

## AGENDA

### ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY, FEBRUARY 3, 2026

### 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](http://www.stpgov.org). The livestream will begin at 6:00 PM on TUESDAY, FEBRUARY 3, 2026. 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 JANUARY 6, 2026 MINUTES

#### POSTPONING OF CASES

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

**1. 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

**POSTPONED FROM DECEMBER 2, 2026 MEETING**

**2. 2025-4488-ZC**

Existing Zoning:

R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)

Proposed Zoning:

L-2 (Large Lot Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)

Location:

Parcel is located on the north side of Nelson Road east of Section Road, Covington; S21, T5S, R11E; Ward 2; District 6

Acres:

1.72 acres

Petitioner:

Nancy Ann Waguespack

Owner:

Nancy Ann Waguespack

**AGENDA****ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING****6:00 P.M. – TUESDAY, FEBRUARY 3, 2026****ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS****21490 KOOP DRIVE****MANDEVILLE, LOUISIANA****3. 2025-4498-ZC**

Existing Zoning: L-1 (Large Lot Residential District)  
Proposed Zoning: L-1 (Large Lot Residential District) and RO (Rural Overlay)  
Location: Parcel is located on the south side of Kustenmacher Rd. south of LA Highway 36, and west of the Town of Abita Springs, Abita Springs; S36, T6S, R11E; Ward 10; District 2  
Acres: 24.06 acres  
Petitioner: Kevin & Irene Caillouet  
Owner: Kevin & Irene Caillouet

**4. 2025-4502-ZC**

Existing Zoning: NC-2 (Neighborhood Commercial District) and RES-1 (Resilience Overlay District)  
Proposed Zoning: HC-2 (Highway Commercial District) and RES-1 (Resilience Overlay District)  
Location: Parcel is located on the south side of Highway 190, west of Transmitter Road, east of Marc Street, Lacombe; S33, T8S, R13E; Ward 7; District 7  
Acres: 1.30 acres  
Petitioner: Rodney Bourgeois Jr., Mark Bourgeois, Anne-Marie Sturdivant  
Owner: Rodney Bourgeois Jr., Mark Bourgeois, Anne-Marie Sturdivant

**OLD BUSINESS****NEW BUSINESS****ADJOURNMENT**

MINUTES

ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING

6:00 P.M. – TUESDAY, JANUARY 6, 2025

ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

21490 KOOP DRIVE

MANDEVILLE, LOUISIANA

**ROLL CALL**

**Present:** Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker, Martino, Borrello

**Absent:** Seeger, Doherty, Blanchard

**APPOINT ALTERNATES (IF APPLICABLE)**

**CALL TO ORDER**

**ANNOUNCEMENTS**

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- Speaker Cards
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- Please exit the building

**INVOCATION** - Gaines

**PLEDGE OF ALLEGIANCE** - Narcisse

**APPROVAL OF THE DECEMBER 2, 2025, MINUTES**

**Narcisse to approve; second by Martino**

**YEA:** Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker, Martino, Borrello

**NAY:** N/A

**Abstain:** N/A

**Motion to approve minutes as written carries.**

**ELECTION OF OFFICERS**

**CHAIRMAN** – Truxillo appoints Gaines as Chairman; second by Narcisse

**YEA:** Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker, Martino,

Borrello

**NAY:** N/A

**Abstain:** N/A

**Motion to appoint Gaines as Chairman of the Planning and Zoning Commission is approved.**

**VICE CHAIRMAN** – Truxillo appoints Gaines as Chairman; second by Robert

**YEA:** Gaines, Narcisse, Barrios, Robert, Milligan, Walker, Martino, Borrello

**NAY:** N/A

**Abstain:** Truxillo

**Motion to appoint Narcisse as Vice Chairman of the Planning and Zoning Commission is approved.**

**PARLIAMENTARIAN** – Chairman appointed Truxillo as Parliamentarian

**AGENDA**  
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**21490 KOOP DRIVE**  
**MANDEVILLE, LOUISIANA**

**POSTPONING OF CASES**

**8. 2025-4480-ZC**

Purpose: Text Change: Amend Chapter 400 – Zoning, Exhibit 400-3 Permitted Uses to clarify the appropriate minimum standards for Personal Service Establishments and to amend Section 400-8 Use Standards, X. Massage Establishments to refer to corresponding ordinances within Part I of the Code of Ordinances.

**Robert to postpone indefinitely; second by Martino**

**YEA:** Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker, Martino, Borrello

**NAY:** N/A

**Abstain:** N/A

**Motion to postpone indefinitely carries.**

**ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & 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<sup>th</sup> Street, west of Nehl Street, Lacombe; S48, T8S, R12E; Ward 7 District 7  
Acres: .218 acres  
Petitioner: Arturo Deleon  
Owner: Deleon & Sons, LLC

**POSTPONED FROM December 2, 2025, MEETING**

**Robert to approve as amended to HC-2 Highway Commercial District; second by Truxillo**

**YEA:** Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker, Martino, Borrello

**NAY:** N/A

**Abstain:** N/A

**Motion to approve as amended to HC-2 Highway Commercial District carries.**

**2. 2025-4277-ZC**

Existing Zoning: S-1 (Suburban Residential District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the west side of West Street, north of LA Highway 433, Slidell; S9, T9S, R14E; Ward 9 District 14  
Acres: 1.70 acres  
Petitioner: Karen Kennedy  
Owner: Dorsey Development - Greg Bivin

1. Representative Jeff Schoen came to the podium to represent the request.
2. Bradley McCuen came to the podium to speak against the request.
3. Michelle Duvio came to the podium to speak against the request.

**Robert to approve; second by Narcisse**

**YEA:** Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker, Martino, Borrello

**NAY:** N/A

**Abstain:** N/A

**Motion to approve carries.**

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**3. 2025-4451-ZC**

Existing Zoning: L-1 (Large Lot Residential District)  
Proposed Zoning: PF-1 (Public Facilities District)  
Location: Parcel located on the north side of Little Creek Road, west of  
Armel Road, Mandeville; S30, T7S, R12E; Ward 4 District 11  
Acres: 28.71 acres  
Petitioner: Rodney Dyke  
Owner: Arkansas-Louisiana Conference of Seventh-day Adventists

1. Representative Paul Mayronne came to the podium to represent the request.
2. Donna Barback came to the podium to speak against the request.
3. Tony Cino came to the podium to speak against the request.

**Robert to approve; second by Martino**

**YEA:** Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker, Martino, Borrello

**NAY:** N/A

**Abstain:** N/A

**Motion to approve carries.**

**4. 2025-4457-ZC**

Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)  
Proposed Zoning: R-2 (Rural Residential District) & RO (Rural Overlay)  
Location: Parcel located on the north side of Bennett Bridge Road/LA  
Highway 1078, west of Church Road, east of J and B Drive,  
Folsom; S2 T6S, R10E; Ward 3, District 3  
Acres: 3.03 acres  
Petitioner: Alan and Shannon Aparicio  
Owners: Alan and Shannon Aparicio

1. Owner Alan Aparicio came to the podium to represent the request.
2. Keith Jeneveir came to the podium to speak against the request.
3. Frank Richerand came to the podium to speak against the request.

**Truxillo to approve; second by Robert**

**YEA:** Narcisse, Barrios, Robert, Truxillo, Milligan, Walker, Martino, Borrello

**NAY:** Gaines

**Abstain:** N/A

**Motion to approve carries.**

**5. 2025-4467-ZC**

Existing Zoning: L-1 (Large Lot Residential District)  
Proposed Zoning: L-1 (Large Lot Residential District) & RO (Rural Overlay)  
Location: Parcel located on the north side of Strain Road, west of Marion  
Street, Mandeville; S19, T7S, R12E; Ward 4, District 11  
Acres: 5.1 acres  
Petitioner: Leon Pitts  
Owners: Leon Pitts & Regina Pitts

1. Owner Leon Pitts came to the podium to represent the request.
2. Dennis Trainor came to the podium to speak against the request.
3. Regina Rills came to the podium to speak against the request.

**Robert to deny; second by Martino**

**YEA:** Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker, Martino, Borrello

**NAY:** N/A

**Abstain:** N/A

**Motion to deny carries.**

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**6. 2025-4474-ZC**

Existing Zoning: L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay)  
Proposed Zoning: L-2 (Large Lot Residential District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay)  
Location: Parcel located on the north side of EBB Guillot Road, east of Pichon Road, Pearl River; S39, T7S, R14E; Ward 6 District 9  
Acres: .50 acres  
Petitioner: Madeline Palliser and Zachery Maes  
Owners: Madeline Palliser and Zachery Maes

1. No one came to the podium to represent the request.

**Robert to approve; second by Truxillo**

**YEA:** Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Borrello

**NAY:** Walker

**Abstain:** Martino

**Motion to approved carries.**

**7. 2025-4478-ZC**

Existing Zoning: ED-2 (Secondary Education District) & RES-1 (Resilience Overlay District)  
Proposed Zoning: ED-2 (Secondary Education District)  
Location: Parcel located on the south side of US Hwy 190, east of Transmitter Road and north of Tammany Trace, Lacombe S34, T8S, R13E; Ward 9 District 11  
Acres: .379 acres  
Petitioner: David Bottner  
Owner: Mission Properties Inc. – David Bottner

1. Owner David Bottner came to the podium to represent the request.

**#1. Narcisse to postpone for 2 months; second by Robert**

**YEA:** Narcisse, Robert, Walker, Barrios

**NAY:** Truxillo; Milligan; Martino; Borrello; Gaines

**Abstain:** N/A

**Motion to postpone for two months denied.**

**#2. Martino to approve; second by Truxillo**

**YEA:** Truxillo; Milligan; Martino; Borrello; Narcisse; Barrios

**NAY:** Gaines; Robert; Walker

**Abstain:** N/A

**Motion to approve carries.**

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**9. 2025-4481-ZC**

Existing Zoning: L-1 (Large Lot Residential District) & R-1 (Rural Residential District)  
Proposed Zoning: S-2 (Suburban Residential District)  
Location: Parcel located on the south side of Lake Ramsey Road, west of LA Highway 25, Covington; S18, T6S, R11E; Ward 3 District 3  
Acres: 93 acres  
Petitioner: Brian Clement  
Owners: Richard S. Blossman, Sr. & Lynn Stogner Blossman

1. Representative Paul Mayronne came to the podium to represent the request.
2. Sarah Dutel came to the podium to speak against the request.
3. Simon Pengelly came to the podium to speak against the request.
4. Janice Charlesworth came to the podium to speak against the request.
5. Darleen McCormick Westcott came to the podium to speak against the request.
6. Kristina Gould came to the podium to speak against the request.
7. Michele Rodriguez came to the podium to speak against the request.
8. Elizabeth Boutall-Netzhammer came to the podium to speak against the request.
9. Matthew Allen came to the podium to speak against the request.

**Robert to deny; second by Walker**

**YEA:** Gaines, Narcisse, Barrios, Robert, Truxillo, Milligan, Walker, Martino, Borrello

**NAY:** N/A

**Abstain:** N/A

**Motion to deny carries.**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**



## 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](http://stpgov.org/planning)

**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

**Prior 12/2/25 Determination:** Postponed for 2 months

**Commission Hearing:** February 3, 2026



- 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 Talisheet, 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 and preserves rural character along a majority of the road.

## 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/Talisheet 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

## PLANNING & DEVELOPMENT

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.

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### 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

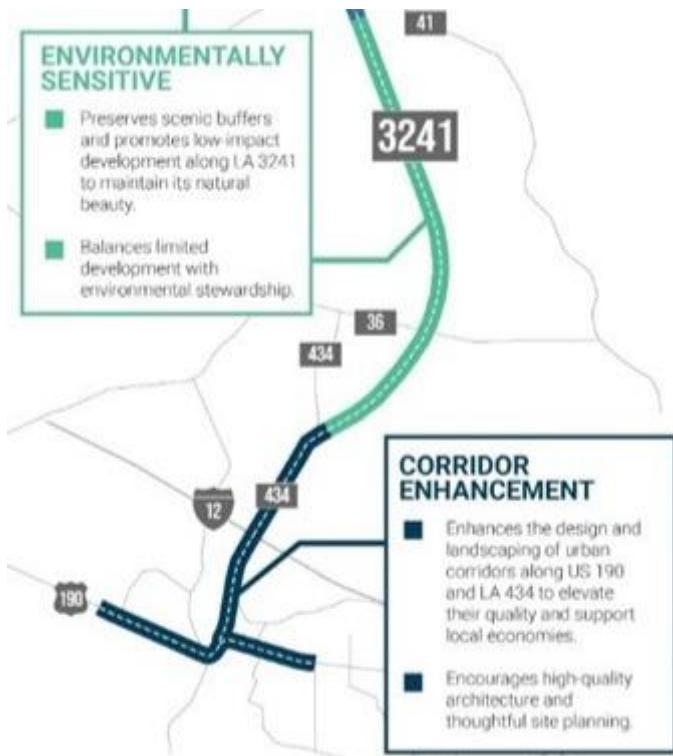
Ross Liner  
Director

- 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.

### Corridor Subareas – Edited for 2/3/26 Planning and Zoning Commission Hearing



To better understand the unique characteristics and needs of the LA 3241 corridor, segments have been classified into distinct subarea typologies. This approach supports targeted strategies to preserve existing wetland and floodplains along most of the controlled access portions of the highway, improve mobility and safety, and guide compatible development patterns along key connection points to the LA 434 and LA 190 corridors.

At the December 2, 2025 Planning and Zoning Commission hearing, staff requested a two-month postponement to allow additional coordination and public outreach. Following that postponement, staff engaged in a community meeting on January 20, 2026 at the Sun Town Hall.

During the community meeting, concerns were raised regarding the intensity and density of uses within the Town Center subareas. In response to this feedback, staff is requesting to move forward with the Corridor Enhancement Subarea as proposed, requesting an additional two-month postponement for the Environmentally Sensitive Subarea, and removing the proposed Town Center subareas from consideration.



## ZONING STAFF REPORT

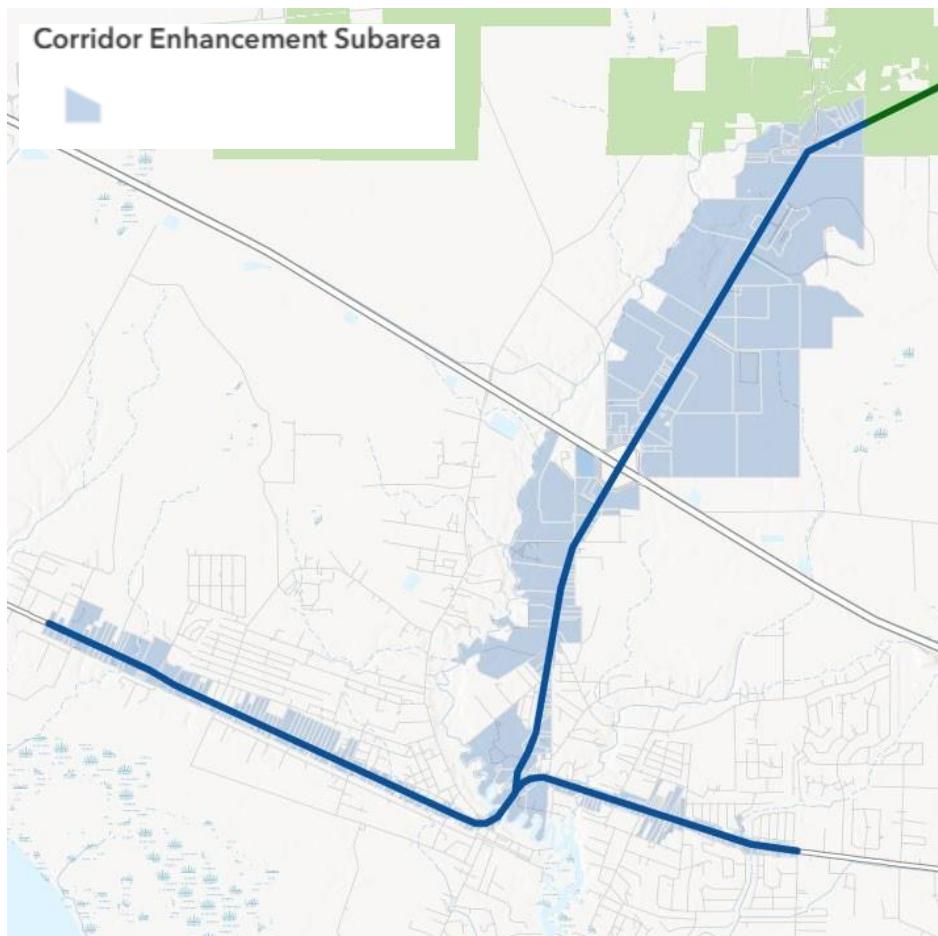
Central St. Tammany Overlay  
2025-4445-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
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



## ZONING STAFF REPORT

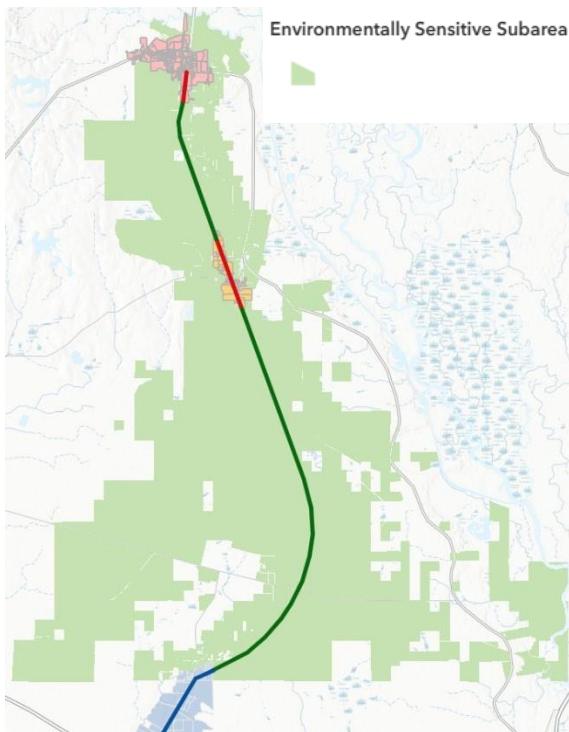
Central St. Tammany Overlay  
2025-4445-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
Director

### B. Environmentally Sensitive Area – 14.58 miles – Request to Postpone for 2 months

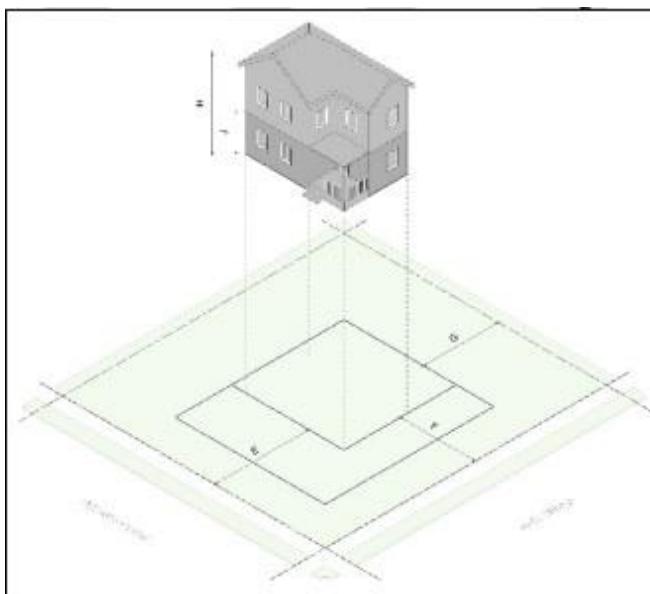


Two separate and large stretches of LA 3241 are designated as "Control of Access" by LA DOTD. These areas surround freshwater forested/shrub wetlands, and much of the land is protected from further development due to the presence of existing wetland mitigation banks and nature conservancy tracts. The 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

**PLANNING & DEVELOPMENT**

Ross Liner  
Director

**C. Town Center Overlay Districts – Removed from consideration****PUBLIC INPUT + RESIDENT CONCERNS - Edited for 2/3/26 Planning and Zoning Commission Hearing**

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.

The Parish also engaged with the public on January 20, 2026 at the Sun Town Hall and received feedback including concerns related to the intensity and density of uses, traffic, and preservation of rural character associated with the proposed Town Center subareas in the Bush and Talisheek areas.

Based on this feedback, staff is recommending that the proposed Town Center subareas be removed from consideration. Staff is also requesting a two-month postponement of the Environmentally Sensitive Subarea to allow for additional review and coordination. The Corridor Enhancement Subarea is recommended to move forward as proposed.

**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.



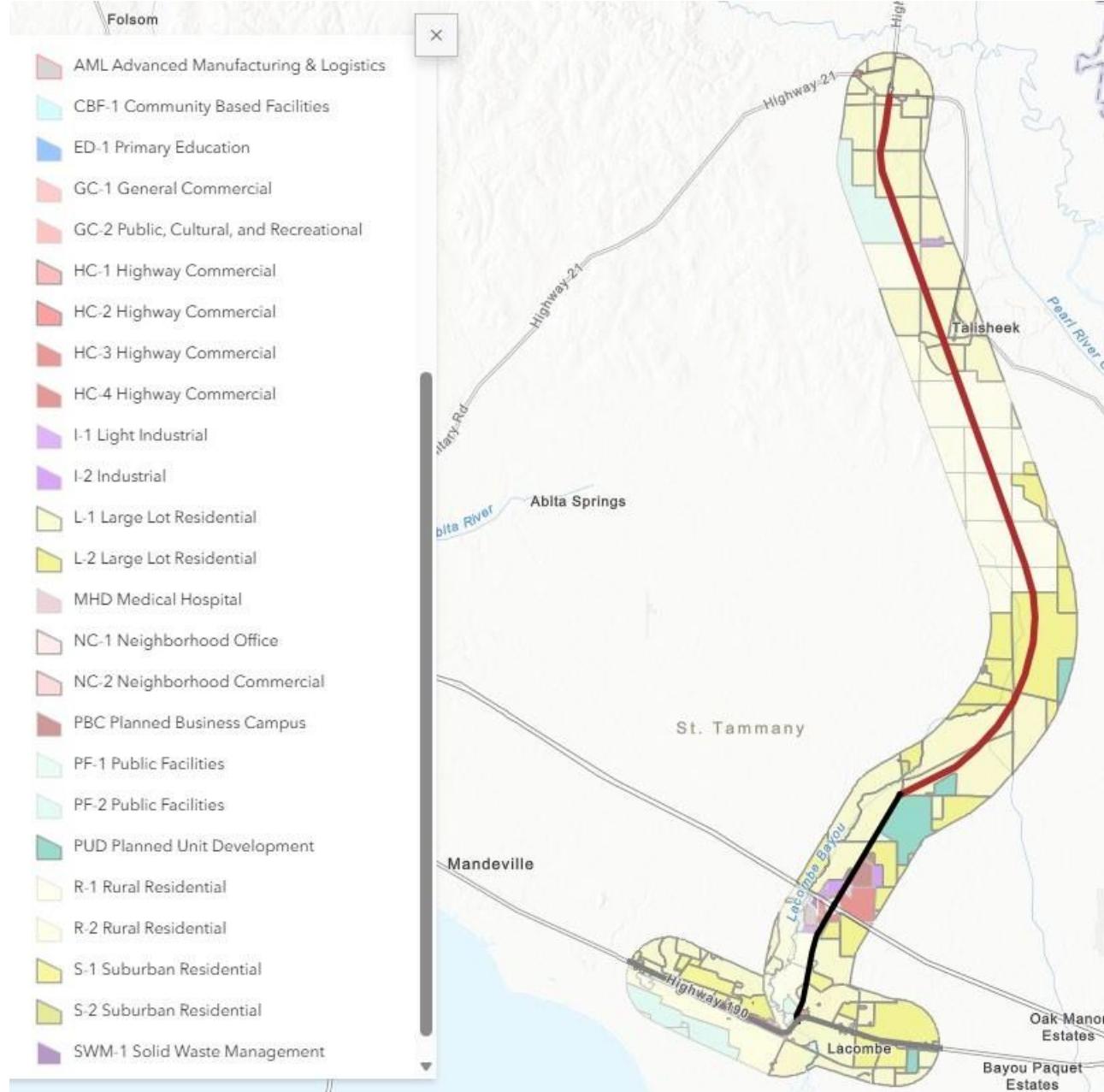
## ZONING STAFF REPORT

Central St. Tammany Overlay  
2025-4445-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
Director



## 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.*

\* \* \*

### 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.

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**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.

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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 22<sup>nd</sup> 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 dwellings and accessory uses shall be exempt from the standards for development within the Central St. Tammany Overlay District 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.~~

~~e. *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

*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.*

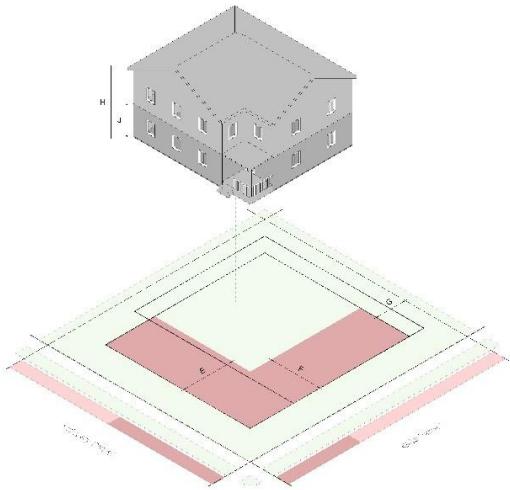
- i. Electrical Power, Telephone, Cable, and Comparable Utilities. Electrical distribution lines and telecommunications lines and all other "above ground" utility lines shall be installed underground. All underground conduits for electrical power, telephone and other similar purposes shall be located 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.

St. Tammany Parish, Louisiana

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. White light only, no colored lighting.
      3. Spectrum colors only, no iridescent colors permitted.

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.

i. ***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

St. Tammany Parish, Louisiana

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:~~

*4. 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 font 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.

**ZONING STAFF REPORT**

2025-4488-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 Nelson Road east of Section Road, being 18335 Nelson Road, Covington; S21, T5S, R11E; Ward 2, District 6**Petitioner:** Nancy Ann Waguespack**Posted:** January 14, 2026**Owner:** Nancy Ann Waguespack**Commission Hearing:** February 3, 2026**Size:** 1.72 acres**Determination:** Approved, Denied, Postponed**Current Zoning:**

R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)

**Requested Zoning:**

L-2 (Large Lot Residential District), MHO (Manufactured Housing Overlay District), and 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

**FINDINGS**

1. The applicant is requesting to rezone 1.72 acres from R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay) to L-2 (Large Lot Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay). The parcel is located on the north side of Nelson Road east of Section Road, Covington.

**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 single-family home.

**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 District), and RO (Rural Overlay)
South	Undeveloped	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)
East	Developed	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)
West	Developed	R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)

3. As shown in Table 2, the site is bordered by properties which are developed with existing residential uses and undeveloped property with a zoning classification of R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay).



## ZONING STAFF REPORT

2025-4488-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
Director

4. The 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.
  - a. The minimum lot size requirements include 5 acres with a minimum lot width of 300'.
5. 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.
6. 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.

The following permitted uses shall be allowed in the RO (Rural Overlay), in addition to those uses permitted in the base zoning district. No structure or land shall be devoted to any use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of the ordinance from which this chapter is derived.

Agricultural and decorative ponds\*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home\*, Day care home\*, Dwelling, single-family, Electrical energy substation\*, Farm-Stand\*, Farm\*, Family-owned cemetery\*, Greenhouse\*, Nursery\*, Small wireless facility\*, Solar energy systems, Stormwater retention or detention facility\*

7. The requested L-2 (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-2 (Large Lot Residential District) is located in areas appropriate for urbanized single-family development convenient to commercial and employment centers.
  - a. The L-2 (Large Lot Residential District) requires parcel sizes of  $\frac{1}{2}$  -acre or greater with a minimum parcel width of 100 feet.
8. If approved, the applicant could apply for a minor subdivision to create 2 separate parcels of land and apply for a building permit on the newly created vacant parcel.

### *Consistency with New Directions 2040*

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

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

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

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

- i. Goal 1:3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

**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:**

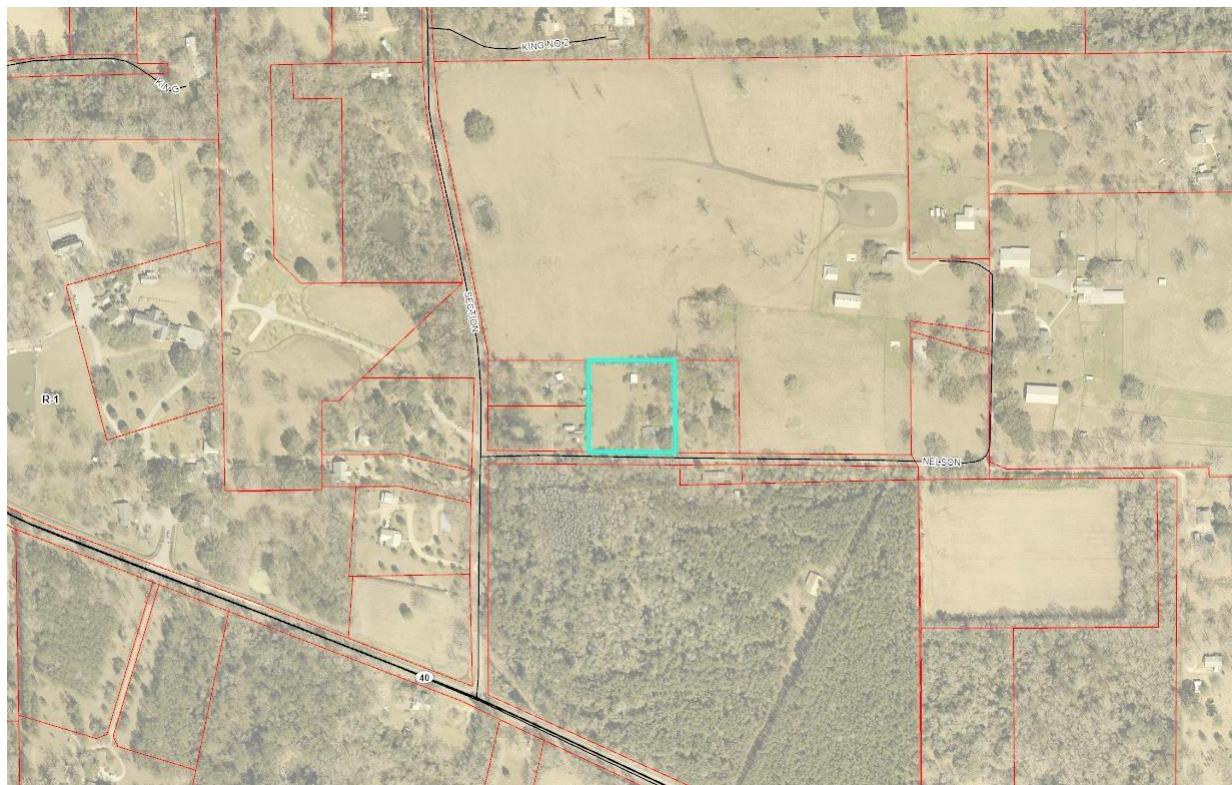
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.

**ZONING STAFF REPORT**

2025-4488-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.



2025-4488-ZC

(REF BEARING)

S 88°05'48" E 272.06'

114.96'

157.10'

SHED

BROKEN  
BARN

N 00°51'16" E 276.24'  
(T=N 00°51' 19" E 276.33')

SECTION ROAD

PARCEL A

S 00°51'27" W 276.91'  
(T= S22°51' 18"W 276.95')

PARCEL B

CONC.  
PAVERS

SHED

SINGLE  
STORY  
RESIDENCE

SHED

P.O.B.

N 87°57'21" W 272.06'

DIRT DRIVE  
NELSON ROAD

THE P.O.B. IS DESCRIBED AS BEING  
WEST 1236.80', THENCE N 02°00' 00" W 90.40',  
THENCE N 87°51' 21" W 200.04' FROM THE  
1/4 SECTION CORNER COMMON TO SECTIONS 21 & 22,  
T-5-S, R-11-E, ST. TAMMANY PARISH, LA.

-- LEGEND --

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

REFERENCE:  
LEGAL DESCRIPTION OF 1.72 ACRES,  
FILED AS INSTRUMENT NO. 2451969

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.  
PANEL NO. 225205 0150 C; REV.10-17-1989

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

KELLY McHUGH  
License No. 4443  
PROFESSIONAL  
LAND SURVEYOR  
08-25-25  
Kelly J. McHugh, REG. NO. 4443

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:

PARCEL A, BEING 1.72 ACRES  
SECTION 21, T-5-S, R-11-E, G.L.D.,  
ST.TAMMANY PARISH, LOUISIANA

PREPARED FOR:

COLIN KAPPE

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

SCALE: 1" = 50'	DATE: 08-25-25
DRAWN: CCM	JOB NO.: 25-120
REVISED:	

2025-4488-ZC



# **PUBLIC NOTICE**

An application has been made to the  
Planning or Zoning Commission

## **CASE NUMBER**

**2025-4488-ZC**

---

will be heard at the St. Tammany  
Parish Council Chambers - 21490  
Koop Drive Mandeville, LA at 6:00 PM

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**02/03/2026**

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for more information  
call: (985) 898-2529  
email: [planning@stpgov.org](mailto:planning@stpgov.org)  
[www.stpgov.org/development](http://www.stpgov.org/development)

JAN 14 2026 23:08

**ZONING STAFF REPORT**

2025-4498-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 south side of Kustenmacher Rd. south of LA Highway 36, and west of the Town of Abita Springs, Abita Springs; S36, T6S, R11E; Ward 10; District 2**Petitioner:** Kevin & Irene Caillouet**Posted:** January 15, 2026**Owner:** Kevin & Irene Caillouet**Size:** 24.06 acres**Commission Hearing:** February 3, 2026**Determination:** Approved, Denied, Postponed**Current Zoning:**

L-1 (Large Lot Residential District)

**Requested Zoning:**

L-1 (Large Lot Residential District) and RO (Rural Overlay)

**Future Land Use:** Rural/Agricultural**Flood Zone:**Effective Flood Zone: A6  
Preliminary Flood Zone: AE**Critical Drainage:** Yes**Elevation Requirements:**  
BFE 22' + 1' Freeboard = 23' FFE**FINDINGS**

1. The applicant is requesting to rezone 24.06 acres from L-1 (Large Lot Residential District) to L-1 (Large Lot Residential District) and RO (Rural Overlay). The parcel is located on the south side of Kustenmacher Rd. south of LA Highway 36, and west of the Town of Abita Springs.

**Zoning History****Table 1: Zoning history of Subject Lot(s)**

Ordinance	Prior Classification	Amended Classification
82-044A	Unknown	SA (Suburban Agricultural)
09-2116	SA	L-1 (Large Lot Residential District)

**Site and Structure Provisions**

2. The subject property is currently developed with a single-family home.

**Compatibility or Suitability with Adjacent Area****Table 2: Surrounding Land Use and Zoning**

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	L-1 (Large Lot Residential District)
South	Abita River	L-1 (Large Lot Residential District)
East	Developed	L-1 (Large Lot Residential District)
West	Developed	L-1 (Large Lot Residential District)

3. As shown in Table 2, the site is bordered by properties which are developed with existing residential uses and undeveloped property with a zoning classification of L-1 (Large Lot Residential District),
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.
  - A. The L-1 (Large Lot Residential District) requires parcel sizes of one acre or greater parcel with a minimum parcel width of 150 feet.



## ZONING STAFF REPORT

2025-4498-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
Director

5. 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.

The following permitted uses shall be allowed in the RO (Rural Overlay), in addition to those uses permitted in the base zoning district. No structure or land shall be devoted to any use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of the ordinance from which this chapter is derived.

Agricultural and decorative ponds\*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home\*, Day care home\*, Dwelling, single-family, Electrical energy substation\*, Farm-Stand\*, Farm\*, Family-owned cemetery\*, Greenhouse\*, Nursery\*, Small wireless facility\*, Solar energy systems, Stormwater retention or detention facility\*

6. The applicant has submitted a concurrent building permit application for an accessory structure which exceeds the maximum allowable 2,500 square feet permitted under current standards. Approval of the Rural Overlay would allow a larger accessory structure that is consistent with agricultural support uses and related businesses.

### ***Additional Regulations***

1. 100' Scenic River No-Cut Buffer from top of bank (each side) of the Abita River. Contact the Louisiana Department of Wildlife and Fisheries regarding any fill and clearing and any proposed buildings within the 100' buffer. Provide written authorization or permit for LDWF for any work within 100' from top of bank of scenic river.
2. No structures within 20' from top of bank (each side) of the parish lateral. If they plan on crossing the parish lateral, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.

### ***Consistency with New Directions 2040***

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

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

- i. Goal 1:3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

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

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



## ZONING STAFF REPORT

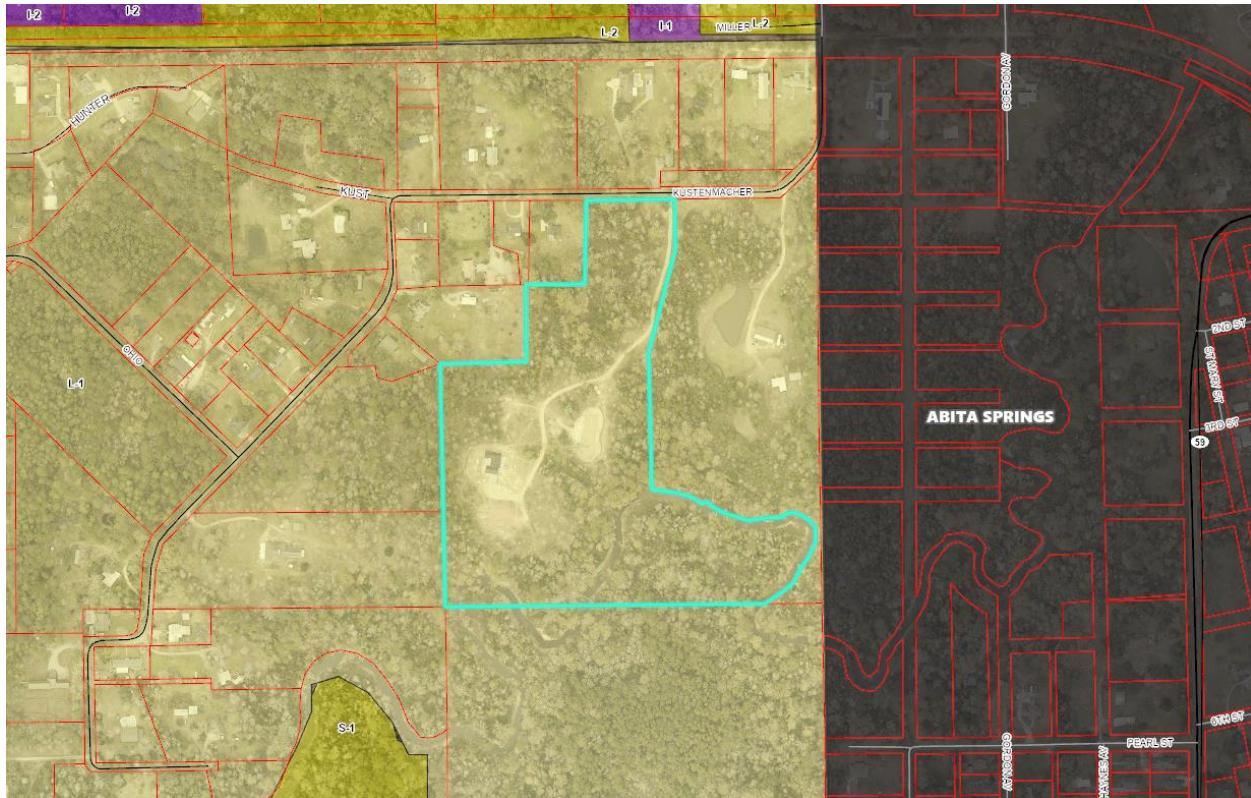
2025-4498-ZC

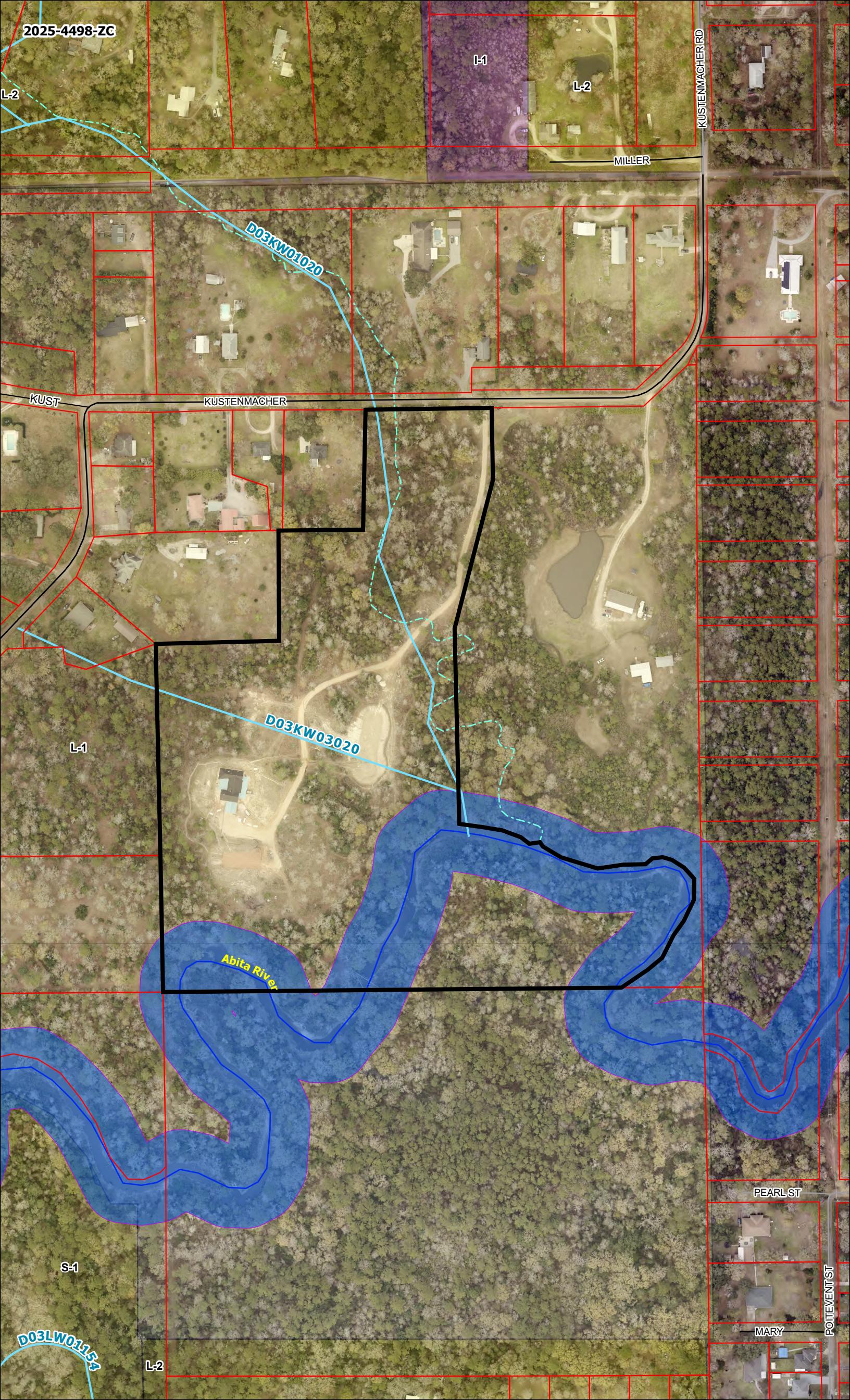
MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

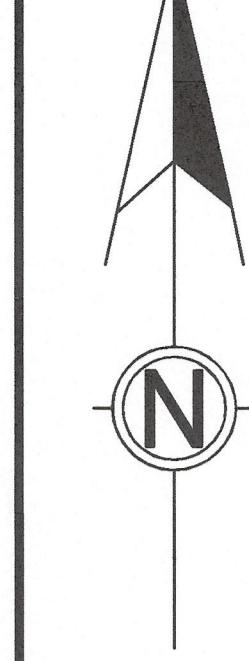
Ross Liner  
Director

- 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.



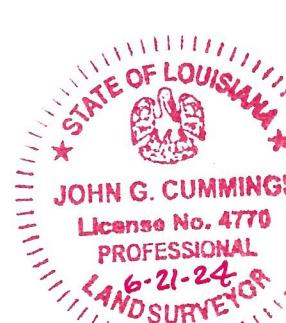
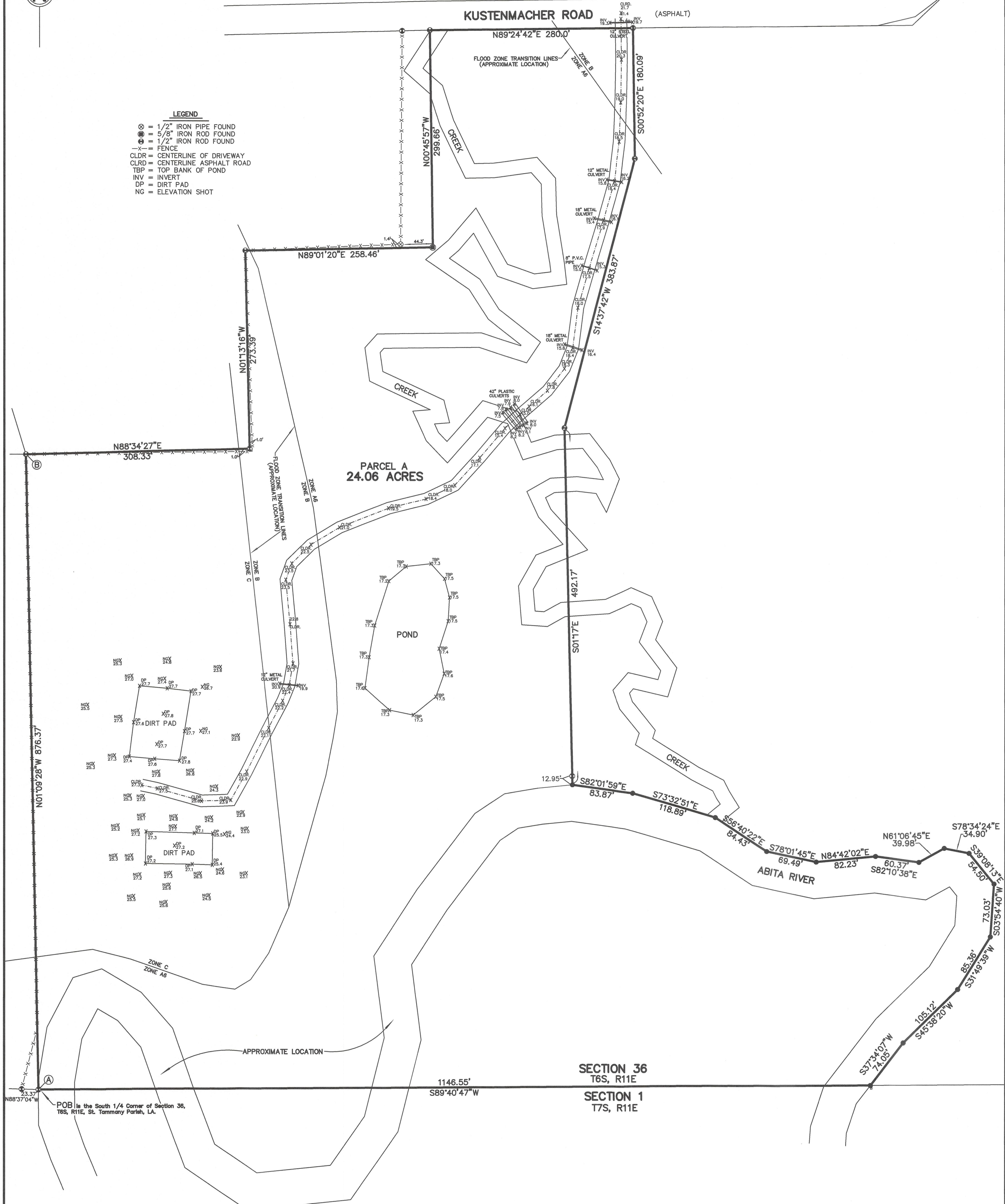


REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
N01°09'28"W  
(per Reference Survey)



**LEGEND**

- ⊗ = 1/2" IRON PIPE FOUND
- = 5/8" IRON ROD FOUND
- = 1/2" IRON ROD FOUND
- X— = FENCE
- CLDR = CENTERLINE OF DRIVEWAY
- CLRD = CENTERLINE ASPHALT ROAD
- TBP = TOP BANK OF POND
- INV = INVERT
- DP = DIRT PAD
- NG = ELEVATION SHOT



JOHN G. CUMMINGS, P.L.S.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY  
ME OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE  
APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

**John G. Cummings & Associates**  
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI  
503 N. JEFFERSON AVE.  
COVINGTON, LA 70433  
PHONE: (985) 892-1549  
FAX: (985) 892-9250  
johncummings108@charter.net

PLAT PREPARED FOR: **Kevin Caillouet**

SHOWING A SURVEY OF: AN ASBUILT SURVEY OF A PARCEL OF  
LAND LOCATED IN SECTION 36, TOWNSHIP  
6 SOUTH, RANGE 11 EAST, ST. TAMMANY  
PARISH, LOUISIANA.

SCALE: 1" = 60'	DATE: 6/21/2024	JOB NO. 15287-RAB	REVISED:
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# **PUBLIC NOTICE**

**An application has been made to the  
Planning or Zoning Commission**

## **CASE NUMBER**

**2025-4498-ZC**

---

**will be heard at the St. Tammany  
Parish Council Chambers - 21490  
Koop Drive Mandeville, LA at 6:00 PM on**

**02/03/2026**

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**for more information  
call: (985) 898-2529 or  
email: [planning@stpgov.org](mailto:planning@stpgov.org) 15 2026 10:  
[www.stpgov.org/development](http://www.stpgov.org/development)**

**stated on 1-15-26 by J J**

**ZONING STAFF REPORT**

2025-4502-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 south side of US Highway 190, west of Transmitter Road, east of Marc Street Lacombe; S33, T8S, R13E; Ward 7, District 7**Petitioner:** Rodney Bourgeois Jr., Mark Bourgeois, Anne-Marie Sturdivant**Posted:** January 15, 2026**Owner:** Rodney Bourgeois Jr., Mark Bourgeois, Anne-Marie Sturdivant**Hearing:** February 3, 2026**Size:** 1.30 acres**Determination:** Approved, Denied, Proposed**Current Zoning:**

NC-2 (Neighborhood Commercial District) &amp; RES-1 (Resilience Overlay District 1)

**Requested Zoning:**

HC-2 Highway Commercial District &amp; RES-1 (Resilience Overlay District 1)

**Future Land Use:** Residential Low Intensity**Flood Zone:**

Effective Flood Zone B

Preliminary Flood Zone X

**Critical Drainage:** Yes**Elevation Requirements:**

FFE is 12" above crown of street elevation

**FINDINGS**

1. The applicant is requesting to rezone two 1.30-acre parcels from NC-2 (Neighborhood Commercial District) and RES-1 (Resilience Overlay District 1) to HC-2 (Highway Commercial District) RES-1 (Resilience Overlay District 1). The property is located on the south side of US Highway 190, west of Transmitter Road, east of Marc Street, Lacombe.

**Zoning History**

<b>Table 1: Zoning history of Parcel</b>		
<b>Ordinance</b>	<b>Prior Classification</b>	<b>Amended Classification</b>
87-036A	Unknown	SA (Suburban Agricultural)
84-136B	Unknown	C-2 (Commercial)
09-2020	C-2	NC-2 (Neighborhood Commercial District)

**Site and Structure Provisions**

2. The easternmost parcel within the subject property is undeveloped and the westernmost parcel is currently developed with a commercial structure.

**Compatibility or Suitability with Adjacent Area**

<b>Table 2: Surrounding Land Use and Zoning</b>		
<b>Direction</b>	<b>Surrounding Use</b>	<b>Surrounding Zoning Classification</b>
North	Developed	L-2 (Large Lot Residential District)
South	Undeveloped	R-2 (Rural Residential District)
East	Commercial	NC-2 (Neighborhood Commercial)
West	Undeveloped	NC-2 (Neighborhood Commercial)

3. As shown in Table 2, the subject property is bordered by developed property zoned L-2 (Large Lot Residential District) to the north, undeveloped property zoned R-2 (Rural Residential District) to the south, and property zoned NC-2 (Neighborhood Commercial) to the east and west.



## ZONING STAFF REPORT

2025-4502-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

## PLANNING & DEVELOPMENT

Ross Liner  
Director

4. The purpose of the existing NC-2 (Neighborhood Commercial District) is to provide for the location of small retail and service establishments near residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.

a. The maximum building size permitted within the NC-2 District is 10,000 sq. ft. with a maximum lot coverage of 50% of the total area of the lot allowable. Permitted uses include the following:

Animal services; Art studio; Bed and breakfast; Club or lodge; Community home\*; Day care center, adult; Day care center, child; Day care home; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Garden supply and greenhouse; Medical facility, clinic; Office; Personal service establishment; Place of worship; Restaurant, delicatessen; Restaurant, dine-in without lounge; Retail establishment; Short term rental\*; Stormwater retention or detention facility; Veterinary clinic, no outdoor kennels.

5. The purpose of RES-1 (Resilience Overlay District One) 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.

Properties which maintain the RES-1(Resilience Overlay District One) zoning classification are subject to additional design standards including no fill standards, a requirement to raise all new construction 3' above BFE, and pier and beam construction.

6. The purpose of the proposed HC-2 (Highway Commercial District) is to provide for the location of moderately scaled, more intense retail, office and service use, generally located along major collectors and arterials designed to provide services to a portion of the parish.

a. The maximum building size permitted within the HC-2 District is 75,000 sq. ft. with a maximum lot coverage of 50% of the total area of the lot allowable. Permitted uses include the following:

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

7. If approved, the applicant could apply for a commercial building permit to develop the property with any of the allowable uses listed above.

### *Consistency with New Directions 2040*

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



## ZONING STAFF REPORT

2025-4502-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

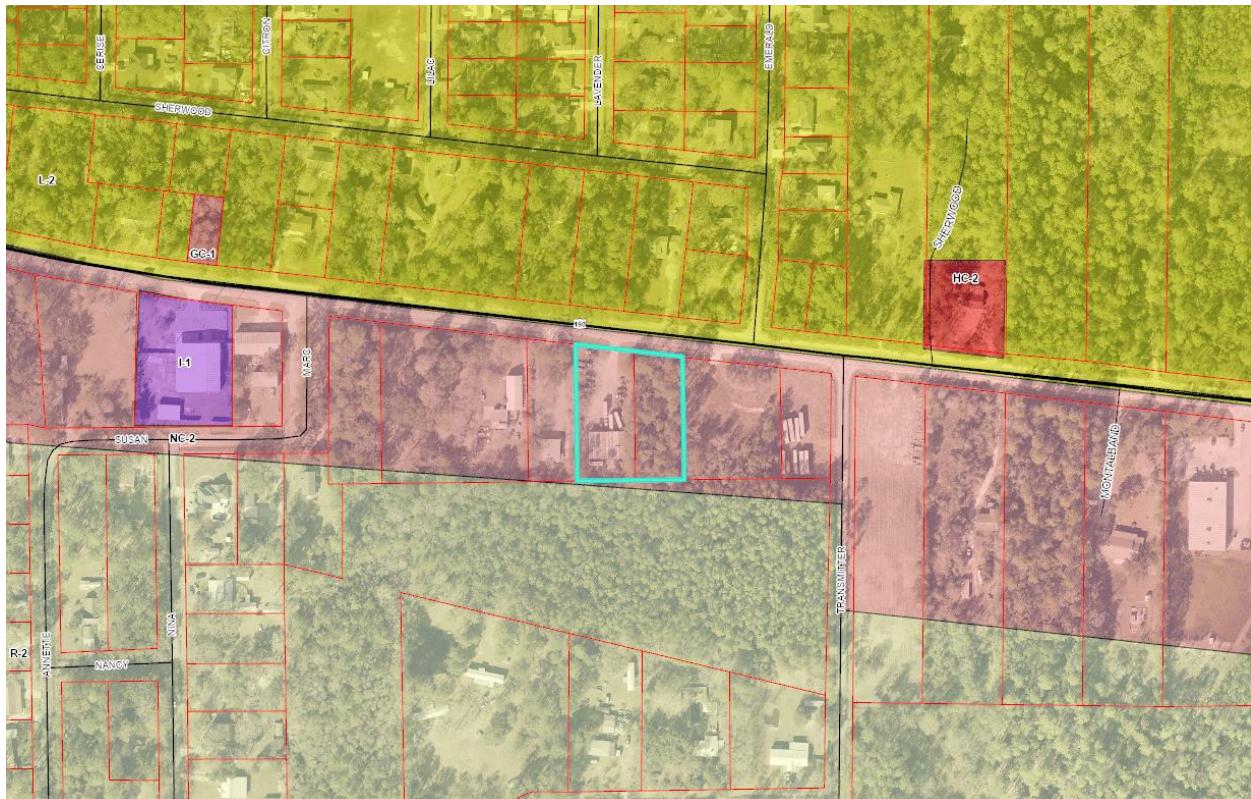
## PLANNING & DEVELOPMENT

Ross Liner  
Director

- i. Goal 5:1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- ii. Strategy 5:1:1: Reserve land fronting existing, undeveloped corridors for commercial uses.

*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:*

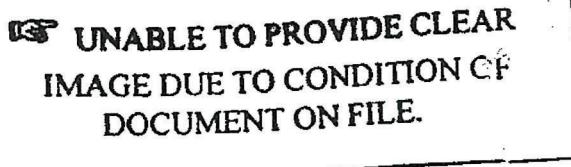
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions,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

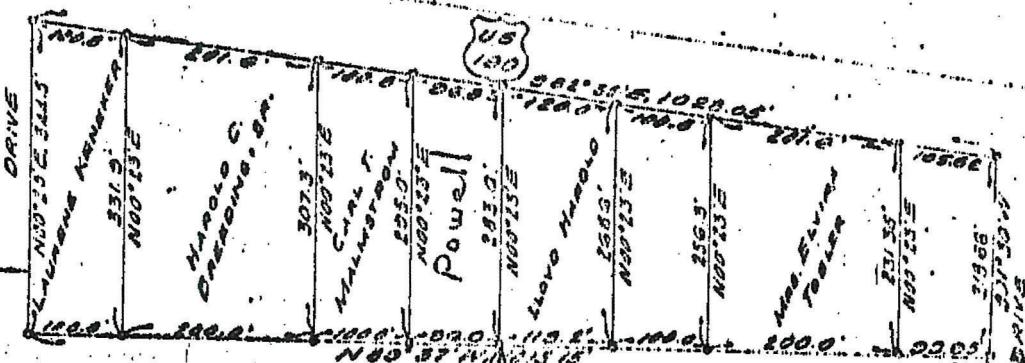




2025-4502-ZC

Mo. 81000





P. of B. 0

This Property corner is  
N 40° E 3183.8' and N 03° 37' W.  
30' 0' from N 40° E corner  
Common to Section 33, T 03 S,  
R 03 E, 6 Section 4, T 03 S, R 03 E,  
St. Tammany Parish, La.

• indicates iron post

MAP PREPARED FOR THE EXCLUSIVE USE OF

OAKLAWN DEVELOPMENTS, INC.

SHOWING A SURVEY MAP OF PROPERTY LOCATED IN

Section 33, Township 6 South, Range 13 East, St.  
Tammany Parish, Louisiana.THIS MAP IS AUTHORIZED TO BE USED FOR THE PURPOSE OF CONSTRUCTION  
WITH A PERPETUAL CHARGE MADE FOR THE ORIGINAL DRAWING AND FOR EACH SUBSEQUENT COPY

LOUISIANA PAPER COMPANY, NEW ORLEANS

ESTATE PLAT

1/16-19-344

DATE:

FEB. 10, 1982

NUMBER:

LAND ENGINEERING SERVICES, INC. COVINGTON, LOUISIANA

# PUBLIC NOTICE

An application has been made to the  
Planning or Zoning Commission

## CASE NUMBER

**2025-4502-ZC**

---

will be heard at the St. Tammany  
Parish Council Chambers - 21490  
Koop Drive Mandeville, LA at 6:00 PM on

**02/03/2026**

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for more information  
call: (985) 898-2529 or  
email: [planning@stpgov.org](mailto:planning@stpgov.org)  
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