



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

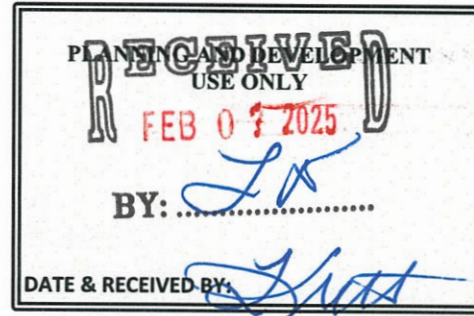
APPEAL #3

ZC Denied 02/04/2025

APPLICATION FOR APPEAL
PLANNING & ZONING COMMISSION
DEPARTMENT OF PLANNING AND DEVELOPMENT

Fee: \$250.00

CHECK, CASH, OR MONEY ORDER PAYMENTS ONLY



Case Number: 2024-4098-ZC Planning & Zoning Commission Meeting Date: 02/04/2025

Planning & Zoning Commission Action
Being Appealed: _____

Denial

Name of Appellant: H1 Associates - Jeff Vallee
(PLEASE PRINT)

Address: 13406 Seymour Myers Boulevard; Suite 1; Covington, LA 70433

Phone # (225) 931-8070 Email Address jeff@h1rec.com

Appellant's Standing: Owner () Developer ☒ Adjacent Property Owner () Other ()
(Please Check One)

If "Other" Checked,
Please Explain: _____

Reason(s) for Appeal: The request was reasonable and the proposed zoning is consistent
with the other developed residential subdivisions in the vicinity.
The denial by the Commission was arbitrary and was based on
factors that were not relevant to the zoning of the property.

Appellant's
Signature: _____

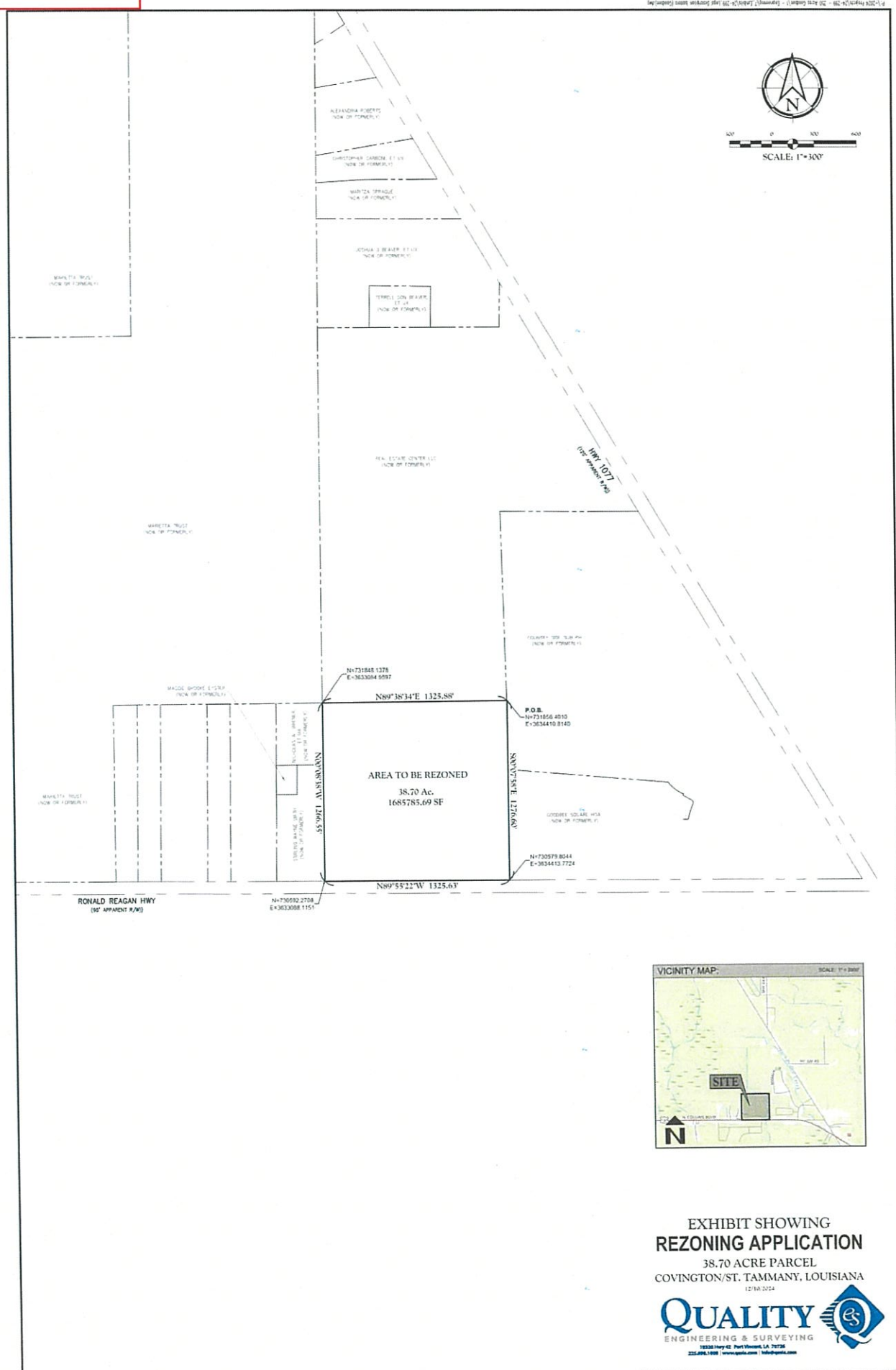
Jeff Vallee

Date: 02/07/2025

Notice of appeal shall be filed within 10 days of the Planning & Zoning Commission's decision.

Note that this appeal will be placed on the next available Parish Council Agenda.

2024-4098-ZC



2024-4097-ZC &
2024-4098-ZC



CONCEPTUAL LAYOUT
ISADORE SUBDIVISION
GOODBEE, ST TAMMANY PARISH, LOUISIANA
12/06/2024



US HIGHWAY 190
(80' APPARENT RIGHT-OF-WAY)

L-1

R-1

PUD

BEEBALM CIR

PUD

PARMA

PF-1

NC-2

GC-1

CLOVER KNOLL

OAKBURY

FOREST CREEK

PUD L-2

L-2

WOODBLUFF

L-2

R-1



ZONING STAFF REPORT
2024-4098-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the north side of US Highway 190 (Ronald Regan Highway), south of LA Highway 1077, Covington; S20, T6S, R10E; Ward 1, District 3

Council District: 3

Petitioner: Jeanine Connelly, Manager/Agent

Owner: HS1 Associates – Marietta Trust

Size: 38.70 acres

Posted: January 17, 2025

Commission Hearing: February 4, 2025

Determination: Denied



Current Zoning
R-1 Rural Residential District

Requested Zoning
S-2 Suburban Residential District

Future Land Use
Residential: Medium-Intensity

Flood Zone
Effective Flood Zone A
Preliminary Flood Zone X

Critical Drainage:
Yes

Elevation Requirements:
BFE = 37'

FINDINGS

1. The applicant is requesting to rezone the 38.70-acre parcel from R-1 Rural Residential District to S-2 Suburban Residential District. The property is located on the north side of US Highway 190 (Ronald Regan Highway), south of LA Highway 1077, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	R-1/R-2 Rural Residential District

Site and Structure Provisions

1. The site is currently undeveloped. The site is also being petitioned for rezoning in conjunction with a 305.50-acre parcel to the north, which has been applied for under case number 2024-4097-ZC.

Compatibility or Suitability with Adjacent Area

2. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	R-1 Rural Residential District
South (across US Highway 190)	Residential	Preston Vineyard PUD Planned Unit Development
West	Residential	GC-1 General Commercial District and R-1 Rural Residential District
East	Residential	Goodbee Square PUD Planned Unit Development



ZONING STAFF REPORT
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3. The subject site abuts undeveloped property to the north zoned R-1 Rural Residential District. To the south across Ronald Regan Highway (US 190) is the Preston Vineyard PUD Planned Unit Development, and directly east of the site is the Goodbee Square PUD Planned Unit Development. To the west is residential property zoned GC-1 General Commercial District that fronts along US 190, and directly behind it is a portion zoned R-1 Rural Residential District.
4. The existing R-1 Rural Residential District requires a minimum parcel size of 5 acres and minimum lot width of 300'.
5. The requested S-2 Suburban Residential District has a minimum lot size requirement of 7,500sqft and a minimum lot width of 75'.
6. Per the petitioner's application, the reason for the request is to develop a single-family residential subdivision which will be required to go through the major subdivision process consistent with Chapter 800 - Subdivisions of the Unified Development Code.

Additional Development Requirements

7. Per the Department of Engineering, the following requirements would be applicable to any future development on this site:
 - 35' no cut buffer from top of bank (each side) of the intermittent waterways per the USGS map. If the applicant plans on crossing the waterway, 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.
 - Any structures within the utility right-of-way will need approval from the utility provider.

Consistency with New Directions 2040

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

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

- i. Goal 1.8: 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.



ZONING STAFF REPORT
2024-4098-ZC

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

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

