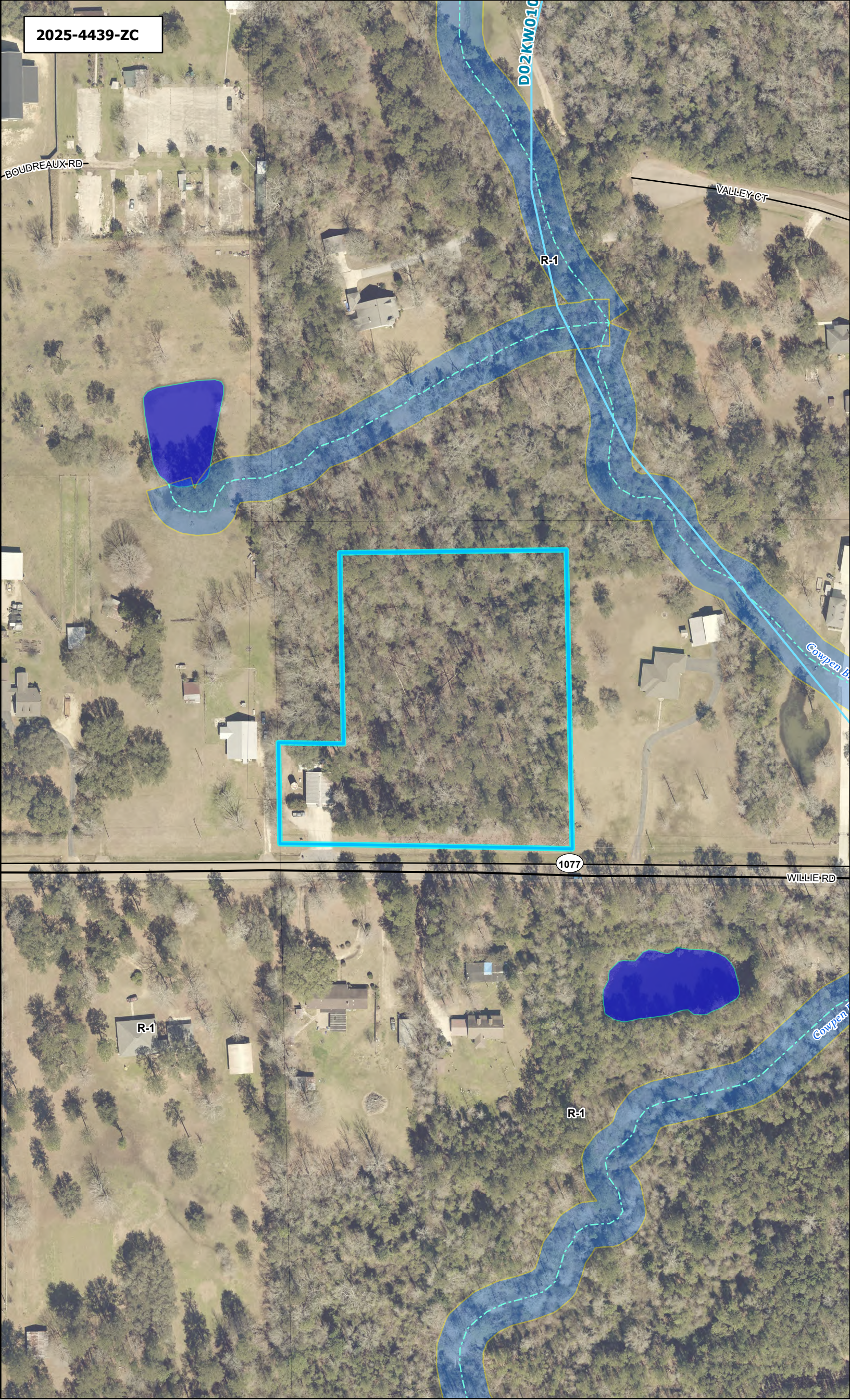
COVINGTON, LOUISIANA

John R. Lefebvre
LOUISIANA REGISTERED LAND SURVEYOR

SCALE

NUMBER: 50045

2025-4439-ZC





ZONING STAFF REPORT
2025-4443-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 W. Ochsner Blvd., north of Interstate 12, Covington; S11, T7S, R10E; Ward 1, District 1

Petitioner: Jones Fussell – Jeffrey D Schoen **Posted:** November 18, 2025

Owner: Summer Hill Holdings, L.L.C. – Wayne Buras **Commission Hearing:** December 2, 2025

Size: 23.97 acres **Determination:** Approved, Denied, Postponed



Current Zoning:

NC-1 (Neighborhood Commercial)

Requested Zoning:

PBC (Planned Business Campus District)

Future Land Use:

Mixed-Use

Flood Zone

Effective Flood Zone: A

Preliminary Flood Zone: X

Critical Drainage: Yes

Elevation Requirements:

Pending determination from Corps of Engineers

FINDINGS

1. The applicant is requesting to rezone 23.97 acres from NC -1 (Neighborhood Commercial) to PBC (Planned Business Campus District). The parcel is located on the south side of W. Ochsner Blvd., north of Interstate 12, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
88-060	Unknown	SA
09-2116	SA	NC-1 (Neighborhood Commercial District)

Site and Structure Provisions

2. The subject property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across W. Ochsner Blvd.	Residential	(S-1 Suburban Residential District)
South (across Interstate I-12)	Undeveloped	L-1 (Large Lot Residential District)
East	Undeveloped	AML (Advanced Manufacturing and Logistics District)
West	Undeveloped	NC-1 (Neighborhood Commercial District)

3. As shown in Table 2, the site is bordered by residential parcels to the north across W. Ochsner Boulevard is zoned S-1 (Suburban Residential District), to the south across Interstate 12 is undeveloped land zoned L-1 Large Lot Residential District. To the east undeveloped property is zoned AML Advanced Manufacturing and Logistics District, and the west undeveloped land is zoned NC-1 (Neighborhood Commercial District).



ZONING STAFF REPORT
2025-4443-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
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4. The purpose of the NC-1 Neighborhood Office District is to provide for the location of some small professional offices near residential developments in order to provide neighborhood- scale services to residents with minimal impact on residential development in the area.

Permitted uses include Animal services, Community home*, Day care home, Dwelling, single-family, Dwelling, two-family, Medical facility, clinic, Office, Short term rental*, Stormwater retention or detention facility, Veterinary clinic, no outdoor kennels, Permitted temporary uses.

The maximum building size in the NC-1 District shall be 5,000 square feet.

5. The purpose of the PBC District is to provide office space with supporting uses in a campus-type setting. This district is located particularly near or along the intersection of major arterials or a major and a minor arterial. The PBC District is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development.

Animal services, Art studio, Athletic field, Bank or financial institution, Bed and breakfast, Civic, Club or lodge, Community center, Community home*, Convention center, Day care center, adult, Day care center, child, Day care home, Dwelling, multiple-family, 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, Entertainment, Indoor, Garden supply and greenhouse, Golf course and recreational facility, Gymnasium, Hotel, Laboratory, Marina, commercial, Medical facility, clinic, Office, Park, Parking lot, Personal service establishment, Place of worship, Playground, Recreational vehicle park, Residential care facility, Restaurant, delicatessen, Restaurant, dine-in without, lounge, Retail establishment, Short term rental*, Stormwater retention or detention facility, Tower, radio, telecommunications, television or microwave*, Utility facility, Veterinary clinic, no outdoor kennels.

6. If approved, the applicant may apply for a commercial building permit.

Consistency with New Directions 2040

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

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

- i. Goal 1:5: Adequate infrastructure and utilities will be available in areas permitted for new development.
- 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:

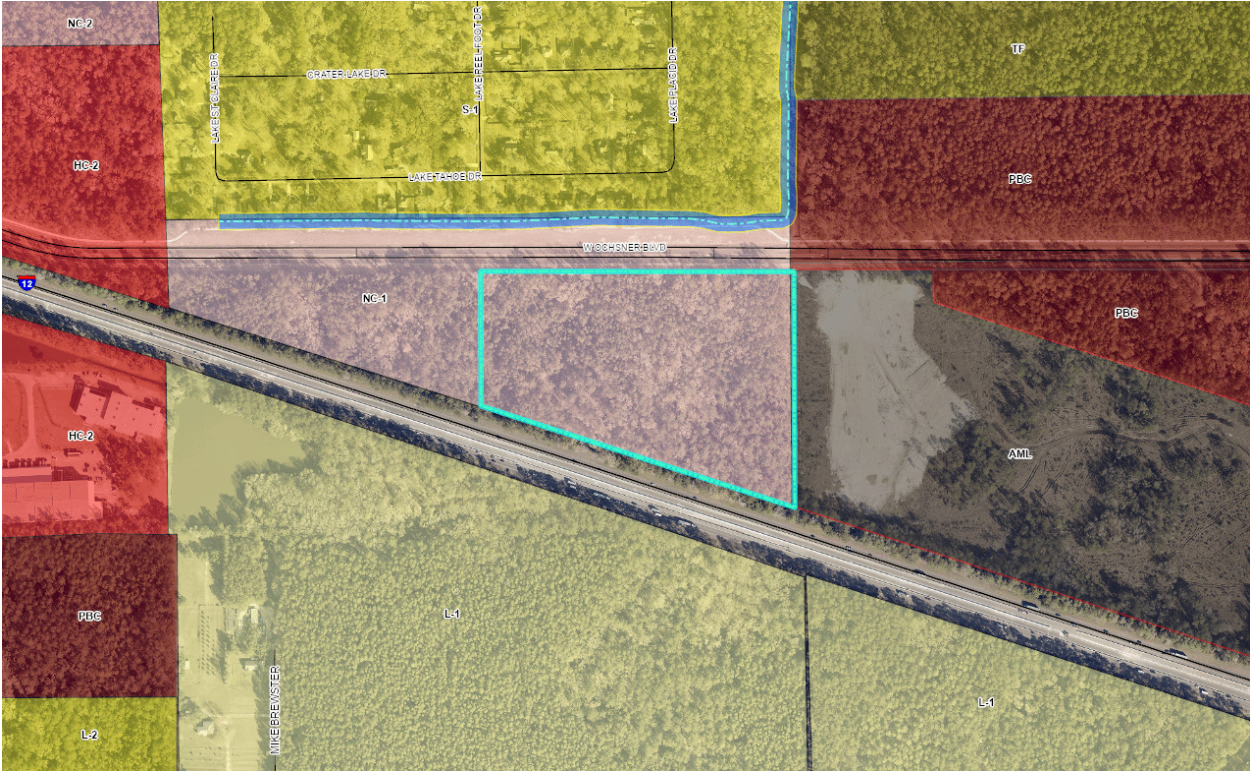
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, 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
2025-4443-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director



2025-4443-ZC



LAKE CATHERINE DR

S-1 CRATER LAKE DR

LAKE TAHOE DR

WOCHSNER BLVD

NC-1

12

L-1

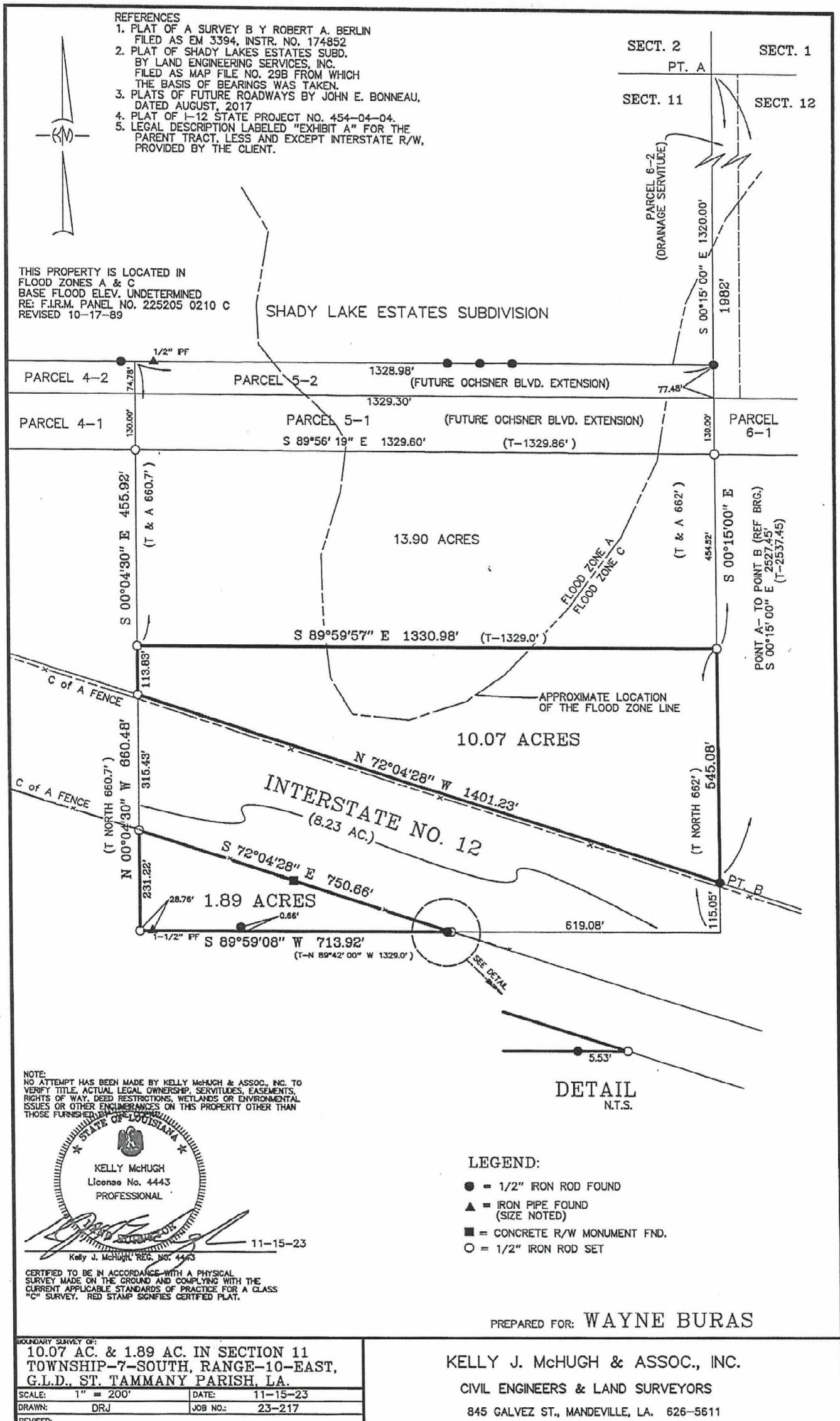
AML

L-1

L-1

TF

PBC





ZONING STAFF REPORT

Central St. Tammany Overlay
2025-4445-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

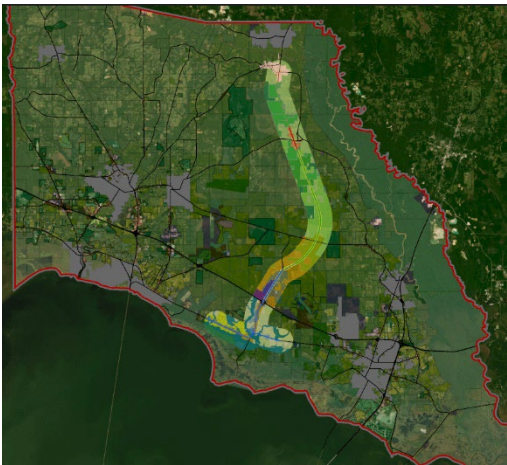
985-898-2529	21454 Koop Drive, Suite 1B, Mandeville, LA 70471	stpgov.org/planning
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Location: Parcels located on the east and west sides of LA Highway 3241, the east and west sides of LA Highway 434 between Interstate 12 and US Highway 190, and the north and south sides of US Highway 190 between Pugh Road and N. Tranquility Road

Council Districts: 6, 7, 9, & 11

Commission Hearing: December 2, 2025

Determination: Approved, Denied, Postponed



- Recommended amendments to the official Parish Zoning Map, including parcels and portions of property located within the “Central St. Tammany Overlay Study area”
- District creation of the Central St. Tammany Overlay District including amendments to Chapter 100 – Administration, Section 100-5 Definitions; Chapter 200 – Procedures, Section 200-3.6 Planned Corridor; & Chapter 400 – Zoning, Section 400-7 Overlay Districts of the St. Tammany Parish Unified Development Code to add the Central St. Tammany Overlay District.

OVERVIEW

The development of LA 3241, a new four lane, limited access divided highway, is poised to reshape travel patterns and intensify development pressures across central St. Tammany Parish. Once completed, the roadway will extend approximately 20 miles, beginning in Bush to the north, passing through Talisheek, and ultimately linking with the existing LA Highway 434 to the south.

The purpose of the LA 3241 Corridor Study is to define the relationship between the roadway and its adjacent uses and work with stakeholders to establish a vision to help guide future development along the corridor. The study establishes a proactive land-use strategy that responds to the limited-access nature of the highway, preserves rural character along a majority of the road, and directs new mixed-use growth within compact, designated nodes.

BACKGROUND

LA 3241 was first planned in the late 1980’s as part of Louisiana’s Transportation Infrastructure Model for Economic Development (TIMED) program. The project’s purpose was to create a direct north-south highway connection between I-12 and LA 40/LA 41. The new roadway was cited to increase regional mobility and connectivity, improve hurricane evacuation capacity, and support commercial movement by separating local traffic from industrial and commercial freight.

Planning, design, and construction of the roadway were undertaken solely by the Louisiana Department of Transportation and Development (LADOTD). St. Tammany Parish is focusing on proactively managing land use and development patterns in the areas influenced by the new corridor. The project was planned in three segments:

- Segment 3 (LA 435 to LA 40 and LA 41/Bush), which is complete and opened in June of 2024.
- Segment 2 (LA 435/Talisheek to LA 36), which is complete and opened in June of 2025.
- Segment 1 (LA 36 to I-12/LA 434) is currently not yet under construction.



ZONING STAFF REPORT
Central St. Tammany Overlay
2025-4445-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

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Ross Liner
Director

STUDY OVERVIEW

Existing Conditions

The corridor was analyzed to identify current conditions, deficiencies, and opportunities, looking at existing and future land uses, zoning, environmental conditions, and transportation networks. The corridor comprises a diverse mix of land uses that reflect a relatively organic spatial development pattern.

- US 190 Corridor: Central St. Tammany Parish's highest concentration of commercial, office, and public/institutional activity fronts this roadway. Single-family residential uses stretch north and south in the vicinity, supporting the neighborhood-oriented services and amenities along US 190.
- LA 434: This portion of the study area is a combination of large, undeveloped, wooded parcels, office and medical uses, as well as some institutional and manufacturing uses. Notably, this segment also includes Tamanend - a large mixed-use planned development.
- LA 3241 (LA 36 to LA 435): This portion of the corridor is largely undeveloped. Though it is the longest stretch in the study area, there are only a handful of property owners due to large parcel sizes.
- LA 3241 (LA 435 to Bush): Clusters of smaller, developable parcels and sparse single-family residences are situated along LA 435 and smaller local streets that transect LA 41. At the junction of LA 41 and LA 3241, there is a relatively diverse mix of industrial, single-family, and undeveloped wooded parcels.

Control of Access

During the roadway's inception and design phases, DOTD implemented strict Control of Access (COA) limits to regulate where access points may be introduced along the corridor. This is a requirement for the project's federal and environmental approvals. Federal approval will be required to construct any new interchanges in the area governed by the COA agreement.

- A large majority of the highway will not allow any new streets or driveways.
- New curb cuts are permitted within three main points along the highway, being within the Bush and Talisheek areas and within the Highway 434 area. Any requests for new streets or driveways within the specified areas must meet precise 200' minimum spacing requirements.

FINDINGS

Central St. Tammany Overlay

The Department of Planning and Development, along with the respective Councilmembers for which the 3241 corridor runs, have proposed specific criteria which should apply to all lots which maintain frontage along the roadway, and which are within a 1-mile buffer spanning east and west from the highway. Regulations are also proposed along the east and west sides of LA Highway 434 between Interstate 12 and US Highway 190, and the north and south sides of US Highway 190 between Pugh Road and N. Tranquility Road.

While individual corridors include specific standards which are outlined within the *Corridor Subarea* section below, a set of general principles is proposed to guide development uniformly across the overlay. Generally, rules which govern all non-single-family development throughout the corridor are as follows:



ZONING STAFF REPORT

Central St. Tammany Overlay
2025-4445-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

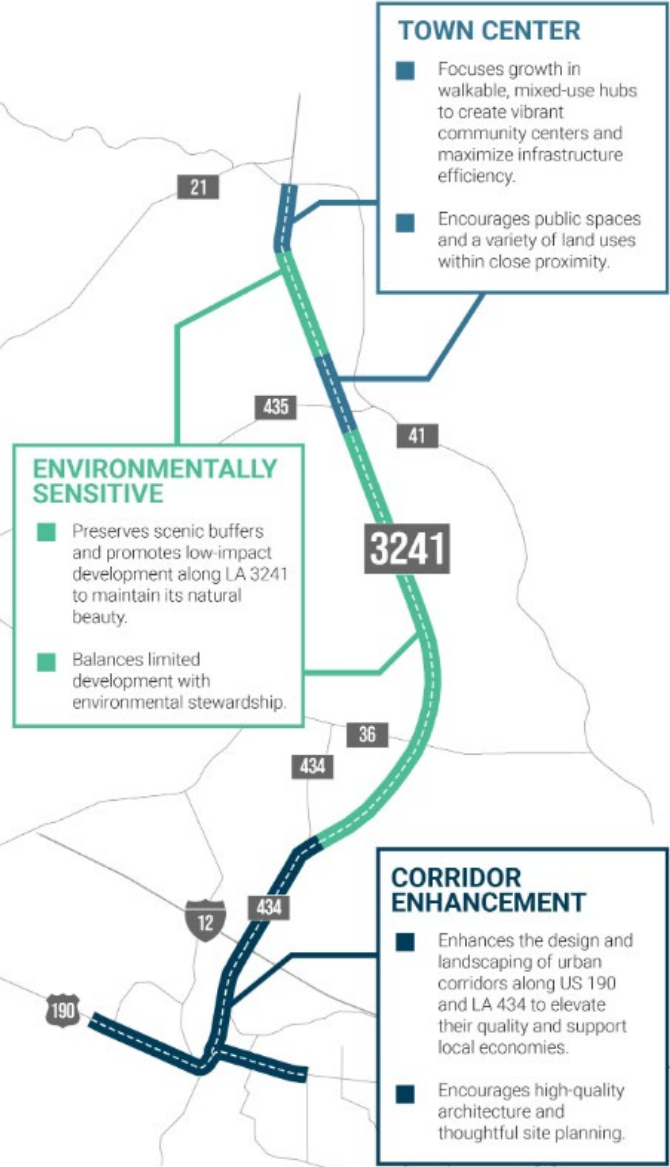
PLANNING & DEVELOPMENT

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Director

- Use Restrictions and Standards: Small box variety stores are prohibited within a two-mile radius of any other small box variety store. Outside retail storage is prohibited and all accessory structures are prohibited for this use.
- Use Standards for Commercial, Institutional, and Mixed-Use Development:
 - Increased building design and landscape standards
 - Adequate infrastructure for all new development is required
 - Servitude preservation for roadways, use paths, or sidewalks where indicated within an adopted plan
 - Increased standards for billboards

QUICK FACT:

The only regulation which will apply to traditional single-family development anywhere within the Central St. Tammany Overlay can be found within the Environmentally Sensitive Area and includes a 50’ natural area buffer where a property directly abuts LA 3241.



Three Different Corridor Subareas

To better understand the unique characteristics and needs of the LA 3241 corridor, segments have been classified into different typologies. This facilitates the development of targeted strategies to preserve existing wetlands and floodplains along a majority of the Control of Access portions of the highway, improve mobility, safety, and the quality of surrounding land uses along the portions of the highway which connect to the existing LA 434 and LA 190 corridors, and regulate a higher intensity and density of uses within the boundaries of specific mixed use town center areas where DOTD is allowing new curb cuts and streets to take place within the Bush and Talisheek areas.



ZONING STAFF REPORT

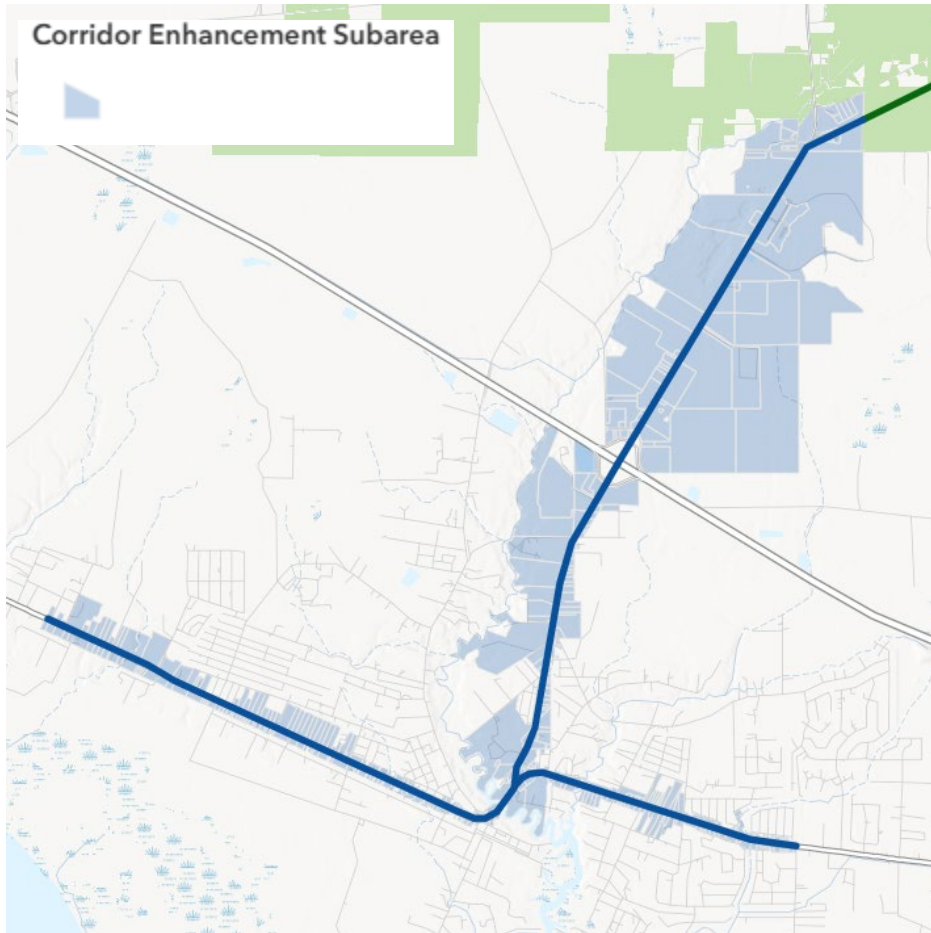
Central St. Tammany Overlay
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Director

A. Corridor Enhancement Overlay District: 11.26 miles



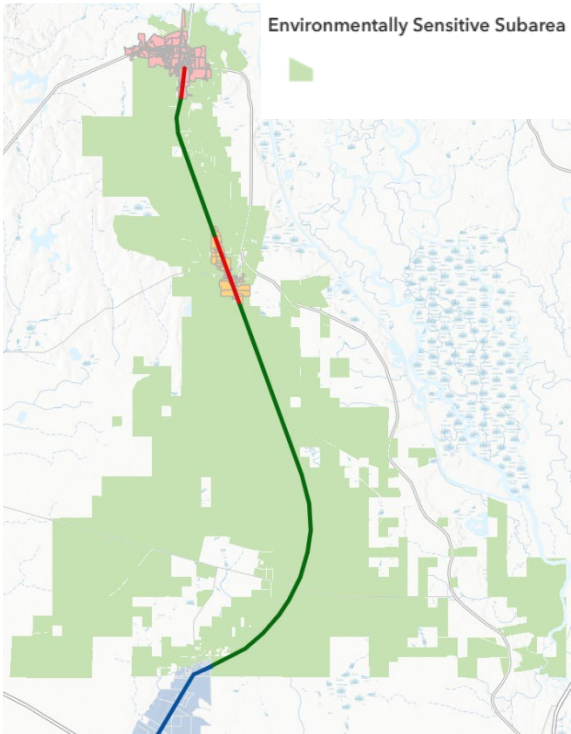
US-190 is a two-lane, undivided roadway with no paved shoulders between Pugh Road and Transmitter Road. LA 434 from US 190 to LA 3241 is also a two-lane, undivided highway with no paved shoulders. Both stretches of roadway feature residential neighborhoods that are given direct access to the roadway. One commercial stretch is present on US 190 with driveways and parking lots also receiving direct access. The transition from US 190 to LA 434 is accomplished using a roundabout.

The purpose of the proposed Corridor Enhancement Subarea is to elevate quality and character of development by emphasizing high quality architecture, enhanced landscaping, and creating visually appealing and functional spaces that support the local economy. Proposed regulations within along the Environmentally Sensitive Area include:

- Increased site design standards that elevate the appearance of commercial uses along the corridor:
 - No more than 2 rows of parking with a travel lane permitted between the façade and front lot line
 - A maximum front built-to line of 71 feet required for pedestrian friendly engagement
 - Sidewalks required along the street frontage where possible
 - Pedestrian connections from sidewalks to building entries, parking areas, and adjacent lots where feasible.
 - Stricter sign standards which mimic the Highway 21 Overlay



B. Environmentally Sensitive Area – 14.58 miles

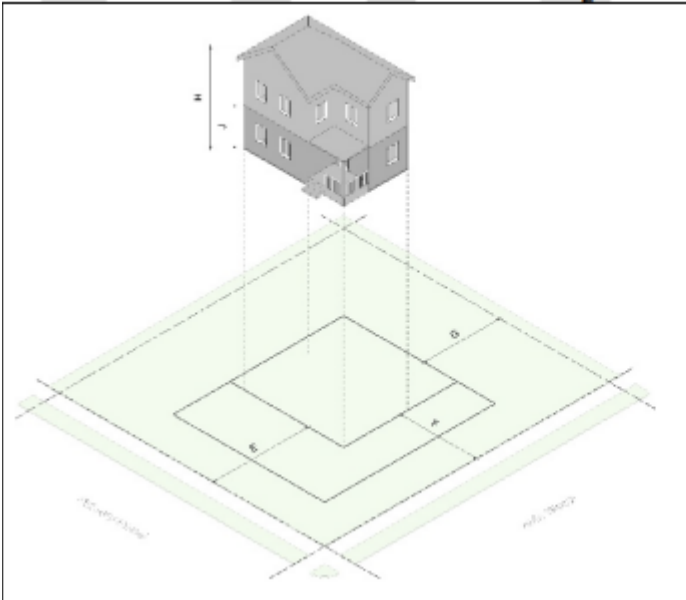


Two separate and large stretches of LA 3241 are designated as "Control of Access" by LA DOTD. These areas surround freshwater forested/shrub wetlands, and much of the land is protected from further development due to the presence of existing wetland mitigation banks and nature conservancy tracts. The Parish's Future Land Use Map designates this area for agricultural uses, small pockets of residential near intersecting highways, and conservation corridors.

The purpose of the subarea is to preserve and enhance the scenic, natural character of the corridor by emphasizing low impact development and seeking to balance limited growth with the protection of natural landscapes and creating a cohesive and sustainable corridor.

Proposed regulations along the Environmentally Sensitive Area include:

- Requiring any new request for a major subdivision to use the Conservation Subdivision regulations which cluster home sites and employ Low Impact Development (LID) standards including:
 - Increased natural area preservation efforts (40% minimum)
 - Require the conservation of natural resources including tree canopy, wetlands, and native habitat
 - Provide flexibility in site design, density, and lot sizes to support open space preservation and rural character
- Increased tree preservation efforts
 - A minimum 50' natural area buffer must be maintained along the frontage of LA 3241
- Allow for the use of Garden Homes when part of a major subdivision request subject to minimum standards as follows:

	Category		Requirements
	Maximum Density		12 units/acre (net
	Minimum lot size		3,000 sq ft
	Maximum lot width		30'
	Maximum Height		30'
	Structure Setbacks		Front yard setback – 10' minimum (facing green space)
			Side yard setback – 0' on one side*; 5' on the other
			Rear yard setback – 10' minimum
*A zero-lot line is permitted only along one side yard, provided a maintenance easement is established on the adjoining property.			



ZONING STAFF REPORT

Central St. Tammany Overlay
2025-4445-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

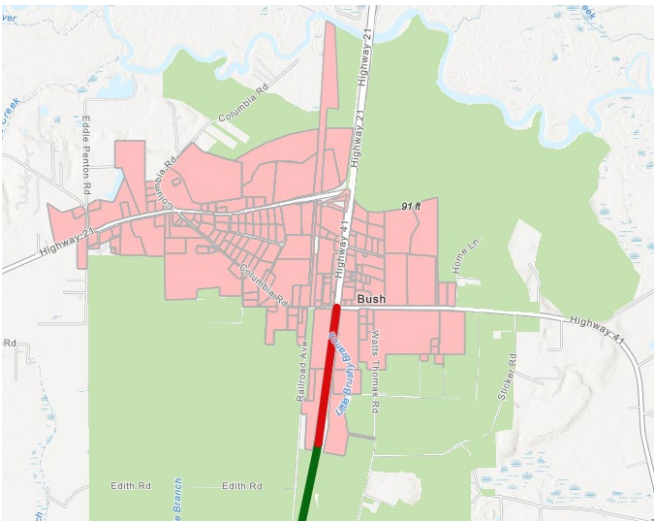
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Ross Liner
Director

C. Town Center Overlay Districts

Because the highway restricts direct access to only a few predetermined interchanges, development that would normally distribute along a typical highway corridor must instead consolidate around these access points. Goals of the Bush and Talisheek Town Center Districts include managing future growth at strategic points where access has already been planned by DOTD, concentrating mixed use development in walkable, compact centers, and ensuring the corridor develop cohesively rather than parcel by parcel. The imposition of these proposed town centers will help to reduce sprawl and protect surrounding rural lands.

To facilitate this transformation, the ordinance proposes to remove the Rural Overlay District and the Manufactured Home Overlay District within the proposed districts.



Bush Town Center – 1.78 miles

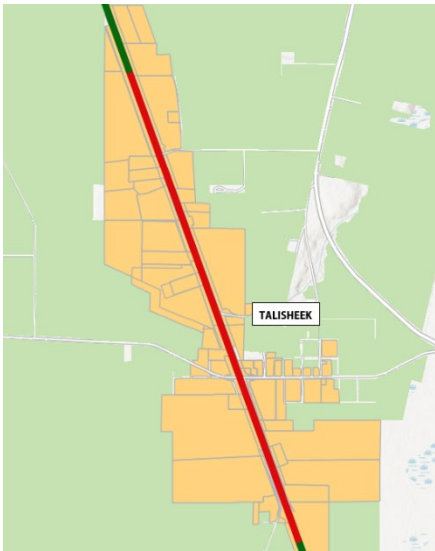
The Bush Town Center Overlay District is at the LA 3241 and LA 41 intersection. The east-west cross-connection creates opportunities for a cohesive urban fabric that supports movement, accessibility, and interaction among different parts of the Parish.

QUICK FACT:

The imposition of the Town Center regulations do not change the underlying zoning of a property. The standards are optional and may be applied at the discretion of the property owner or developer, who may elect to develop a site in compliance with the underlying base zoning district regulations or in compliance with the overlay standards. The minimum size requirement for the use of these standards is 30 acres.

Talisheek Town Center Overlay District – 2.54 miles

The Talisheek Town Center Overlay District is located at the intersection of Louisiana Highways 3241 and 435. A single interchange has been constructed at this junction, directing traffic from the highways onto the adjoining connector roads. This new connection is expected to introduce opportunities for emerging development patterns and a broader mix of uses.





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Central St. Tammany Overlay
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Proposed regulations within the Town Center Overlay Districts include:

- A mix of residential, commercial, and retail uses will be permitted, with an emphasis on activating the street through ground floor retail spaces.
 - The inclusion of all permitted uses within all commercial districts, excepting HC-4 Highway Commercial District, and all mixed use and civic uses found within the PF-1 and PF-2 Public Facilities District and the CBF-1 Community-Based Facilities District
 - The exclusion of any Small Box Variety Store, Automobile sales, Auto Repair and Service, Vehicle Impound Lot, Outdoor Storage Yard, Warehouse, Self-Storage, and any other auto-centric use as determined by the Director of Planning and Development
- Variation of traditional commercial design standards to create pedestrian-oriented Town Centers:
 - No Class A trees or shrubs required within the primary street buffer to allow for the required placement of sidewalks and more shade producing landscape for pedestrians
 - Parking is prohibited between the façade of the main structure and front lot line
 - Pedestrian access required from the parking lot to the main entrance
 - All traditional above ground utility lines required to be installed underground
- Proposed increase in building heights and densities to support a vibrant urban atmosphere as follows:

Building Type	Unit per Acre	Min. Lot Area	Min. Lot Width	Max Height
1 & 2-Family Residential	N/A	5,000 sq. ft.	50'	2 stories/50' max
Townhouse	1 unit per 1,500	1,200 sq. ft.	20'	2-5 stories/65' max
Multi-Family (3+ units)	1 unit per 1,500	8,000 sq. ft.	50'	2-5 stories/80' max
Mixed Use Building	1 unit per 1,500	2,500 sq. ft.	25'	2-5 stories/80' max
Single Story Commercial	N/A	10,000 sq. ft.	75'	1 story/35' max
Civic	N/A	4,000 sq. ft.	60'	3 story/50' max

PUBLIC INPUT + RESIDENT CONCERNS

Collaboration and public engagement help ensure that data accurately reflects on-the-ground conditions and supports the identification of community needs. Meaningful outreach also allows residents to share their perspectives, concerns, and local knowledge.

As part of the engagement process, the Parish mailed more than 400 letters to property owners within the study area, providing a link to an online project presentation that included draft language for review. Following this outreach, the Planning Department hosted a community roundtable session, offering members of the public the opportunity to discuss ideas, concerns, and suggestions directly with staff in a one-on-one setting. The Parish has also encouraged community members to reach out with questions, comments, and share information via email or phone call.

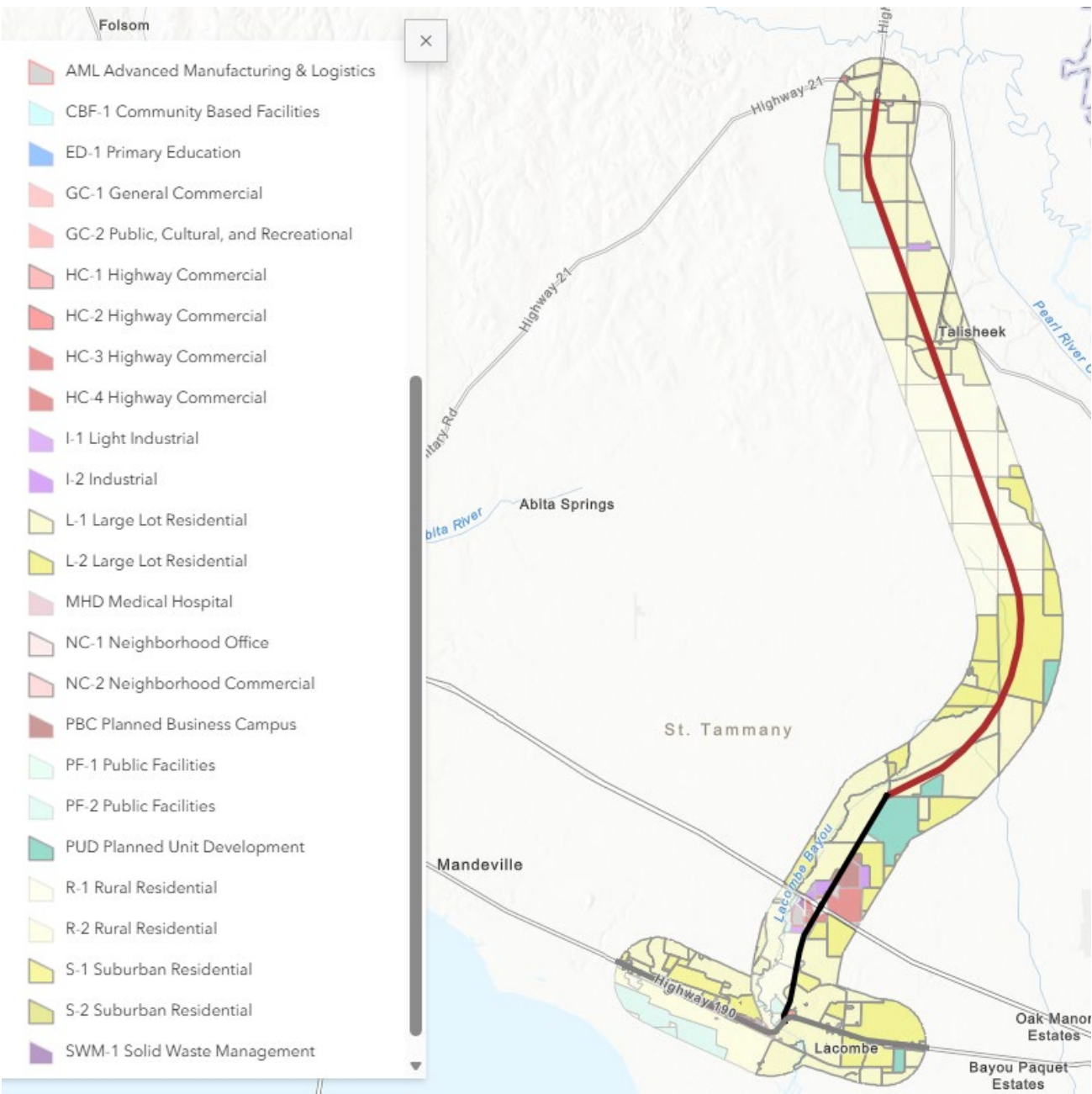
Findings from the community engagement demonstrate that residents from the study area, specifically the proposed proposed Bush and Talisheek Town Centers expressed concerns about increased density, traffic, loss of rural character.



SUMMARY

While traffic projections are not readily available for the entirety of LA 3241, DOTD cited that Segment 3 (LA 435 to LA 40 and LA 41/Bush) alone is expected to carry an average daily traffic load of over 3,000 vehicles daily. It can be estimated that Segments 1 and 2 will likely attract equal or greater traffic than Segment 3 because they connect directly to I-12 and local existing populations along the route. The design of the roadway itself directly funnels this traffic to three distinct points along the Highway, which inevitably will produce more traffic, more attention from developers, and more commercial activity.

St. Tammany Parish seeks to act on these facts and provide a rational, forward-looking framework to manage future growth by guiding development to appropriate nodes where access is permitted by LADOTD. Without the Town Center strategy, development pressure will likely result in uncoordinated, fragmented commercial development which could erode the area’s rural character more quickly and broadly. Concentrating development pressures in central locations where access is allowable allows rural areas to remain rural and predictability for both residents and developers.



CENTRAL ST. TAMMANY OVERLAY DISTRICT

SEC. 100-5 DEFINITIONS.

Garden Home. A garden home development is a residential neighborhood characterized by smaller lot sizes, carefully designed streetscapes, and an emphasis on community and green space. The front doors of homes must face a central green rather than a street and parked cars. The garage and vehicular access shall be provided in the rear. This type of development often prioritizes a strong sense of community

Small Box Variety Store. A retail store between 5,000 and 15,000 square feet that sells at retail an assortment of physical goods, products, or merchandise directly to the consumer, including food or beverages for off-premises consumption, household products, personal grooming and health products, and other consumer goods. Small box variety stores do not include small retail stores that: contain a prescription pharmacy, sell gasoline or diesel fuel, primarily sell specialty food items (e.g. meat, seafood, cheese, or oils and vinegars), dedicate at least 15% of shelf space to fresh or fresh frozen foods, or dedicate less than 5% of shelf space to food sales.

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SEC. 200-3.6 PLANNED CORRIDOR

Developments within a planned corridor district, including the Highway 21 Planned Corridor, ~~and the Tammany Trace Overlay District,~~ **and the Central St. Tammany Overlay District** require special review by the Planning and Zoning Commission for new development or substantial redevelopment, **as indicated within the applicable overlay Section 400-7** prior to issuance of a building permit. The review procedures are outlined as follows.

A. Applicability

A planned corridor application is required for the following types of developments within a designated planned corridor district as outlined in Chapter 400, ~~Sec. 400-3.6~~ **Sec. 400-7**:

1. Any new development.
2. Any substantial redevelopment or reuse including:
 - a. Existing structures where a change of use or change of occupancy would require an increase in the number of parking and loading spaces needed to service the structure.
 - b. Any additions to a development or structures, including construction of parking lots, that adds 50 percent or more to the size of the original development shall comply with the planned corridor district regulations.
 - c. Any proposed new sign or change to a new sign which would include a change to its structure, support, or area.

St. Tammany Parish, Louisiana

B. Authority.

The Planning and Zoning Commission shall have the authority to grant the development review permit with the recommendations of the Department of Planning and Development.

C. Submittal Requirements.

All applications shall be filed with the Department of Planning and Development in accordance with the requirements of Sec. 200-3.5 and reviewed for completeness. Where a proposal incorporates a request to develop 6 or more residential lots, the submittal requirements shall also follow those listed within Sec. 800-3.3 Concept Subdivision Plan Submittal.

D. Action by the Department of Planning and Development.

Upon submission of a complete application, the Department of Planning and Development shall review the plans in accordance with the Standards for Review per **Sec. 200-3.6.G** and shall also provide a report and recommendation to the Planning and Zoning Commission.

E. Action by the Planning and Zoning Commission.

1. The Planning and Zoning Commission shall conduct a public hearing on the planned corridor application in accordance with **Sec. 200-3.2.H** within 60 days from the date the application is accepted. Notice of the public hearing is required in accordance with **Sec. 200-2.G**.
2. After the close of the public hearing, the Planning and Zoning Commission shall make its findings and decision by majority vote of the membership. Based upon the evidence presented at the public hearing, the Planning and Zoning Commission shall evaluate the application against the applicable Standards for Review per **Sec. 200-3.6.G**.
3. The decision of the Planning and Zoning Commission shall not become effective until after 10 days of the rendering of the decision, during which time an appeal could be made to the Parish Council through a filing with the Department of Planning and Development.

F. Conditions.

1. The Planning and Zoning Commission may impose conditions on the Development Review Permit as ~~are~~ necessary to ensure the continuous conformance to all applicable standards and the integrity of the district.
2. Any conditions imposed by the Planning and Zoning Commission shall be noted in the permit approving the conditional use and incorporated into or noted on the final development plans approved by the Department of Permits and Inspections.
3. Failure to observe the conditions of the Commission imposed pursuant to the issuance of the Development Review Permit shall be deemed to be grounds for violation and subject to the revocation of the plan review permit.

G. Standards for Review.

1. The proposal conforms to all regulations of the UDC, including the base zoning district standards and use standards of **Chapter 400**, and is consistent with the Comprehensive Plan.

St. Tammany Parish, Louisiana

2. The proposal meets all general requirements and standards of the planned corridor district per **Chapter 400, Sec.400-7.D.**
3. Any variances or waivers of the UDC necessitated shall **be granted by the Planning and Zoning Commission through the** ~~have already been granted prior to review and approval of a development plan.~~
4. The arrangement of landscaping is compliant with the requirements of **Chapter 600** of the UDC, creates a desirable and functional environment, promotes the protection of natural resources, and utilizes low-impact development practices for flood mitigation.
5. Circulation and parking areas are designed to provide adequate safe access to the site for both pedestrians and motorists, minimize potentially dangerous traffic movements, minimize adverse impacts on adjacent properties, and clearly define pedestrian access to buildings.

H. Appeal to the Parish Council.

1. An applicant for a planned corridor development may appeal the decision of the Planning and Zoning Commission to the Parish Council.
2. Notice of appeal shall be filed in writing with the Department of Planning and Development within 10 days of the decision of the Planning and Zoning Commission.

I. Action by the Parish Council on Appeal.

1. An appeal of a planned corridor decision by the Planning and Zoning Commission may be heard by the Parish Council at its next regularly scheduled meeting following the 10-day appeal period. The Parish Council shall have the exclusive right to overturn the Planning and Zoning Commission decision by a majority vote.
2. Any person or persons aggrieved by any decision of the Parish Council relative to a planned corridor decision may file a petition to the 22nd Judicial District Court. The petition shall be filed within 30 days after the decision of the Council becomes final, which shall commence on the day following the effective date of the Council's adoption of a resolution or ordinance.

J. Expiration.

The applicant shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the Planning and Zoning Commission or Parish Council. **All applications and approvals for Major Subdivision review must follow applicable expiration deadlines as provided for in Sec. 800-3 Major Subdivisions.**

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SEC. 400-7 OVERLAY DISTRICTS.

J. Central St. Tammany Overlay District.

1. **Purpose.** The overlay promotes thoughtful planning and sustainable growth across the multi-corridor area by:

St. Tammany Parish, Louisiana

- a. Setting higher standards for development in urbanizing corridors along US 190 and LA 434.
- b. Promoting a scenic, natural character along the LA 3241 corridor.
- c. Consolidating growth into walkable, traditional town center developments at two (2) key nodes.

2. ***History of the Central St. Tammany Overlay District.*** The overlay district was established in response to the Louisiana Department of Transportation and Development's (LADOTD) construction of LA 3241, a major new transportation corridor aimed at improving regional connectivity. Recognizing the transformative impact this infrastructure project would have on the surrounding areas, local planners and stakeholders sought to proactively guide growth and development to align with community priorities. By integrating principles of sustainable growth, environmental preservation, and traditional town center design, the overlay sets a framework for managing development in a way that balances progress with the area's unique character and environmental significance.

3. ***Applicability.***

- a. This section applies to:
 - i. lots fronting US 190 between Pugh Rd and Transmitter Rd;
 - ii. lots fronting LA 434 between US 190 and LA 3241;
 - iii. lots within the 1-mile buffer radius from the intersection of LA 3241 and LA 435;
 - iv. lots within the 1-mile buffer radius from the intersection of LA 3241 and LA 41;
 - v. lots fronting LA 3241 between LA 434 and LA 41 outside of the buffers mentioned above.
- b. Below are the subareas within the overlay district and the additional requirements imposed.
 - i. Town Center Subarea – Section 400-7-6
 - ii. Corridor Enhancement Subarea - Section 400-7-7
 - iii. Environmentally Sensitive Subarea – Section 400-7-8

4. ***Development Review Procedures.*** Requests for development or redevelopment in the designated Central St. Tammany Overlay District shall be submitted to the Department of Planning and Development and reviewed by the Planning and Zoning Commission in accordance with Sec. 200-3.6 Planned Corridor, except as specified within the Town Center Subarea, or single-family residential development within the Environmentally Sensitive Subarea.

Standalone single-family residential development shall be exempt from the design requirements established herein and shall not be subject to Planning and Zoning Commission review. Notwithstanding this exemption, all single-family residential development shall remain subject to the Scenic Corridor Natural Area requirements set forth in Section 400-7(J)(8)(b) of this Ordinance.

5. ***Standards for Development in the Central St. Tammany Overlay District.*** Unless otherwise specified in the following overlay district regulations, the standards and requirements of the underlying zoning districts apply. Where there is conflict between the

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standards of this overlay district and the standards of the underlying zoning district, the standards of this district shall govern.

- a. Use Restrictions and Standards
 - i. A small box variety store is prohibited within a two (2) mile radius of any other small box variety store.
 - (A) A litter can shall be placed directly outside the primary entrance. The operator of the small box variety store shall provide daily litter clean-up of the site and along the public right-of-way abutting the property.
 - (B) Outside storage is prohibited except for small propane tanks. All business, servicing, processing, and storage operations shall be located within the structure. (C) Accessory structures are prohibited for small box variety store uses.
- b. Design Standards for Commercial, Institutional, and Mixed-Use Development
 - i. Building Design
 - (A) **Building Materials:** Exterior Insulation and Finish Systems (EIFS), stucco, metal, and vinyl are prohibited as predominant surface finish materials on exterior walls visible from the right-of-way.
 - (B) **Entrance Orientation:** Primary entrances must face the primary street to enhance accessibility and streetscape interaction.
 - (C) **Transparency Requirements:** The ground floor of new commercial buildings must have at least 50% transparent glass along the primary street façade.
 - (D) **Roof Design:** Plain mansard roofs are not permitted. Decorative mansard roofs may be included on buildings with a minimum façade height equivalent to two stories.
 - (E) **Façade Articulation:** Architectural features like shutters, balconies, windows, and doors must be designed to operate as intended, preserving their functional and visual purpose.
 - (F) **Loading Area Placement:** Loading areas must be located at the side or rear of the building to minimize visual impact and must be located so as not to hinder the free movement of pedestrians and customer vehicles
 - (G) **Secondary Access Encouragement:** Secondary entrances from rear parking areas are encouraged. Façades adjacent to parking areas with public entrances must include pedestrian pathways a minimum of 4' in width for safe and convenient access.
 - (H) **Access Management.** Shared access drives and cross-access easements between adjacent properties are encouraged to reduce curb cuts and promote walkability. c.
 - Landscaping
 - i. When parking or vehicular use areas are adjacent to a public street, the following screening shall be provided:
 - (A) A single row of shrubs must be planted, spaced thirty-six (36) inches apart center-to-center, to create a continuous visual screen; or
 - (B) As an alternative to the row of shrubs, a low wall may be used, a minimum height of thirty-six (36) inches to a maximum of forty-eight (48) to ensure effective screening. Where feasible, landscaping should be placed between the wall and the sidewalk to create a softer and more visually appealing transition. ii. Existing trees, other than live oaks and cypress, located within the street buffer area, are not required to be retained. If the owner/developer chooses to retain existing trees located within the required street buffer area, they can qualify for tree credits as set forth in Section 600-3.3(D). If credit is sought, the retained trees must be identified on the tree survey, and the land clearing permit and the retained trees must be protected with fencing throughout construction

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- d. **Infrastructure Requirements.** Adequate infrastructure shall be in place prior to a building permit being issued.
- i. **Central Utilities.** All new development shall be connected to a central water and central sewer system approved by the Department of Engineering, Environmental Services, and the appropriate utility provider, when required.
- ii. Water and sewer infrastructure shall be installed in a servitude and/or right of way in accordance with Sec. 900-7 – “Water Systems” and Chapter 900-8 “Sanitary Sewerage and Sewerage Treatment Facilities”. Water infrastructure shall be installed so that fire hydrant location(s) are readily accessible by the local fire department.
- e. *Servitude Preservation*
 - i. The Planning Director and/or Director of Engineering may require servitude preservation in any development within this overlay if an adopted local, Parish, MPO, or State plan provides for a roadway, multi-use path, or sidewalk.
 - ii. Any installation of infrastructure improvements which are proposed to be dedicated to the Parish, including the dedication of right-of-way or servitudes, shall comply with Section 800-3.6.
- f. *Billboards.* All proposed billboards must meet the minimum standards as provided in Sec. 600-4.3 – Sign Standards; and
 - i. No billboards are permitted within the Environmentally Sensitive Subarea; and ii. A billboard sign is not allowed within or nearer than 1,000 feet from the edge of the property line of a residentially zoned district; and
 - iii. New billboards shall be a maximum of 300 square feet in area.
 - iv. No 2 billboard signs shall be spaced less than 2,000 feet apart. In determining the physical spacing of billboards, the parish will consider existing billboards and approved billboard locations.
 - v. No billboard shall be located within 1,000 feet of a traffic signal or major intersection.
 - vi. No internal illumination or digital message technology may be utilized as part of any outdoor advertising sign.
 - vii. A minimum of 150 square feet of landscaping at the base of each billboard, including a mix of native Class B trees and shrubs is required.

6. *Special Provisions for the Town Center Subarea.* The minimum standards for the Town Center Subarea will be the same as the standards for the Central St. Tammany Overlay District unless otherwise stated below.

- a. *Purpose.* The purpose of the Town Center Subarea is to promote a traditional, walkable development pattern while consolidating the carrying capacity of the entire area into a concentrated hub. This overlay district provides an optional alternative to the underlying zoning requirements and is intended to incentivize high-quality development through flexible standards.
- b. *Applicability.*
 - i. This section applies to lots within the 1-mile buffer radius from the intersection of LA 3241 and LA 435 and lots within the 1-mile buffer radius from the intersection of LA 3241 and LA 41.
 - ii. The standards as written for the Town Center Subarea are optional and may be applied at the discretion of the property owner or developer. A property owner or developer may elect to develop a site in compliance with the underlying base zoning district regulations or in compliance with the standards as established

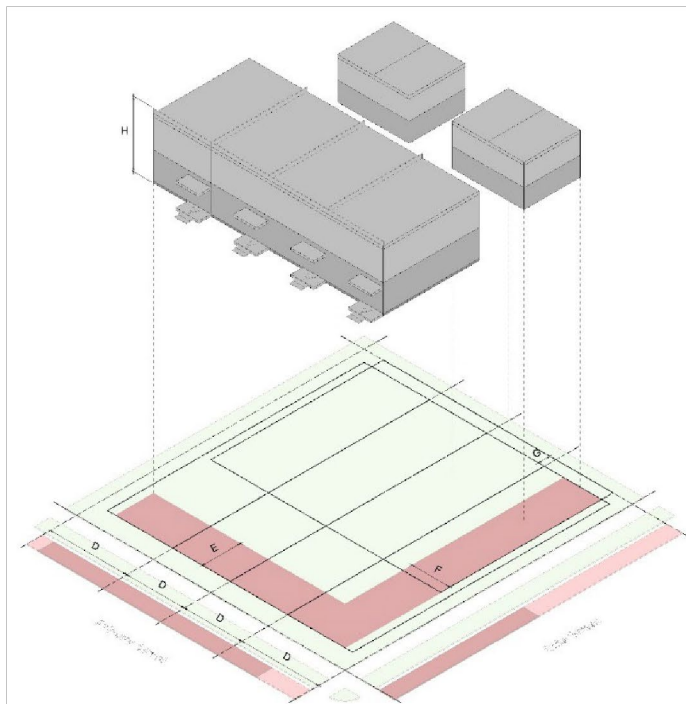
St. Tammany Parish, Louisiana

within the Town Center Subarea. The minimum size requirement for the use of these standards is 30 acres, or as approved by the Planning and Zoning Commission. Once a property is developed or redeveloped using the overlay standards, the development shall comply with all overlay requirements, and such standards shall supersede conflicting base zoning standards where applicable.

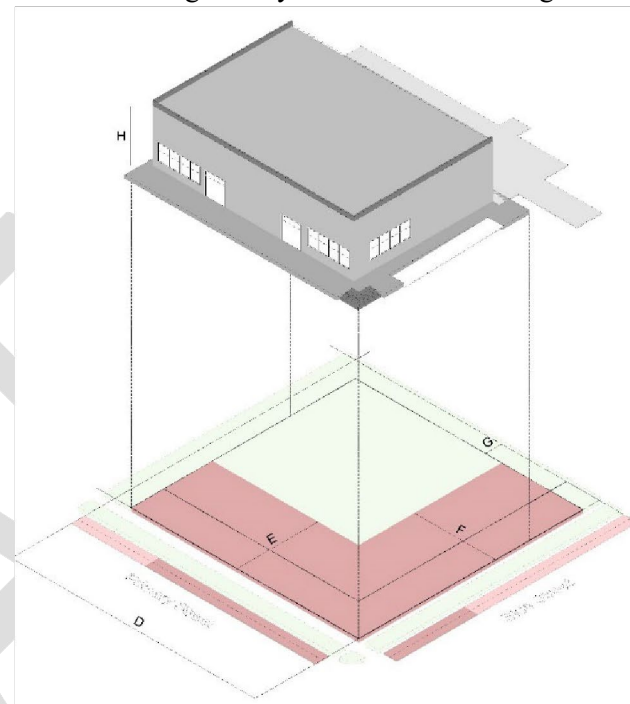
iii. To utilize the optional Town Center Subarea standards, the applicant shall submit an application for Town Center Subarea General Plan Review, the standards of which are outlined within Sec. 200-3.12 – Planned Unit Developments and Central St. Tammany Overlay Districts. The elected overlay standards shall be documented and approved as part of the subdivision process and shall be binding on subsequent owners unless amended in accordance with this ordinance.

- c. *Use Restrictions and Standards.* Allowable uses and site and structure provisions within Table 1 of the Town Center Subarea shall prevail over those listed within the underlying zoning district of the subject property. All commercial uses listed within the districts established in Sec. 400-3.1, excepting HC-4 Highway Commercial District shall be allowable uses. Additionally, all mixed-use and civic uses found within the PF-1 and PF-2 Public Facilities District and the CBF-1 Community-Based Facilities District shall be allowable uses. The following uses are strictly prohibited within the Town Center Subarea: Automobile sales, Auto Repair and Service, Vehicle Impound Lot, Outdoor Storage Yard, Warehouse, Self-Storage, and any other auto-centric use as determined by the Director of Planning and Development. i. No Small Box Variety Stores shall be located within the Town Center Subarea Overlay.
- d. *Site and Structure Provisions.* The following table summarizes the development requirements for various building types permitted within the Town Center subarea. Requests for alternative building types shall be reviewed by the Planning Commission.

St. Tammany Parish, Louisiana
Townhouse



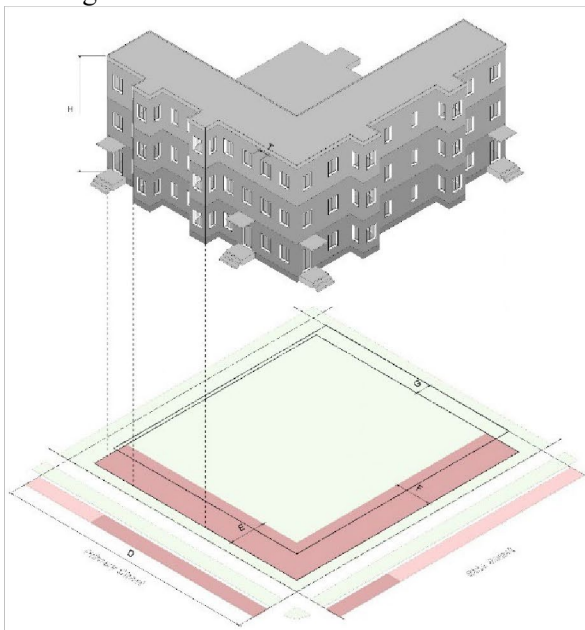
Single Story Commercial Building



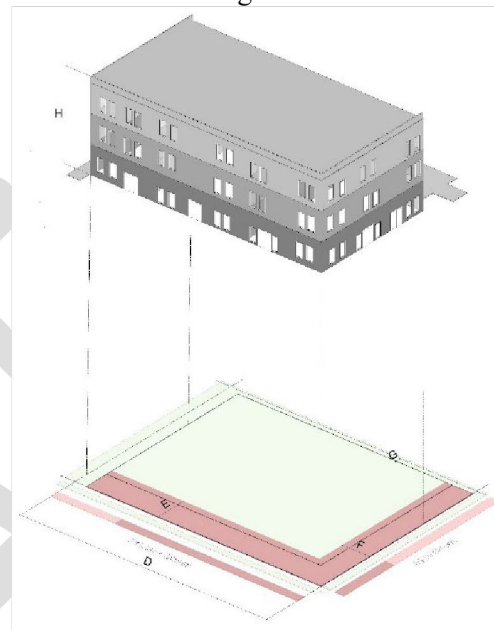
Building Type	Unit per Acre	Min Lot Area (sq ft)	Max Building Coverage (%)	Min Lot Width (ft)	Primary Street Buffer (ft)	Side Buffer (ft)	Rear Buffer (ft)	Max Height (stories/ft)	Buffer abutting Residential
	A	B	C	D	E	F	G	H	G
Townhouse	1/1,500	1,200	75%	20' (corner), 16' (interior)	10' minimum buffer Plantings refer to Exhibit 600-3-13	10' minimum buffer Plantings refer to Exhibit 600-3-13	Refer to Exhibit 600-3-13	2-5 / 65'	Refer to Exhibit 600-3-13
Single Story Commercial	N/A	10,000	75%	75'	10' minimum buffer Plantings refer to	10' minimum buffer Plantings refer to	Refer to Exhibit 600-3-13	1 / 35'	Refer to Exhibit 600-3-13

St. Tammany Parish,

Apartment Building



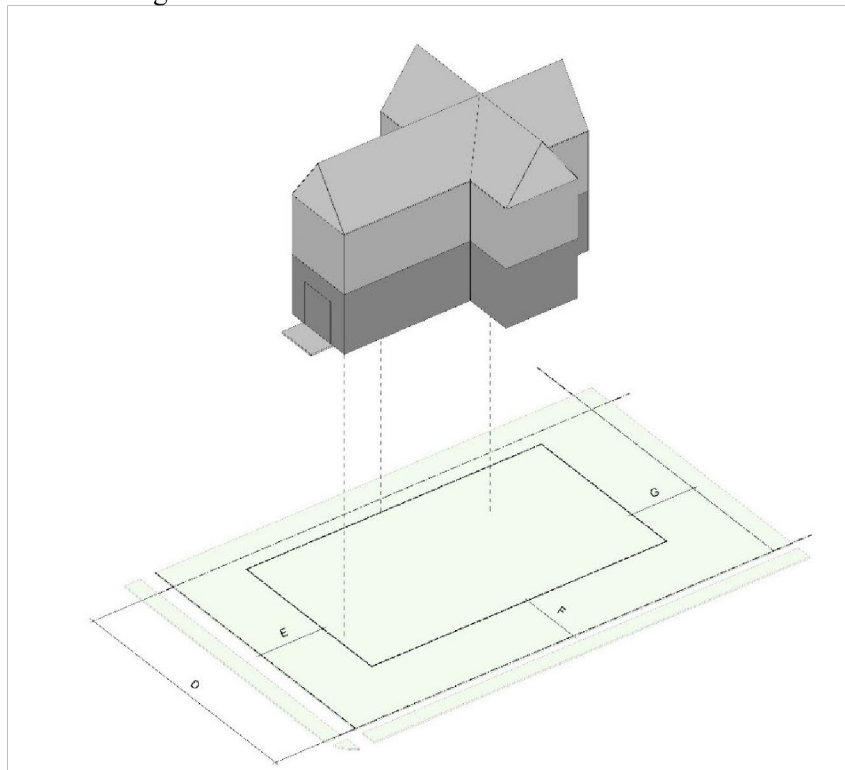
Mixed Use Building



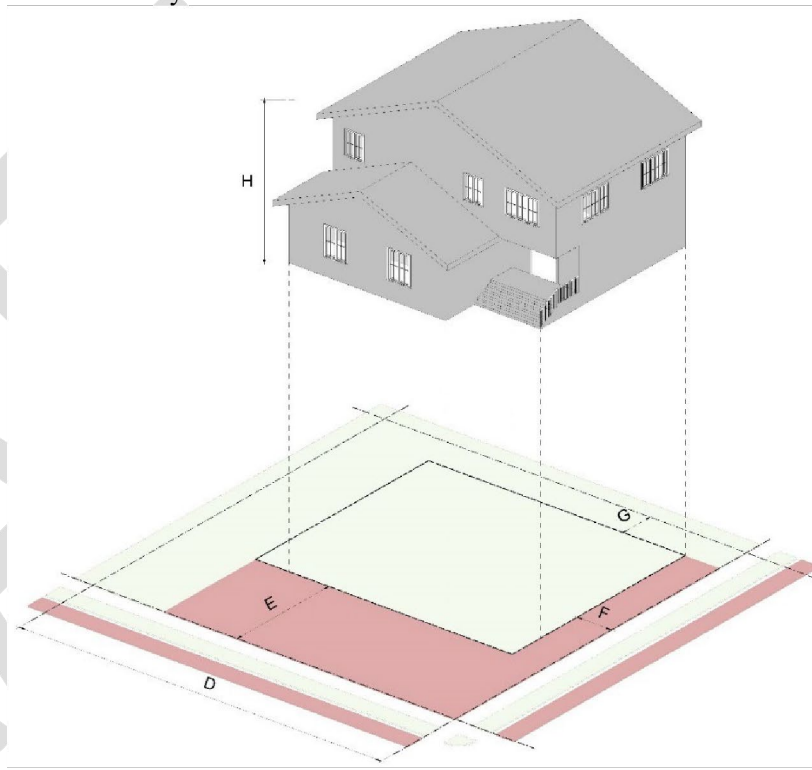
Building Type	Unit per Acre	Min Lot Area (sq ft)	Max Building Coverage (%)	Min Lot Width (ft)	Primary Street Buffer (ft)	Side Buffer (ft)	Rear Buffer (ft)	Max Height (stories/ft)	Buffer abutting Residential
	A	B	C	D	E	F	G	H	G
Apartment Building (3+ units)	1/1,500	8,000	75%	50'	10' minimum buffer Plantings refer to Exhibit 600-3-13	10' minimum buffer Plantings refer to Exhibit 600-3-13	Refer to Exhibit 600-3-13	2-5 / 80'	Refer to Exhibit 600-3-13
Mixed Use Building*	1/1,500	2,500	75%	25'	10' minimum buffer Plantings refer to Exhibit 600-3-13	10' minimum buffer Plantings refer to Exhibit 600-3-13	Refer to Exhibit 600-3-13	2-5 / 80'	Refer to Exhibit 600-3-13

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Civic Building



1 and 2 Family Residential



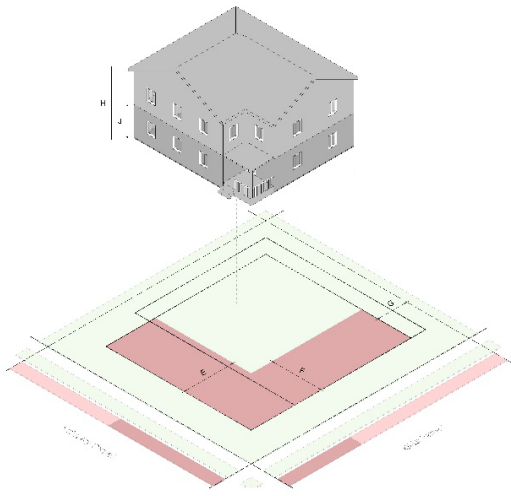
Building Type	Unit per Acre	Min Lot Area (sq ft)	Max Building Coverage (%)	Min Lot Width (ft)	Primary Street Buffer (ft)	Side Buffer (ft)	Rear Buffer (ft)	Max Height (stories/ft)	Buffer abutting Residential
	A	B	C	D	E	F	G	H	G
Civic	N/A	4,000	75%	60'	10' minimum buffer Plantings refer to Exhibit 600-3-13	10' minimum buffer Plantings refer to Exhibit 600-3-13	Refer to Exhibit 600-3-13	3 / 50'	Refer to Exhibit 600-3-13
1 and 2 Family Residential (per lot)	N/A	5,000	N/A	50'	25' building setback	7.5' building setback	20' building setback	2/40'	N/A

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- e. *Design Standards.*
 - i. Major Subdivisions shall be developed using the Low Impact Development Standards found within Section 900-6.8 or the Major Subdivision Incentives found with Section 600-3.2(D).
 - ii. All buildings which are not 1-and-2 family dwellings, and which are located outside of a Major Subdivision shall be constructed within 15' of the front property line outside of the required buffer, except where a servitude or easement requires the development be further as determined by the Department of Planning and Development.
 - iii. Any building which is over 20,000 sq. ft. must provide a pedestrian entrance plaza which shall include seating areas for pedestrians including banquettes which are accompanied by shrubs and understory trees (minimum of 2). Shrubs required for building façade requirements can be utilized in pedestrian entrance plazas.
 - f. *Landscaping.* All use types shall comply with the Land Clearing, Tree Survey, and Mitigation requirements found within Exhibit 600-3-1, except where specifically in conflict with this Section. All use types except 1-and-2-family residential shall comply with the Planting Requirements found within Exhibit 600-3-13, except the following:
 - i. No Class A trees or shrubs are required in the Primary Street Buffer. Where a Class A tree is required within Exhibit 600-3-13, a Class B tree may be used.
 - ii. A sidewalk shall be installed in the Primary Street Buffer area within five (5) feet of the property line. Sidewalks shall be constructed in accordance with Section 900-4 and shall align with the adjacent development.
 - g. *Parking.*
 - i. Parking is prohibited between the façade of the main structure and front lot line.
 - ii. Pedestrian access shall be provided from the parking lot to the front entrance.
 - iii. All developments within the Town Center Subarea shall be limited to the number of off-street parking spaces required within Exhibit 600-5-3, or as determined by the Director of Planning and Development.
 - iv. Joint use parking is encouraged subject to requirements set forth in Sec. 6005.1(D).
 - h. *Location of Utilities.*
 - i. Electrical Power, Telephone, Cable, and Comparable Utilities. Electrical distribution lines and telecommunications lines and all other “above-ground” utility lines shall be installed underground. All underground conduits for electrical power, telephone and other similar purposes shall be located within a servitude, unless the Planning and Zoning Commission finds this placement is not feasible. All required buffer and associated plantings must be located outside of servitudes.
7. ***Special Provisions for the Corridor Enhancement Subarea.*** The minimum standards for the Corridor Enhancement Subarea will be the same as the standards for the Central St. Tammany Overlay District unless otherwise stated below.
- a. *Purpose.* The purpose of the Corridor Enhancement Subarea is to elevate quality and character of development by emphasizing high-quality architecture, enhanced landscaping, and create visually appealing and functional spaces that support local economy.
 - b. *Applicability.* This section applies to lots fronting US 190 between Pugh Rd and Transmitter Rd and lots fronting LA 434 between US 190 and LA 3241.

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- c. *Height, Area, Bulk Requirements.* The following table summarizes the development requirements for the subarea.



Category		Requirement
Structure Setbacks	E	Front street setback: 25'/71' minimum/maximum)
	F	Side street setback: 10'
	G	Rear setbacks: 10'
Height	H	Max stories: 2
	H	Max height: 50'
	J	Ground story height: Max 15'

d. *Site Design*

- i. *Parking.* No more than two (2) rows of parking with a travel lane shall be permitted between the façade of the main structure and front lot line. Pedestrian access shall be provided from the parking lot to the front entrance.
 - ii. *Sidewalks.* A 5-foot-wide concrete sidewalk shall be required along the street frontage of all subject parcels. Where sidewalk installation is not immediately feasible, a minimum 7-foot-wide servitude shall be dedicated for future sidewalk construction. Sidewalks shall connect to building entrances and any on-site pedestrian circulation system and shall align with adjacent properties where applicable.
 - iii. *Internal Pedestrian Circulation.* Development sites shall include pedestrian connections from sidewalks to building entries, parking areas, and adjacent lots where feasible. Walkways must be a minimum of 5 feet wide and clearly delineated using scored concrete, pavers, striping, etc.
- e. *Building Placement.* A maximum front build-to line of 71-feet is required for pedestrian-friendly engagement.
- f. *Sign Standards*
- i. *Ground signs.*
 - (A) Max area and height permitted for single occupancy uses: 25 sq. ft. area and 6 ft. height
 - (B) Max area and height permitted for multi-occupancy uses: 50 sq. ft. area and 8 ft. height
 - (C) Illumination:
 1. No internal illumination.
 2. While light only, no colored lighting.
 3. Spectrum colors only, no iridescent colors permitted.

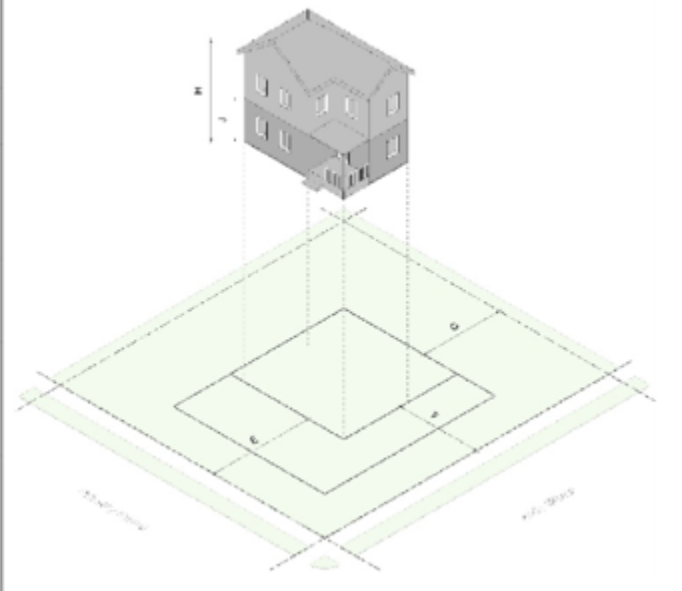
St. Tammany Parish, Louisiana

8. ***Special Provisions for the Environmentally Sensitive Subarea.*** The minimum standards for the Environmentally Sensitive Subarea will be the same as the standards for the Central St. Tammany Overlay District unless otherwise stated below.
 - a. ***Purpose.*** The purpose of the Environmentally Sensitive Subarea is to preserve and enhance the scenic, natural character of the corridor by emphasizing low impact development and seeking to balance limited development with the protection of natural landscapes and creating a cohesive and sustainable corridor.
 - i. ***Applicability.*** This section applies to lots fronting LA 3241 between LA 434 and LA 41, with the exception of:
 - (A) Lots within the 1-mile buffer radius from the intersection of LA 3241 and LA 435 located within the Town Center Subarea.
 - (B) Lots within the 1-mile buffer radius from the intersection of LA 3241 and LA 41 located within the Town Center Subarea.
 - ii. ***Design Standards.***
 - (A) Major Subdivisions shall be developed using the Conservation Subdivision Requirements as defined below unless all of the following criteria apply:
 - a. The property is void of jurisdictional wetlands
 - b. The property is not within a Critical Drainage Area or an Area of Special Concern
 - c. The property is not within a flood zone
 - d. The property is not within 500' of a repetitive loss structure
 - b. ***Scenic Corridor Buffer:*** A minimum 50-foot Natural Area must be maintained along the frontage of LA 3241 to preserve the scenic and natural character of the corridor.
 - i. The natural area must consist of native tree species and existing vegetation where feasible.
 - ii. Should trees and shrubs be removed within the required Natural Area as part of land clearing activities, the property owner must replace the removed trees and shrubs as required per Sec. 600-3.2(D)(7) - Remediation.
 - iii. Gaps or breaks of the natural area are permitted for approved roads and utilities. These gaps or breaks must be kept to the minimum required to achieve their intended function and should be avoided where possible. No structures, parking, or impervious surfaces are permitted within the Natural Area.
 - iv. Partial removal of the existing tree canopy within the required 50 foot natural area may be permitted in accordance with Sec. 600-3.3(E) – Exceptions and Replanting.
 - c. ***Conservation Subdivision Requirements***
 - i. The purpose of conservation subdivision requirements are to:
 - (A) Encourage land development that preserves the natural scenic character of the corridor;
 - (B) Promote low impact development (LID) principles;
 - (C) Conserve natural resources such as tree canopy, wetlands, and native habitat;
 - (D) Provide flexibility in site design to support open space preservation and rural character; and
 - (E) Align subdivision practices with the goals of a cohesive, sustainable corridor.
 - ii. ***General Development Requirements***
 - (A) ***Minimum Lot Size***
 - i. With Central Utilities including water and sewer:
 1. 4,000 square feet and 40' lot widths
 - ii. With Well/Septic or Limited Infrastructure where permitted:
 1. 15,000 square feet and 95' lot widths

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2. Where an approved individual mechanical plant is utilized, it must be followed by a minimum 50 ft. modified absorption field that shall not be utilized for common greenspace, recreational space, or any natural area intended for occupation or use of residents and is consistent with the Louisiana State Sanitary Code.
- b. Minimum Open Space: At least 40% of the gross tract area shall be preserved as permanent natural area. This calculation shall not include stormwater infrastructure and must remain in its predeveloped/wooded condition unless being activated for a recreational use approved by the Planning and Zoning Commission. All open space must be preserved through a conservation easement held by a land trust or owned and managed by a public agency. Open space must be contiguous throughout all phases and shall have trail access where appropriate.
- c. Clustering Requirements
 - i. Residential lots shall be clustered to avoid development on or near:
 1. Wetlands
 2. Floodplains
 3. Critical drainage areas
 4. Waterways
 - ii. No more than 15 lots shall be permitted within each lot cluster
 - iii. All lot clusters must be at least 100 feet from any other adjacent lot clusters
 - iv. All lot clusters must be at least 50 feet away from all property lines
 - v. Every lot shall have direct access to and views of open space
- d. Review Process: Conservation subdivision shall follow the requirements for a Major Subdivision process as provided for in Sec. 800-3 Major Subdivisions. In addition, conservation subdivisions shall require the following at the Concept Subdivision Plan Submittal phase:
 - i. A wetland delineation for the subject property
 - ii. A site analysis plan identifying key natural features
 - iii. A conservation plan showing preserved open space and LID practices
 - iv. A phasing plan, if applicable
- e. Use Standards. The following uses are permitted.
 - i. *Garden Home Subdivisions*: As defined in Chapter 100-5 – Definitions, Garden Homes are allowed and encouraged when part of a major subdivision request which utilizes central utilities, including water and sewer, subject to the following standards:

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	Category		Requirements
	Maximum Density		12 units/acre (net)
	Minimum lot size		3,000 sq ft
	Maximum lot width		30'
	Maximum Height		30'
	Structure Setbacks		Front yard setback – 10' minimum (facing green space)
			Side yard setback – 0' on one side*; 5' on the other
			Rear yard setback – 10' minimum
			*A zero-lot line is permitted only along one side yard, provided a maintenance easement is established on the adjoining property.

A. Building Design Standards

1. *Entry Orientation.* For this section, the Front Yard shall be the portion of the lot that fronts the required common greenspace, and the Rear Yard shall be opposite the Front Yard with vehicular access.
2. *Garage Location.* Garages shall be located to the rear or side of the dwelling.
3. *Common Greenspace.*
 - a. A minimum of 400 square feet per dwelling unit of useable common greenspace is required for each central pocket part cluster. All units shall abut the common open space along the front yard.
 - b. A minimum 20 ft. Natural Area shall be provided where the development abuts conventional single-family parcels.
4. *Architectural Standards.* Any façade facing common greenspace or public right-of-way shall include one or more of the following: porches, windows, or dormers. Porches may project into the front yard setback by up to 6' to encourage sociable streetscapes.
5. *Access and Circulation.*
 - a. Alleys and narrow streets with sidewalks on at least one side are encouraged to promote walkability when privately maintained.
 - b. Shared driveways are permitted.