



APPEAL #1

ZC Denied 01/07/2025

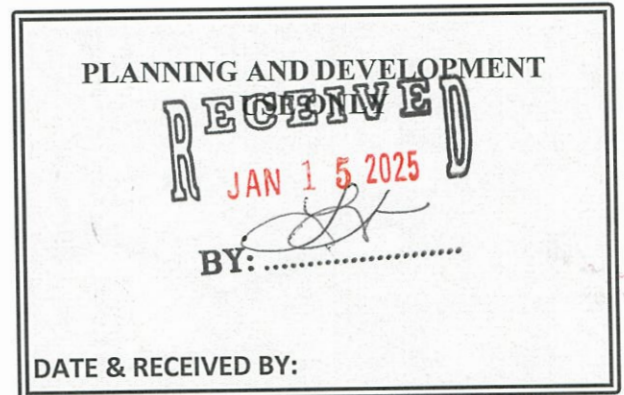
ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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

Fee: \$250.00

CHECK, CASH, OR MONEY ORDER PAYMENTS ONLY



Case Number: 2024-4057-ZC

Planning & Zoning Commission Meeting Date: January 7, 2025

Planning & Zoning Commission Action

Being Appealed: Denial of request to rezoned 63.96 acres from R-1 (Rural Residential District) to S-1 (Suburban Residential District) and PF-1 (Public Facilities District)

Name of Appellant: Precision Development, LLC
(PLEASE PRINT)

Address: 401 Sonnier Road, Carencro, Louisiana 70520

Phone # 337-886-5020

Email Address derek@precisiondevelopgroup.com

Appellant's Standing: Owner () Developer (x) 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 Precision Development, LLC

Signature: [Signature] Date: January 15, 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.

2024-4057-ZC

PHASE 2

PHASE 1

SITE ANALYSIS TABLE	
SITE ACREAGE	61.77
107' LOTS	30
123' LOTS	133
TOTAL LOTS	163
LINEAR FOOT OF ROADWAY	7,633
TOTAL STORMWATER MANAGEMENT AREA (AC)	5.10
COMMERCIAL TRACT (AC)	2.27
COMMON AREA / MAIL KIOSK (AC)	0.29
GREEN SPACE (AC)	2.57

- CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:
1. THE ACCESS POINTS, TRAFFIC SIGNALS, TURN LANES, ETC., REFLECTED ON THIS PLAN HAVE NOT BEEN APPROVED BY ANY GOVERNMENT AGENCIES.
 2. THIS PLAN IS A CONCEPTUAL LAYOUT ONLY, & SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING, OR ANY OTHER PURPOSES.
 3. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF: GEOTECHNICAL INVESTIGATION, PHASE I ENVIRONMENTAL SITE ASSESSMENT, TRAFFIC IMPACT ANALYSIS, ETC.
 4. STORMWATER DETENTION WILL BE REQUIRED. AREA SHOWN FOR DETENTION IS APPROXIMATELY 2.18 AC.
 5. FLOOD ZONE INFORMATION, INCLUDING BASE FLOOD ELEVATION, PULLED FROM FEMA FIRM PANEL ID 22103C0285F DATED 04/2008.
 6. OFF-SITE IMPROVEMENTS MAY BE REQUIRED DEPENDING ON LOCAL JURISDICTION REQUIREMENTS AND AVAILABILITY OF UTILITY SERVICES.



COVINGTON RESIDENTIAL DEVELOPMENT
HWY 190
COVINGTON, LA
PRECISION DEVELOPMENT GROUP, LLC

PRELIMINARY NOT
FOR
CONSTRUCTION

PROJECT NO. 24-4057
SUBMITTAL NAME 10/17/2024
SHEET P-2





ZONING STAFF REPORT
2024-4057-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

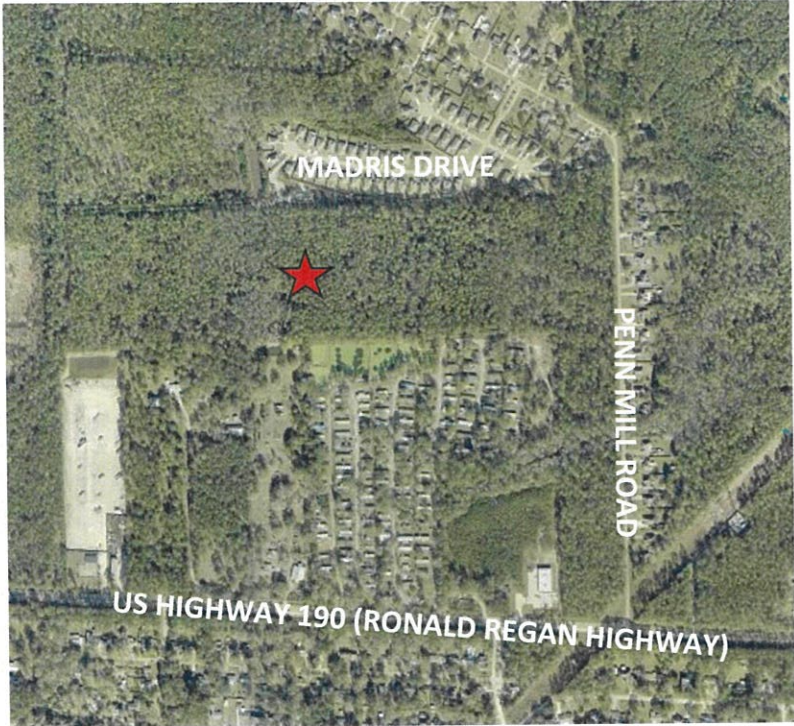
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the on the west side of Penn Mill Road, north of US Highway 190 (Ronald Regan Highway), Covington; S25 & S30, T6S, R10S,11E; Ward 3, District 3
Council District: 3

Petitioner: Precision Development Group, LLC – Derek Pelloquin **Posted:** December 18, 2024

Owner: L & HB Properties, LTD – Laurel Stuckey **Commission Hearing:** January 7, 2025

Size: 63.96 acres **Determination:** Denied



Current Zoning
R-2 (Rural Residential District)
RO (Rural Overlay)

Requested Zoning
S-1 (Suburban Residential District)
and PF-1 (Public Facilities District)

Future Land Use
Commercial, Residential: Medium-Intensity,
Residential: Low-Intensity

Flood Zone
Effective Flood Zone A4
Preliminary Flood Zone AE

Critical Drainage:
Yes

Elevation Requirements:
BFE 29.5' + 1' Freeboard = 30.5' FFE

FINDINGS

1. The applicant is requesting to rezone the 63.96-acre parcel from R-2 Rural Residential District to S-1 Suburban Residential District and PF-1 Public Facilities District. The property is located on the east side of Penn Mill Road, north of US Highway 190 (Ronald Regan Highway), Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	R-2 Rural Residential	R-2 Rural Residential District

Site and Structure Provisions

3. The site is currently undeveloped.



Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	PUD Planned Unit Development (Penn Mill Place Subdivision)
South	Residential (Single-Family Dwellings & Oak Villa Mobile Home Park)	R-2 Rural Residential District and RO Rural Overlay
East	Residential	R-2 Rural Residential District and RO Rural Overlay
West	Undeveloped	R-2 Rural Residential District and RO Rural Overlay

- 5. The subject site abuts the Penn Mill Place subdivision to the north zoned PUD Planned Unit Development, and residential property to the south, east, and west zoned R-2 Rural Residential District.
- 6. The existing R-2 Rural Residential District requires a minimum parcel size of 3 acres and a minimum lot width of 200 feet. The proposed S-1 Suburban Residential District calls for a minimum lot area of 11,000sqft (.25 acres) and a minimum lot width of 90 feet.
- 7. The zoning change request also includes a request to rezone a 2.27-acre portion of the property to PF-1 Public Facilities District, which requires a minimum lot size of 20,000sqft and width of 60ft/80ft, depending the availability of central water & sewer.
- 8. The objective of the request is to allow for the creation of a 163-lot residential subdivision on 61.77 acres, and to construct a fire station on 2.27 acres.
- 9. If approved, the applicant will have to apply for a major subdivision and must go through Conceptual and Final Subdivision review with the St. Tammany Parish Planning & Zoning Commission.

Additional Development Requirements:

- 10. Per the Department of Engineering, the following requirements would be applicable to any future development on this site:
 - a. 100' Scenic River No-Cut Buffer from top of bank (each side) of the Pruden Creek. Contact the Louisiana Department of Wildlife and Fisheries in regards to 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.
 - b. 35' No-Cut Buffer from top of bank (each side) of the intermittent waterways on the property. 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.
 - c. No structures within 20' of the parish lateral.



ZONING STAFF REPORT
2024-4057-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

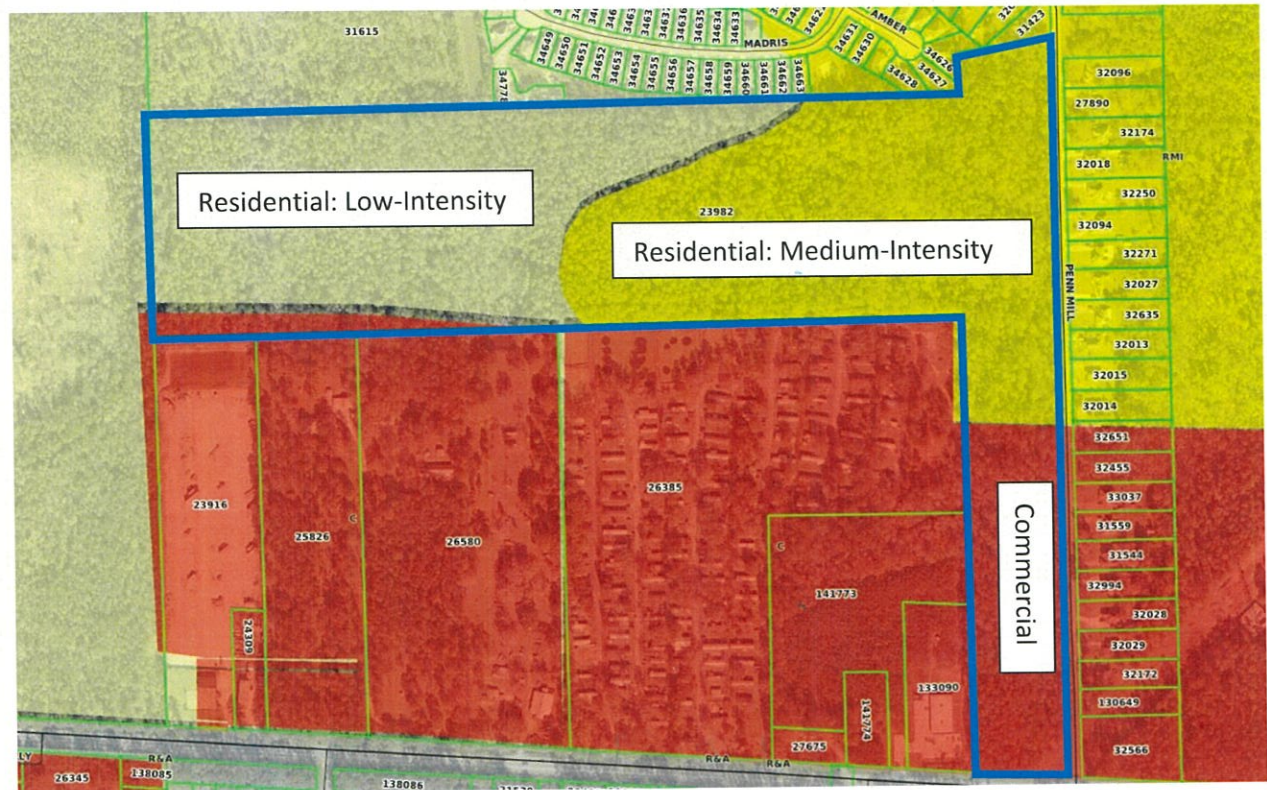
PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

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

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

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



The proposed zoning change is 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
2024-4057-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

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

