

APPEAL # 6

ZC DENIED: 07/05/2022



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: 7/5/2022

2022-2911-ZC

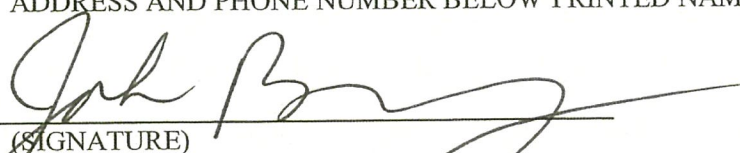
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the west side of Louisiana Highway 1081 and on the east side of Louisiana Highway 437; Covington; S23, T6S, R11E, Ward 3, District 2  
Acres: 2.4 acres  
Petitioner: John Barry  
Owner: Velvet Pines Developers – John Barry  
Council District: 2

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 YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

  
(SIGNATURE)

PRINT NAME: John Barry

ADDRESS: 19214 Wymor Rd

PHONE #: 985-966-0124

ZONING STAFF REPORT

Date: June 28, 2022  
Case No.: 2022-2911-ZC  
Posted: June 16, 2022

Meeting Date: July 5, 2022  
Determination: Denied

GENERAL INFORMATION

PETITIONER: John Barry  
OWNER: Velvet Pines Developers – John Barry  
REQUESTED CHANGE: A-2 Suburban District to HC-2 Highway Commercial District  
LOCATION: Parcel located on the west side of Louisiana Highway 1081 and on the east side of Louisiana Highway 437; Covington; S23, T6S, R11E, Ward 3, District 2  
SIZE: 2.4 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Highway 1081                      Road Surface: 2-Lane Asphalt                      Condition: Great

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District and A-3 Suburban District
East	Residential	A-3 Suburban District and A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: No                      Multi occupancy development: No

COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**Conservation** – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to HC-2 Highway Commercial District. The site is located on the west side of Louisiana Highway 1081 and on the east side of Louisiana Highway 437; Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential development and conservation uses that vary in site design and density.

The subject property is located just north of the intersection of LA Highway 1081 and LA Highway 437 and is flanked by residential uses and undeveloped property zoned A-2 Suburban District to the north, east, and west, and residential uses and undeveloped property zoned A-3 Suburban District to the east and the south.

## **ZONING STAFF REPORT**

**Date:** June 28, 2022

**Case No.:** 2022-2911-ZC

**Posted:** June 16, 2022

**Meeting Date:** July 5, 2022

**Determination:** Denied

A change in zoning will allow the applicant to operate any of the following permitted commercial uses:

All uses permitted in the HC-1 district and Banks and financial institutions (greater than 3,000 square feet), Convenience stores (with gas), when the criteria of section 130-2213(51) are met, Drive-in restaurants, Liquor stores, Any private office use that is a permitted use in the NC district over 20,000 square feet, Clubs, lodges, fraternal and religious institutions, Meeting halls (over 20,000 square feet), Veterinary clinics (with outdoor kennels), Parcel post delivery stations, Mini-warehouses, Commercial kennels, Outdoor storage yards that do not occupy an area greater than 50 percent of land area, and are enclosed by an eight-foot opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side, Lodging, 100 rooms or less (including apartments, hotels, motels), Automotive repair and service facilities not to exceed 10,000 square feet, Automotive sales not to exceed two acres of display and storage, Outdoor retail sales and storage yards, Portable storage containers use for storage, and Outdoor display area of pre-assembled building, pool and playground equipment.

**Case No.:** 2022-2911-ZC

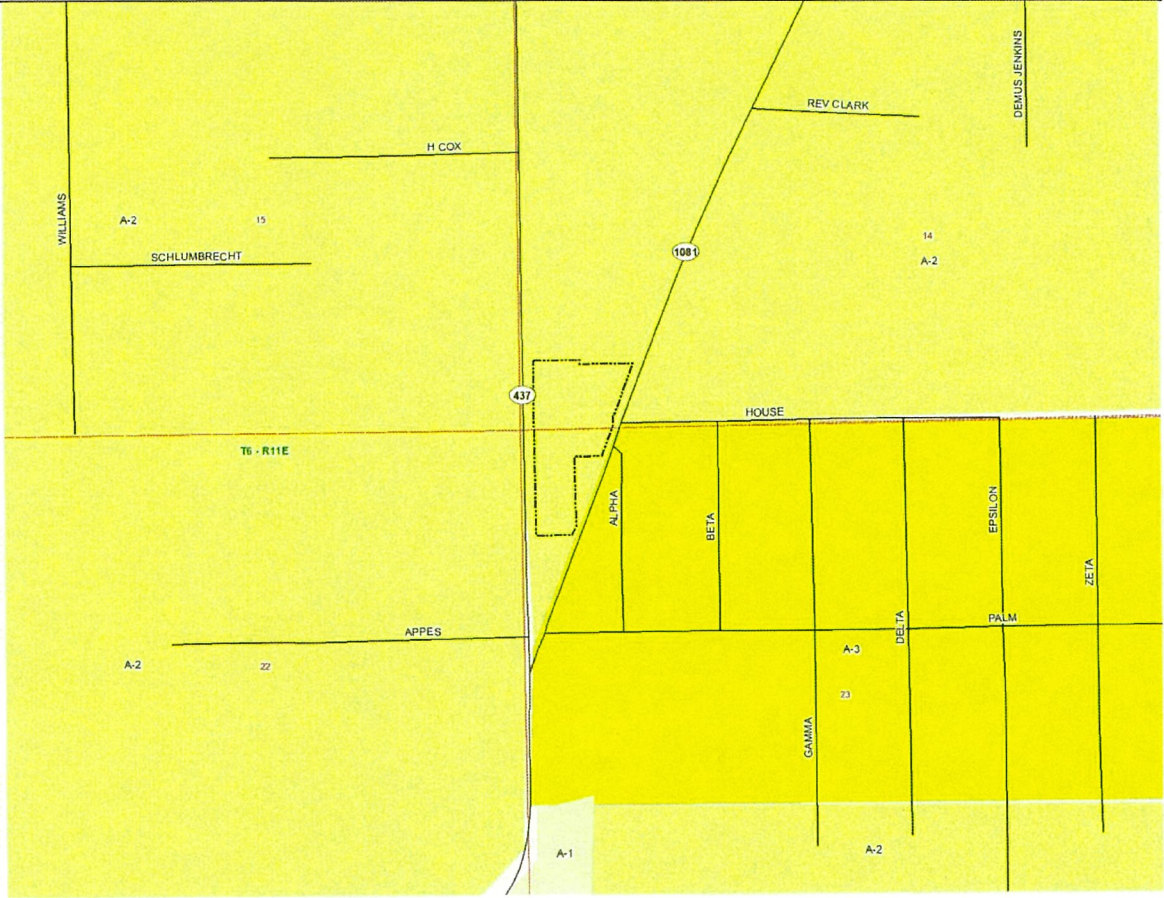
**PETITIONER:** John Barry

**OWNER:** Velvet Pines Developers – John Barry

**REQUESTED CHANGE:** A-2 Suburban District to HC-2 Highway Commercial District

**LOCATION:** Parcel located on the west side of Louisiana Highway 1081 and on the east side of Louisiana Highway 437; Covington; S23, T6S, R11E, Ward 3, District 2

**SIZE:** 2.4 acres





2022-2911-ZC

H COX RD

STAFFORD RD

REV CLARK RD

A-2

15

14

A-2

437

HOUSE RD

T6 - R11E

LEE RD

ALPHA AV

BETA AV

APPES RD

PALM BLVD

A-2

22

A-3

28

GAMMA AV

A-1

A-2

Data provided to DOTD by a commercial vendor.