



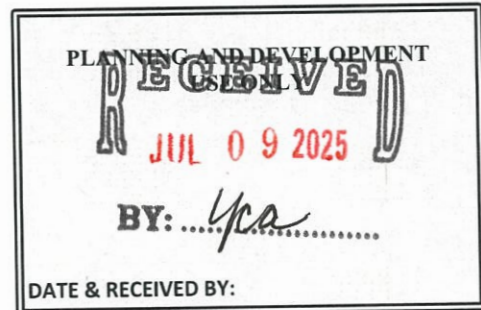
APPEAL #3

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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

Fee: \$250.00



Case Number: 2025-4175-ZC

Planning & Zoning Commission Meeting Date: July 1, 2025

Planning & Zoning Commission Action

Being Appealed: L-1 (Large Lot Residential) to S-1 (Suburban Residential)

Name of Appellant: Davina Ordoyne (Elwin C Ordoyne III)

(PLEASE PRINT)

Address: 29151 Hwy 190 Lacombe, LA 70445

Phone # 985-502-9558

Email Address robin@ecobuildersinc.com

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

If "Other" Checked,
Please Explain: _____

Reason(s) for Appeal: We are asking for 14,000 plus square foot lots which are above average lots in STP

Appellant's
Signature: Robin Maquay Date: 7/8/2025

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.



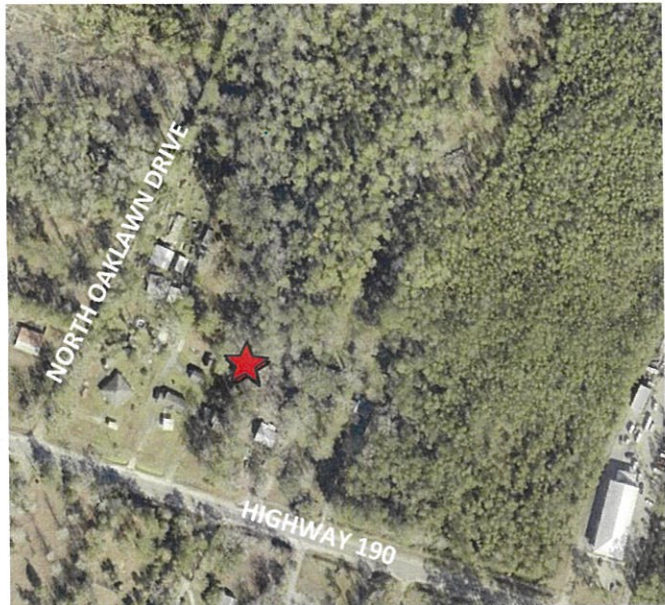
ZONING STAFF REPORT
2025-4175-ZC

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 north side of US Highway 190, east of N. Oaklawn Drive, being 29151 US Highway 190, Lacombe; S39, T8S, R13E; Ward 7, District 7
Council District: 7
Petitioner: Robin Marquez
Posted: June 16, 2025
Owner: Davina Ordoyne
Commission Hearing: July 1, 2025
Size: 1.66 acres
Determination: Denied



Current Zoning
L-1 Large Lot Residential District
Requested Zoning
S-1 Suburban Residential District
Future Land Use
Residential: Low-Intensity
Flood Zone
Effective Flood Zone: C
Preliminary Flood Zone: X
Critical Drainage: Yes

Area of Special Concern: No fill of any kind shall be placed on any lot or parcel within the boundaries of an area of special concern

Elevation Requirements: FFE 24" above centerline of road/No BFE

FINDINGS

1. The applicant is requesting to rezone the 1.66-acre parcel from L-1 Large Lot Residential District to S-1 Suburban Residential District. The property is located north of US Highway 190, east of N. Oaklawn Drive, being 29151 US Highway 190, Lacombe.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
87-036A	Unknown	SA
09-2020	SA	L-2 Large Lot Residential District

3. The subject property is currently developed with a single-family residence

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District
South (across US Highway 190)	Residential	NC-1 Neighborhood Office District and L-1 Large Lot Residential District
East	Residential	L-1 Large Lot Residential District
West	Residential	NC-1 Neighborhood Office District & L-1 Large Lot Residential District

5. The subject property is flanked by property zoned L-1 (Large Lot Residential District) to the north and east, and properties which are split zoned both L-1 Large Lot Residential District and NC-1 Neighborhood Residential District to the south and west.



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6. The existing L-1 Large Lot Residential District requires a minimum parcel size of 1-acre and a minimum lot width of 150'.
7. The purpose of the requested S-1 Suburban Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The zoning requires a minimum lot size of 11,000 square feet and a minimum lot width of 90'.
8. If approved, the applicant may proceed with a minor subdivision application to create a net total of five lots.

Consistency with New Directions 2040

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:

Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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.





L-1

L-2

NC-1

NC-1

L-1

190

NC-2

NC-1

L-2

L-1

CBF-1

HC-1

HC-1