APPEAL #1

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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

Fee: $250.00

* Exemptions. If a financial hardship is demonstrated by an applicant defined as a situation where the demonstrated income of the property owner falls within the parameters set by the most recent U.S. Department of Housing and Urban Development - Public Housing and Section 8 Income Limits for Very Low Income (50 percent of regional median income) documentation shall be presented to the impact fee administrator to determine qualifications for said waiver of appeal fee.

PLANNING AND DEVELOPMENT
RECEIVED
OCT 09 2027
DATE & RECEIVED BY:
BY: Yvette Accardo

Case Number: 2026-4805-ZC **Planning & Zoning Commission Meeting Date:** 10/6/2026

Planning & Zoning Commission Action Being Appealed: Denial of HC-2 Recommendation for Lot 41-B-1

Name of Appellant: Jeffrey D. Schoen
(PLEASE PRINT)

Address: P.O. Box 1810 Covington, LA 70434

Phone # 985-892-4801 **Email Address** jds@jonesfussell.com

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

→ Attorney for Owner/Petitioner

If "Other" Checked, Please Explain: Attorney representing CAP3 LLC and Petitioner in HC-2 Zoning Request App.

Reason(s) for Appeal:

ZC erred in its failure to recommend the rezoning to HC-2 to be compatible with Owner's adjoining Lot 41-A-4 zoned HC-2

Appellant's Signature: [signature] **Date:** 10/9/2026

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.

ZONING STAFF REPORT
2026-4805-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the west side of Park Place and on the east side of Village Lane West, being 215 Park Place, Covington: S15, T7S, R11E; Ward 3, District 5

Petitioner: Jeffrey D. Schoen

Owner: CAPS3, LLC

Size: 0.637 acres

Posted: September 14, 2026

Commission Hearing: October 6, 2026

Determination: Denied



Current Zoning

NC-1 Neighborhood Commercial District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone A & C;

Preliminary Flood Zone X

Critical Drainage:

No

Elevation Requirement

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the .0637-acres from NC-1 Neighborhood Commercial District to HC-2 Highway Commercial Parcel located on the north side of Park Place and on the west side of Village Lane West, being 215 Park Place, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	NC-1 Neighborhood Commercial District

Site and Structure Provisions

2. The property is currently developed with a commercial parking lot.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Educational	ED-1 Primary Education District
South	Residential	S-1 Suburban Residential District
East	Commercial	HC-2 High Commercial District
West	Residential	S-1 Suburban Residential District

3. The property borders property zoned ED-1 Primary Education District to the north, residential property zoned S-1 Suburban Residential District to the west and south, and Commercial property zoned HC-2 Highway Commercial District to the east.

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

    a. Permitted uses include Animal services, Community home*, Day care home, Dwelling, single-family, Dwelling, two-family, Medical facility, clinic, Office, Short term rental*, Stormwater retention or detention facility, Veterinary clinic, no outdoor kennels, Permitted temporary uses.
    b. The maximum building size in the NC-1 District shall be 5,000 square feet.

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

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

6. If approved the applicant can apply for a commercial building or site work permit to construct any of the above reference uses. Any commercial development is required to maintain compliance with all commercial building standards including parking, drainage, landscaping, etc.

Consistency with New Directions 2040

Commercial: areas are concentrations 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.3

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.

ZONING STAFF REPORT
2026-4805-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

i. Strategy 2:5:1 Locate high intensity land uses adjacent to high-capacity transportation corridors.
ii. Goal 1:5 The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.
iii. Goal 2:5 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.

Standards for Review (Sec. 200-3.3.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:

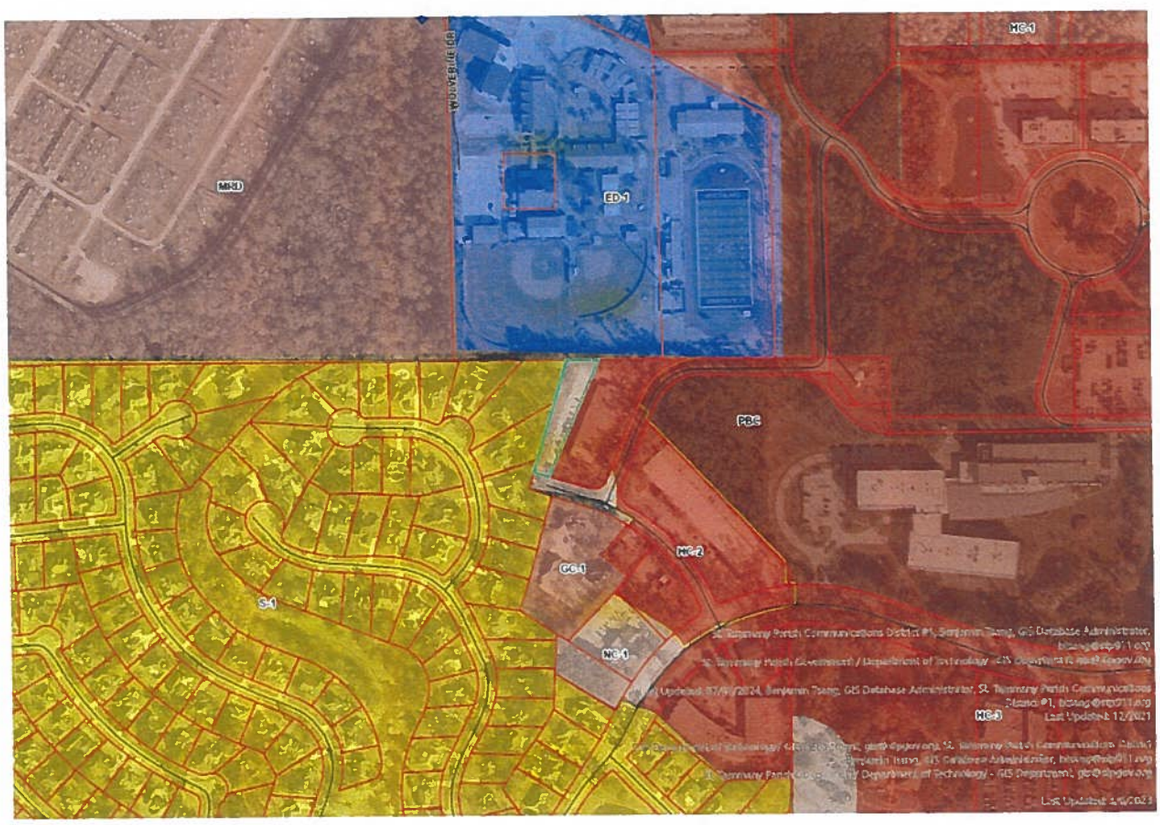
i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.

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.

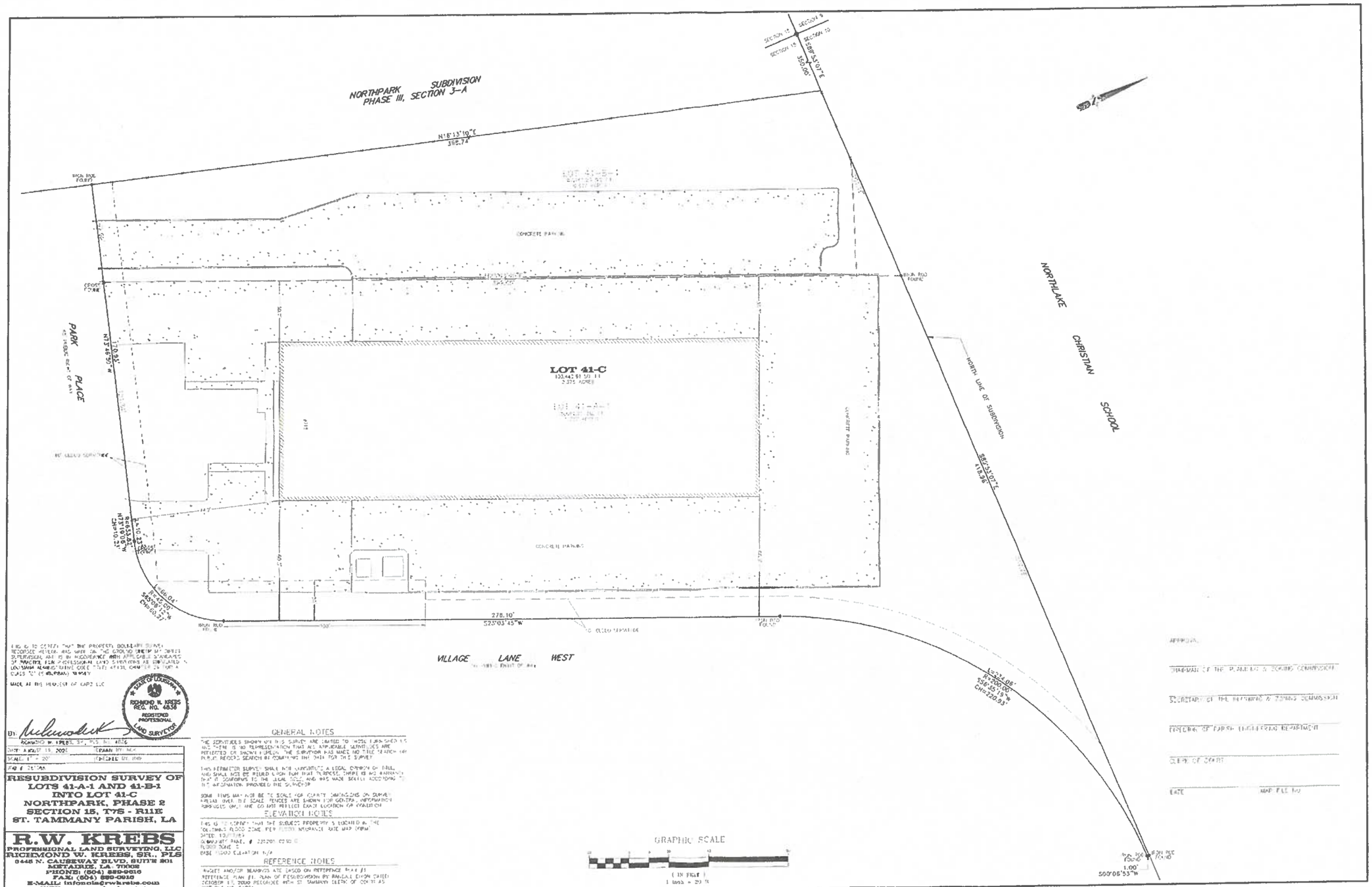
iv. The proposed amendment is compatible with existing use and zoning of nearby property.

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.



2026-4805-ZC



I HEREBY CERTIFY THAT THE PROPERTY BOUNDARIES, RECOVERED MONUMENTS AND WERE ON THE GROUND SURVEY OF JANUARY 19, 2026 SURVEYED AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS CONTAINED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF CAPS LLC

STATE OF LOUISIANA
RICHMOND W. KREBS
REG. NO. 4836
REGISTERED PROFESSIONAL
LAND SURVEYOR

BY: _____
RICHMOND W. KREBS, SR., PLS, No. 4836

DATE: AUGUST 19, 2026 | DRAWN BY: NEC
SCALE: 1" = 20' | CHECKED BY: RWK
JOB # 25-136A

RESUBDIVISION SURVEY OF
LOTS 41-A-1 AND 41-B-1
INTO LOT 41-C
NORTHPARK, PHASE 2
SECTION 15, T7S - R11E
ST. TAMMANY PARISH, LA

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
8448 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA 70003
PHONE: (504) 889-9010
FAX: (504) 889-9010
E-MAIL: info@rwkrebs.com
WEB: www.rwkrebs.com

GENERAL NOTES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OF PUBLIC RECORDS. SEARCH BY COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY SHOULD OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY, AND DO NOT REFLECT EXACT LOCATION OR OWNERSHIP.

ELEVATION NOTES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE PER FLOOD INSURANCE RATE MAP (FIRM)
DATED: 10/17/2014
COMMUNITY PANEL # 225205 0230 E
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A

REFERENCE NOTES

BASIS OF BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: PLAN OF RESUBDIVISION BY RANDALL EXNER DATED OCTOBER 15, 2020 RECORDED WITH ST. TAMMANY CLERK OF COURT AS MAP FILE NO. 5180A

APPROVED:

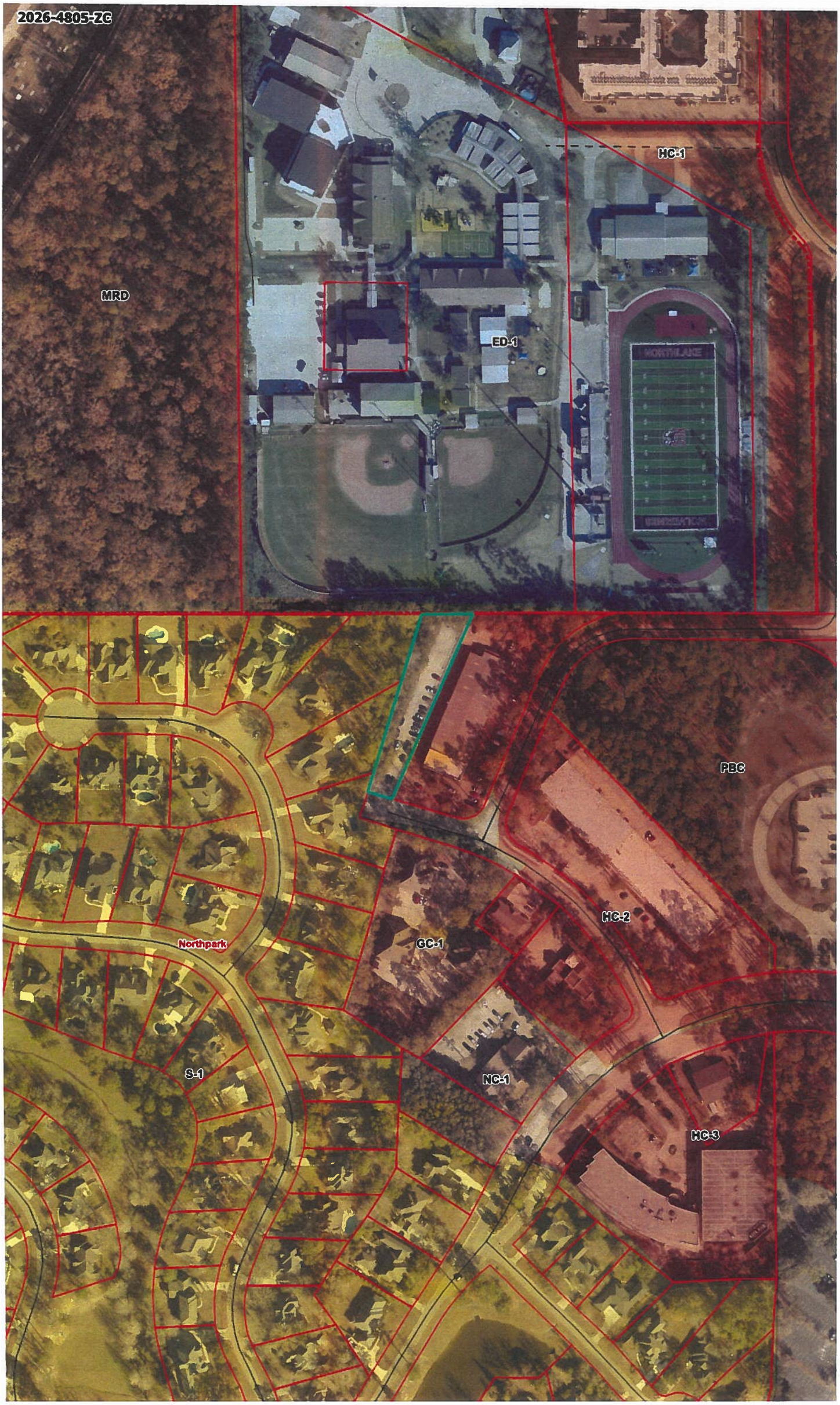
_____
CHAIRMAN OF THE PLANNING & ZONING COMMISSION

_____
SECRETARY OF THE PLANNING & ZONING COMMISSION

_____
ENGINEERING DEPARTMENT

_____
CLERK OF COURT

_____
DATE MAP FILE NO.


2026-4805-ZC
HC-1
MRD
ED-1
PBC
HC-2
GC-1
Northpark
S-1
NC-1
HC-3


PUBLIC NOTICE
An application has been made to the Planning or Zoning Commission
CASE NUMBER
2026-4804-CP
will be heard at the St. Tammany Parish Council Chambers - 21490 Koop Drive Mandeville, LA at 6:00 PM on
October 6, 2026
for more information call: (985) 898-2529 or email: planning@stpgov.org www.stpgov.org/development
PUBLIC NOTICE
An application has been made to the Planning or Zoning Commission
CASE NUMBER
2026-4805-ZC
will be heard at the St. Tammany Parish Council Chambers - 21490 Koop Drive Mandeville, LA at 6:00 PM on
October 6, 2026
for more information call: (985) 898-2529 or email: planning@stpgov.org www.stpgov.org/development
SEP 17 2026 09:44