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BY:



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: October 2, 2024

2024-3959-ZC

Existing Zoning:	HC-2 (Highway Commercial District)
Proposed Zoning:	HC-3 (Highway Commercial District)
Location:	Parcel located on the east side of LA Highway 59, on the south of Strain Road and at the end of East Koop Drive, Mandeville; S19, T7S, R12E; Ward 4, District 11
Acres:	25.75 acres
Petitioner:	Martin & Morgan Properties - Mike Saucier
Owner:	Sebred 59 Investments, LLC
Council District:	11

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN AND PRINT YOUR NAME AND ADD YOUR MAILING ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER BELOW.

Merrick Mathern
SIGNATURE

PRINT NAME: Merrick Mathern

MAILING ADDRESS: 68926 Calco Dr
Mandeville, LA 70471



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PARISH PRESIDENT

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APPEAL REQUEST

DATE: October 3, 2024

2024-3959-ZC

Existing Zoning: HC-2 (Highway Commercial District)
 Proposed Zoning: HC-3 (Highway Commercial District)
 Location: Parcel located on the east side of LA Highway 59, on the south of Strain Road and at the end of East Koop Drive, Mandeville; S19, T7S, R12E; Ward 4, District 11
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Sincerely,

PLEASE SIGN AND PRINT YOUR NAME AND ADD YOUR MAILING ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER BELOW.

[Handwritten Signature]
SIGNATURE

PRINT NAME: Randy Tumminello

MAILING ADDRESS:
22120 Giselle drive,
Mandeville, LA, 70471

EMAIL ADDRESS: Rtminello@yahoo.com

PHONE #: 504-214-4037



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2024-3959-ZC

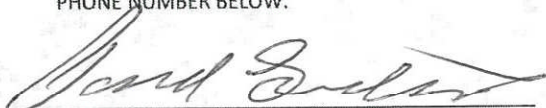
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PLEASE SIGN AND PRINT YOUR NAME AND ADD YOUR MAILING ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER BELOW.


SIGNATURE

PRINT NAME: Bong Id Landeck

MAILING ADDRESS:
68915 Calico Drive
Mandeville, LA 70471

EMAIL ADDRESS: BLandeck@wfb.com

PHONE #: 504-228-0548

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BY: *LN*

10-3-2024

Ronald Landeche
68915 Calco Drive
Mandeville, LA 70741
rlandeche@twfg.com

Zoning Commission
21454 Koop Drive
Suite 1B
Mandeville, LA 70471

Dear Members of the Zoning Commission,

I am writing to express my concern regarding our community's zone change from HC-2 to HC-3. This change has raised several issues that you should be carefully reconsidered before making final decisions.

First and foremost, I am deeply concerned about the potential increase in traffic and its impact on our neighborhood. The additional traffic resulting from the zone change could lead to congestion and safety hazards, especially considering the well-being of the area's children. Furthermore, I am worried about the potential flooding and its implications for our community. As a resident, I value the quality of life for our area's children and believe these changes could have a detrimental effect. Moreover, I am apprehensive about the potential impact on property values. The proposed zone change could negatively affect property values in the area, which is a significant concern for all homeowners in our community.

One of the main issues I would like to highlight is the potential uses allowed in the HC-3 zone, especially considering its proximity to a residential area. While I understand that the intent may not be to permit specific uses, intentions can change. I am worried that future property owners could have different intentions, leading to unwanted neighborhood developments. For instance, the allowance of a large entertainment venue with live performances could significantly disrupt the tranquility of our residential area.

Another primary concern is the potential size of the buildings allowed in the HC-3 zone. Allowing buildings of up to 250,000 square feet in a residential neighborhood is unacceptable and could drastically alter the character of our community.

I firmly believe that the zoning regulations were put in place for a reason, and I urge the Zoning Commission to carefully reconsider this proposed zone change considering my concerns. Please consider the well-being of our community and the potential long-term impacts on our neighborhood.

Thank you for your attention to this matter. Please reconsider your determination with the concerns above in mind.

Sincerely,



Ronald Landeche

2024-3959-ZC



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Sincerely,

PLEASE SIGN AND PRINT YOUR NAME AND ADD YOUR MAILING ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER BELOW.

SIGNATURE Kelly Matherne Merrick Matherne
PRINT NAME: Kelly Matherne Merrick Matherne

MAILING ADDRESS:
68926 Cato Drive
Mandeville, LA 70471

EMAIL ADDRESS: metromom88@yahoo.com mmmk2424@gmail.com
PHONE #: 504-460-8458 504-460-5029



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Sincerely,

PLEASE SIGN AND PRINT YOUR NAME AND ADD YOUR MAILING ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER BELOW.

SIGNATURE [Signature] [Signature]
PRINT NAME: GREGORY BILLIOT Ada Billiot
MAILING ADDRESS:
68911 CALCO DR
MANDEVILLE, LA 70471
EMAIL ADDRESS: G.BILLIOT@HONDAOFCONVINGTON.COM
PHONE #: 859-321-9892



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APPEAL REQUEST

DATE: October 8, 2024

2024-3959-ZC

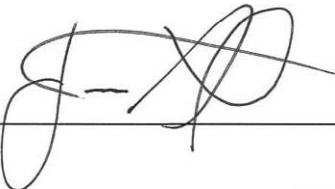
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PLEASE SIGN AND PRINT YOUR NAME AND ADD YOUR MAILING ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER BELOW.

SIGNATURE  10/8/2024

PRINT NAME: Javier Alberty

MAILING ADDRESS:
68522 Calco Dr.
Mandeville, LA, 70471

EMAIL ADDRESS: javiermalberty@gmail.com

PHONE #: (305) 582-2548



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[Handwritten Signature]
SIGNATURE

PRINT NAME: Michael Foster-Billot

MAILING ADDRESS: 22109 Giselle DR.
Mandeville, LA 70471



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PLEASE SIGN AND PRINT YOUR NAME AND ADD YOUR MAILING ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER BELOW.

SIGNATURE

PRINT NAME: Charlotte L. Hebert

MAILING ADDRESS:
22047 Giselle Drive
Mandeville, LA 70471

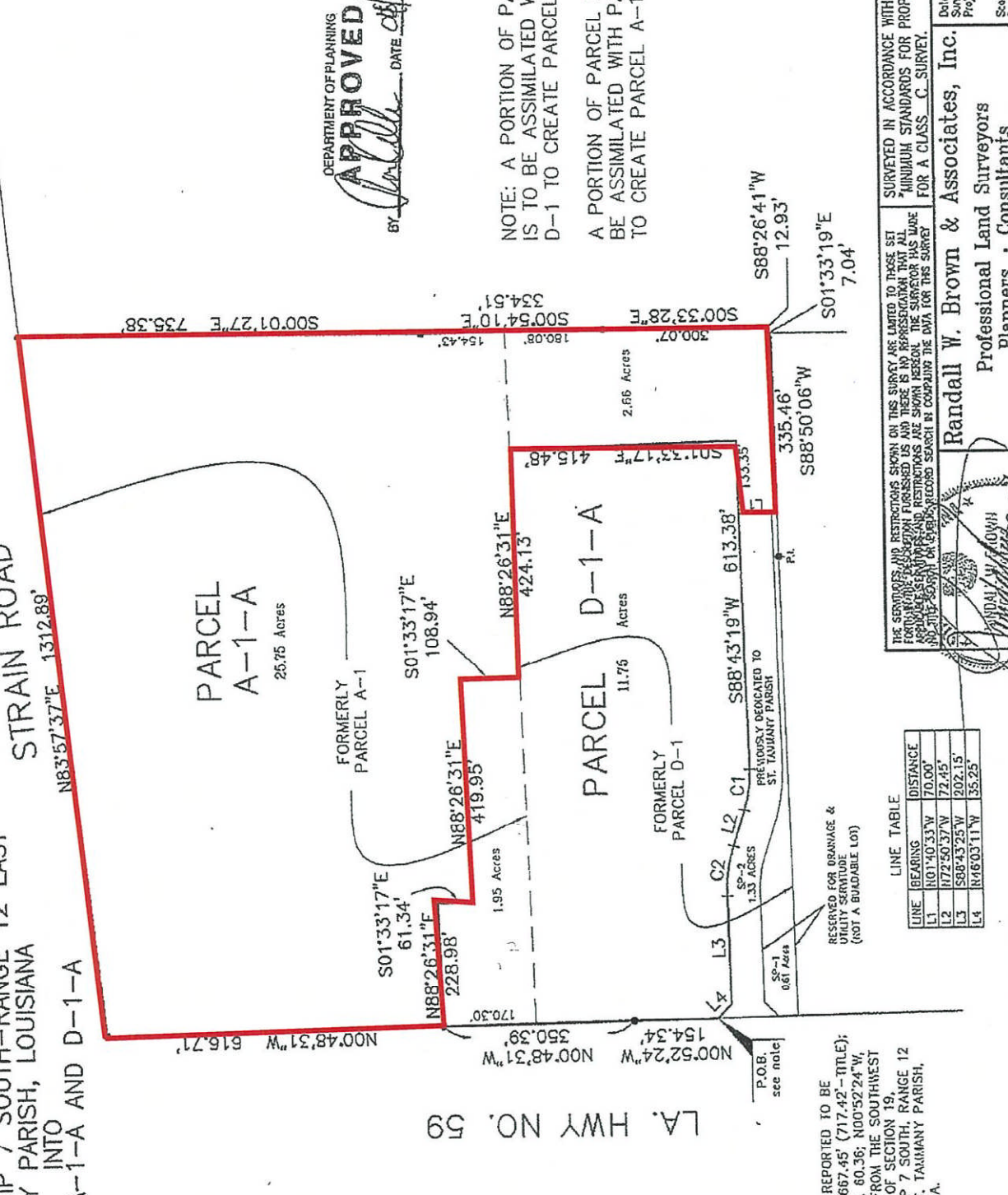
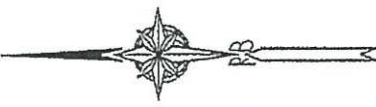
EMAIL ADDRESS: charleblanc11@gmail.com

PHONE #: 985-859-6843

2024-3959-ZC

ASSIMILATION SURVEY OF PARCELS A-1 AND D-1
SECTION 19, TOWNSHIP 7 SOUTH-RANGE 12 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCELS A-1-A AND D-1-A

STRAIN ROAD



DEPARTMENT OF PLANNING
APPROVED
BY: *[Signature]* DATE: 08/23/2012

NOTE: A PORTION OF PARCEL A-1 IS TO BE ASSIMILATED WITH PARCEL D-1 TO CREATE PARCEL D-1-A.
A PORTION OF PARCEL D-1 IS TO BE ASSIMILATED WITH PARCEL A-1 TO CREATE PARCEL A-1-A.

NOTE:
P.O.B. IS REPORTED TO BE
N012°E, 667.45' (717.42'-TITLE);
N89°30'E, 60.36'; N00°52'24"W;
145.48' FROM THE SOUTHWEST
CORNER OF SECTION 19,
TOWNSHIP 7 SOUTH, RANGE 12
EAST, ST. TAMMANY PARISH,
LOUISIANA.

RESERVED FOR DRAINAGE & UTILITY SERVIDE (NOT A BOUNDARY LOT)

LINE	BEARING	DISTANCE
L1	N01°40'33"W	70.00'
L2	N77°50'37"W	72.45'
L3	S88°43'25"W	202.15'
L4	R46°03'11"W	35.25'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.38'	240.30'	18°28'03"	N82°03'39"W	77.04'
C2	96.35'	299.50'	18°25'58"	N82°03'36"W	93.94'

THE SURVEYOR'S AND INSTRUMENTS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THIS INSTRUMENT AND THERE IS NO REPRESENTATION THAT ALL INSTRUMENTS, DEVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE SUCH SEARCH AS IS REASONABLY NECESSARY TO COMPARE THE DATA FOR THIS SURVEY WITH THE RECORDS OF THE PUBLIC RECORDS SEARCHED IN COMPLYING WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT, R.S. 9:4581.

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners - Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5309 FAX (985) 624-5388

Randall W. Brown
Professional Land Surveyor
No. 04-586

DATE: DECEMBER 20, 2011
Survey No. 1111.4
Project No. _____

Scale: 1"=200'
Drawn By: BRC
4-23-12/BRC/ (revised parcel configuration only)

LA. HWY NO. 59

2024-3959-ZC

I-2

SOUTH LN

EAST CT

HC-2

HC-2

SOLAR CT

WEST CT

I-2

I-2

I-2

MARION LN

HC-2

JAMES ST

I-2

ALPHA BLVD

I-2

I-2

T7 - R12E

GISELLE

S-2

HC-2

CALCO

FRIER

19

STRAIN RD

24

T7 - R11E

RUE COQUILLE

L-1

COMMERCE ROW

HC-2

HC-3

KOOP DR

E KOOP DR

PF-1

CBF-1

HC-2

HC-2

CROSSBRIDGE

12W

59

12E

25

30

PBC

L-1

SOUTHERN MAGNOLIA

DOVE PARK RD

HC-2

LITTLE CREEK RD

HC-2



ZONING STAFF REPORT
2024-3959-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the east side of LA Highway 59, on the south of Strain Road and at the end of East Koop Drive, Mandeville; S19, T7S, R12E; Ward 4, District 11

Council District: 11

Petitioner: Gulf States - Mike Saucier

Posted: September 16, 2024

Owner: Sebred 59 Investments, LLC

Commission Hearing: October 1, 2024

Size: 25.75 acres

Determination: Approved



Current Zoning

HC-2 Highway Commercial District

Requested Zoning

HC-3 Highway Commercial District

Future Land Use

Manufacturing and Logistics, Commercial,
Residential: Medium-Intensity

Flood Zone

Effective Flood Zone A1

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 26' + 1' Freeboard = 27' FFE

FINDINGS

- The applicant is requesting to rezone the 25.75-acre parcel from HC-2 Highway Commercial District to HC-3 Highway Commercial District. The property is located on the northside of East Koop Drive and on the east of LA Highway 59, Mandeville.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
97-021	Unknown	C-2 Commercial District
09-2020	C-2 Commercial District	HC-2 Highway Commercial District

Site and Structure Provisions

- The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

- Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Strain Road)	Undeveloped / Residential	HC-2 Highway Commercial District / S-2 Suburban Residential District (Maison Trace Subdivision)
South	Undeveloped / Greenspace	HC-2 Highway Commercial District / CBF-1 Community Based Facilities District (Church of the King)
East	Residential	L-1 Large Lot Residential District (Mandabita Subdivision)
West (across Highway 59)	Undeveloped	I-2 Industrial District

- The subject site abuts undeveloped property zoned HC-2 Highway Commercial District as well as a portion of Church of the King zoned CBF-1 Community Based Facilities District to the south. To



ZONING STAFF REPORT
2024-3959-ZC

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PLANNING & DEVELOPMENT
Ross Liner
Director

the north of the property is an undeveloped parcel zoned HC-2 Highway Commercial District as well as the Maison Trace subdivision zoned S-2 Suburban Residential District. To the east is the Mandabita Residential Subdivision zoned L-1 Large Lot Residential District, and to the west across LA Highway 59 is undeveloped property zoned I-2 Industrial District.

6. The subject site is adjacent to multiple parcels that were rezoned from HC-2 Highway Commercial District to HC-3 Highway Commercial District in 2011 per Council Ordinance # 11-2609. The site(s) are currently developed with commercial uses that primarily house quick-service restaurants with drive-thrus.
7. The purpose of the existing HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. Permitted uses include the following:

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

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

Animal services; Art Studio; Athletic field; Auto repair and service*; Automobile sales; Bank or financial institution; Bar (without food service); Bed and breakfast; Building supply showroom; Car wash; Catering facility; Cemetery; Club or lodge; Community center; Convention center; Day care center, adult; Day care center, child; Distribution or warehousing facility; Dwelling, multiple family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Entertainment, indoor; Entertainment, live performances; Food processing; Funeral home or crematorium; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Hotel; Kennels, commercial; Laboratory; Liquor store; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking lot; Personal service establishment; Place of worship; Playground; Printing establishment; Recreation, commercial; Recreational vehicle park; Restaurant, delicatessen; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Restaurant, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental*; Stormwater retention or detention facility; Tower, radio, telecommunications, television.

9. In sum, uses which are permitted in HC-3 but not HC-2:
 - Dwelling, Multi-Family



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2024-3959-ZC

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PLANNING & DEVELOPMENT
Ross Liner
Director

- Bar (without Food Service)
- Cemetery (Subject to Minimum Standards)
- Entertainment, Live Performances
- Funeral Home or Crematorium
- Hotel
- Recreation, Commercial
- Transportation Terminal
- Vehicle Impound Lot

10. The maximum building size in the HC-2 Highway Commercial District is 40,000sqft with a minimum lot size of 20,000sqft. The maximum allowable building size under the HC-3 Highway Commercial District is 250,000 sqft. Both zoning classifications have an allowable 50% maximum lot coverage by all principal and accessory buildings as well as requiring transitional yards for properties abutting residentially-zoned areas that is equivalent to the side setback of said residential zoning, as well as providing an 8' opaque fence for screening. Any new development will be subject to parish parking, landscaping and drainage requirements.

11. Per the petitioner's application, the reason for the request is to develop the site for mixed-use.

Consistency with New Directions 2040

Commercial: areas 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: 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.

Manufacturing and Logistics: areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high-capacity transportation corridors.

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

- Goal 5.1: The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
- Goal 5.2: St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.
- Goal 8:1: The Parish will provide for a variety of safe, affordable, and attractive housing types that 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:



ZONING STAFF REPORT
2024-3959-ZC

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- 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.

