



# APPEAL #3

## 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: 2025-4241-ZC

Planning & Zoning Commission Meeting Date: October 7, 2025

**Planning & Zoning Commission Action**

Being Appealed: Denial of request to rezone 20.81 acres from M-L (Multi-Family Residential District) and HC-2 (Highway Commercial District) to S-1 (Suburban Residential District)

Name of Appellant: Lake Hills Subdivision, LLC  
(PLEASE PRINT)

Address: P.O. Box 810, Covington, La. 70434

Phone # 985-892-4801

Email Address pjm@jonesfussell.com

Appellant's Standing:  Owner ( x )    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 a down zone from the existing M-L and HC-2 zones. All impacts of the development of the property would be less pursuant to the proposed zoning as opposed to the existing zoning.

Appellant's Lake Hills Subdivision, LLC  
Signature: \_\_\_\_\_ Date: October 10, 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.



**ZONING STAFF REPORT**  
2025-4241-ZC

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**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 Bennett Bridge Road and the west side of Highway 25, Folsom; S1, T6S, R10E; Ward 3, District 3  
**Council District:** 3

**Petitioner:** Paul J. Mayronne

**Posted:** September 2, 2025

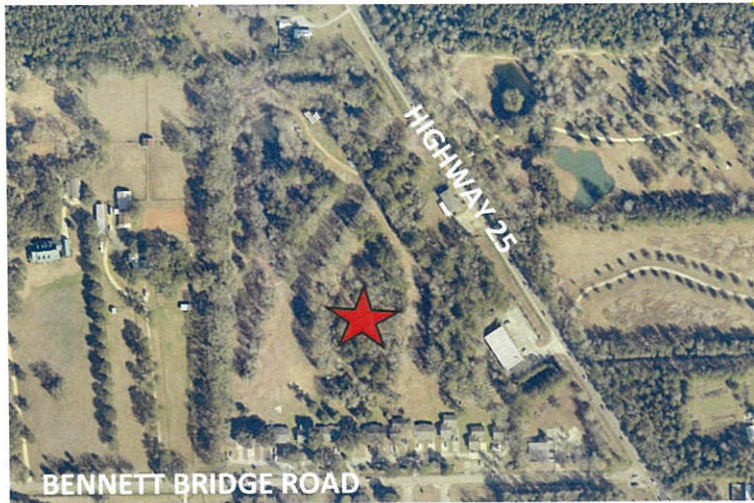
**Owner:** Lake Hills Subdivision, LLC – Jared J. Carso-Riecke, Smith – Riecke, LLC & R4 Holdings, LLC.

**Commission Hearing:** October 7, 2025

**Size:** 20.81 acres

**Prior Determination:** Postponed for one month – 9.2.2025

**Determination:** Denied



**Current Zoning:** M-L Low Multi-Family Residential District and HC- 2 Highway Commercial District

**Requested Zoning:** S-2 Suburban Residential District

**Future Land Use:** Mixed Use and Rural and Agriculture

**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 a 20.81-acre tract of land from M-L Low Multi-Family Residential District and HC-2 Highway Commercial District to S-2 Suburban Residential District. The property is located on the north side of Bennett Bridge Road and on the west side of Highway 25, Folsom.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
1149 -ZC80-04-029A	Rural	A-7 Multi-Family District
88-934 ZC88-03-015 Ward 3 Comprehensive Rezoning adopted 04/21/1988	A-7 Multi-Family District	A-6 Multi-Family Residential District
Comprehensive Zoning of Northwest Area adopted by Council 04/01/2010	A-6 Multi-Family Residential District	A-6 Multi-Family Residential District
Unified Development Code Rewrite	A-6 Multi-Family Residential District	M-L Low Multi-Family Residential District



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*Site and Structure Provisions*

2. The majority of the property is currently undeveloped.

*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	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
South	Residential and Commercial	TF (Two-Family Residential District), HC-2 (Highway Commercial District)
East (across HWY 25)	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)
West	Residential	R-1 (Rural Residential District) and RO (Rural Overlay)

3. As shown in Table 2, the subject property is bordered by R-1 (Rural Residential District) and RO (Rural Overlay) zoning to the north, east, and west and abuts TF (Two-Family Residential District) and HC-2 (Highway Commercial District) zoning and uses to the south.
4. The M-L (Low Multiple-Family Residential District) is intended to provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and utility uses.
  - a. The maximum net density allowable within the ML District is 1 unit per 4,000 square feet of property.
  - b. Roughly 16.85 acres of the subject property is zoned M-L Low Multiple Family Residential District.
  - c. As currently zoned, the owner of the property could develop a gross total of 183 units of multi-family residential dwellings by-right.
5. The S-2 (Suburban Residential District) is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain utility uses.
  - a. The minimum lot size requirements within the S-2 Suburban Residential District are 7,500 sq. ft. and 75' lot widths.
  - b. If the request to rezone the property to S-2 is approved, the applicant could apply for a Concept Subdivision review with an allowable gross density of 120 lots.
6. If the request for S-2 Suburban Residential District is approved, the exiting commercial structure currently located along Highway 25 will be considered legal non-conforming.
7. Per the St. Tammany Parish Multi-Modal Transportation Plan, this segment of Highway 25 typically experiences light congestion; however, congestion increases when traffic approaches the US 190 interchange in Covington.
8. There appears to be community sewer and water infrastructure in the immediate area, however, the applicant should contact the Department of Utilities to verify if capacity is available.



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*Consistency with New Directions 2040*

**Rural and 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.

**Mixed-Use:** areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish’s existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

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

- i. Goal 1.5: Adequate infrastructure and utilities will be available in areas permitted for new development.
- ii. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- iii. Strategy 1:5:1: Locate high intensity land uses adjacent to high-capacity transportation corridors.

*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.

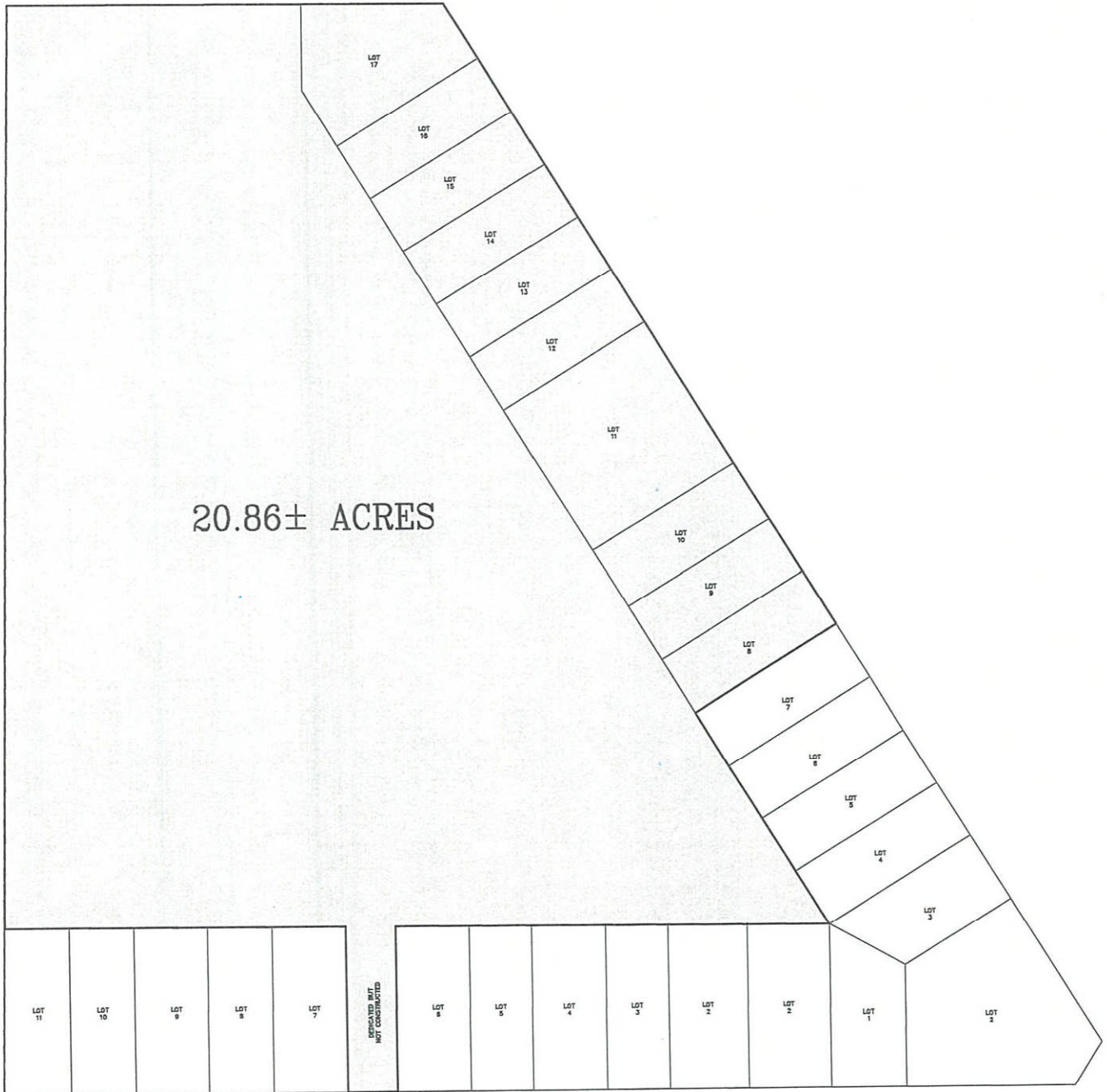


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2025-4241-ZC

NC-1

HOMPSON RD

R-2

NC-2

36

R-1

25

R-1

R-1

R-2

HC-2

TF

1078

NC-2

25

R-1

