

RECEIVED  
OCT 02 2024  
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



ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

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BY: *[Signature]*

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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)  
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*[Signature]*  
SIGNATURE

PRINT NAME: Randy Tumminello

MAILING ADDRESS:

22120 Gisselle drive,  
Mandeville, LA. 70471

EMAIL ADDRESS: Rtminello@yahoo.com

PHONE #: 504-214-4037



ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

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BY: *SL*

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*Bong Id Landeche*  
SIGNATURE

PRINT NAME: Bong Id Landeche

MAILING ADDRESS:  
68915 Calico Drive  
Mandeville, LA 70471

EMAIL ADDRESS: RLandeche@wfb.com

PHONE #: 504-228-0548

10-3-2024

RECEIVED  
OCT 03 2024  
BY: *LH*

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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MICHAEL B. COOPER  
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DATE: October 2, 2024

1. **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 CAko Drive  
Mandeville, LA 70471

EMAIL ADDRESS: metamom88@yahoo.com mmmmk2424@gmail.com  
PHONE #: 504-460-8458 504-460-5029



ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

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BY: *[Signature]*

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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@HONDAOFLOUVISIANA.COM

PHONE #: 859-321-9892



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APPEAL REQUEST

DATE: October 8, 2024

**2024-3959-ZC**

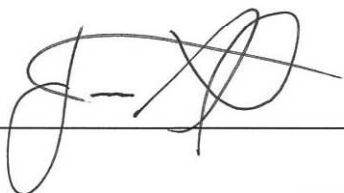
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Sincerely,

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

 10/8/2024  
SIGNATURE

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

  
SIGNATURE

PRINT NAME: Michael Foster-Billot

MAILING ADDRESS: 22109 Giselle DR.  
Mandeville, LA 70471





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SIGNATURE

PRINT NAME:

MAILING ADDRESS:

EMAIL ADDRESS:

PHONE #:

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

PARCEL  
A-1-A  
25.75 Acres

PARCEL  
D-1-A  
11.75 Acres

FORMERLY  
PARCEL A-1

FORMERLY  
PARCEL D-1

L.A. HWY NO. 59



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, 607.45' (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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°40'33"W	70.00'
L2	N72°50'37"W	72.45'
L3	S88°43'25"W	202.15'
L4	R46°03'11"W	35.25'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.38'	240.50'	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 HAS INSPECTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET  
FORWARD BY THE SURVEYOR. THE SURVEYOR HAS NO REPRESENTATION THAT ALL  
EASTING, NORTHING, AND DISTANCE DATA SHOWN HEREON ARE CORRECT. THE SURVEYOR HAS MADE  
A REASONABLE SEARCH OF THE RECORDS OF THE PUBLIC RECORDS OFFICE IN THE PARISH OF ST. TAMMANY,  
LOUISIANA, FOR ANY RECORDS AFFECTING THIS SURVEY.

*[Signature]*  
Randall W. Brown  
Professional Land Surveyor  
No. 04586

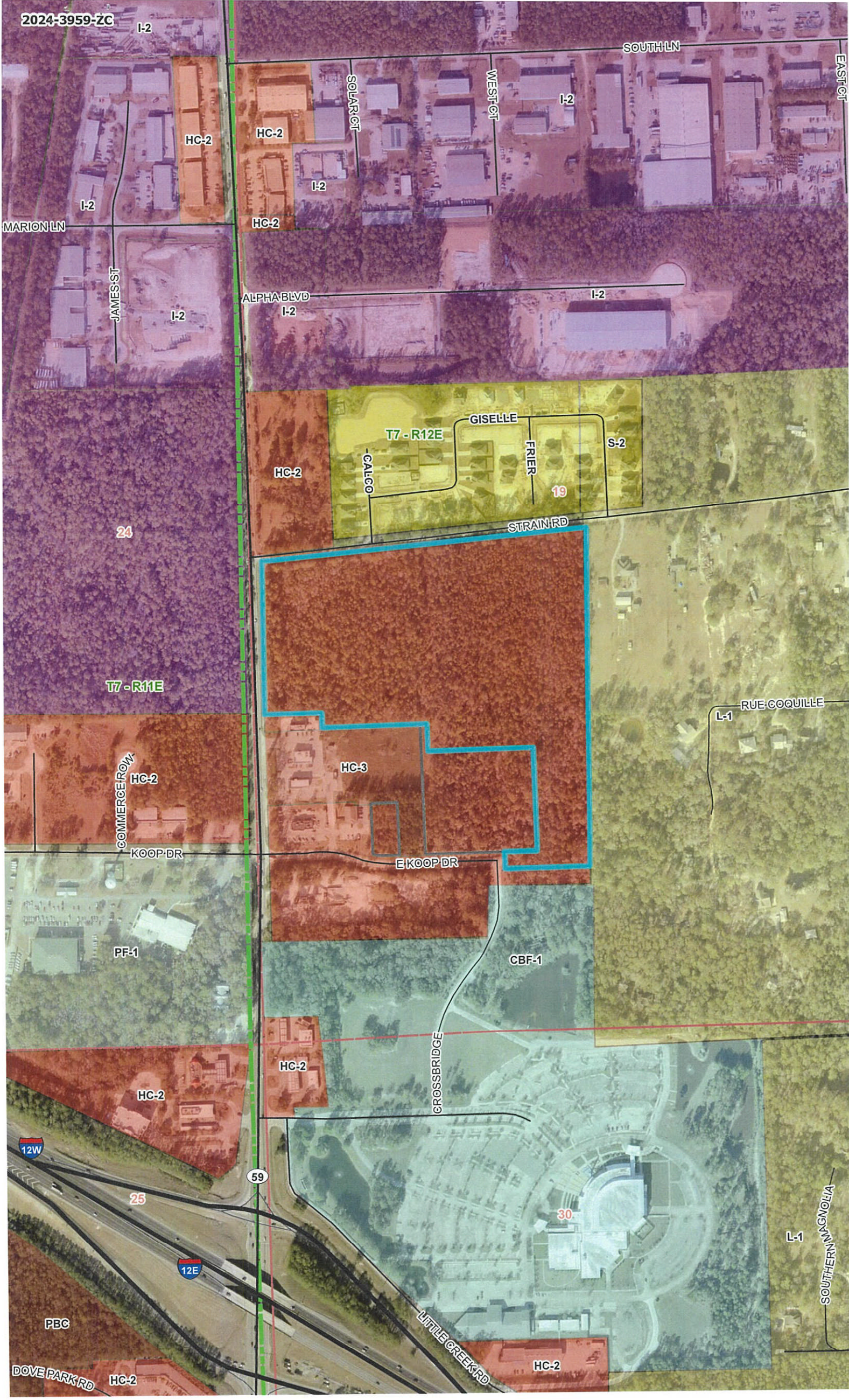
**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors  
Planners • Consultants  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5388 FAX (985) 624-5309

Date: DECEMBER 20, 2011  
Survey No. 111114  
Project No. \_\_\_\_\_  
Scale: 1"=200'±  
Drawn By: BRC  
Reviewed By: BRC  
4-23-12/BRC/ revised parcel  
configuration only

SURVEYED IN ACCORDANCE WITH THE LOUISIANA  
MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS  
FOR A CLASS C SURVEY.



2024-3959-ZC



I-2

SOUTH LN

EAST CT

HC-2

HC-2

I-2

I-2

I-2

JAMES ST

I-2

ALPHA BLVD  
I-2

I-2

T7 - R12E

GISELLE

FRIER

S-2

HC-2

-CALCO

STRAIN RD

24

T7 - R11E

HC-2

COMMERCE ROW

KOOP DR

PF-1

HC-3

E KOOP DR

CBF-1

L-1

RUE COQUILLE

HC-2

HC-2

CROSSBRIDGE

12W

59

12E

25

PBC

DOVE PARK RD

HC-2

HC-2

LITTLE CREEK RD

L-1

SOUTHERN MAGNOLIA





**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

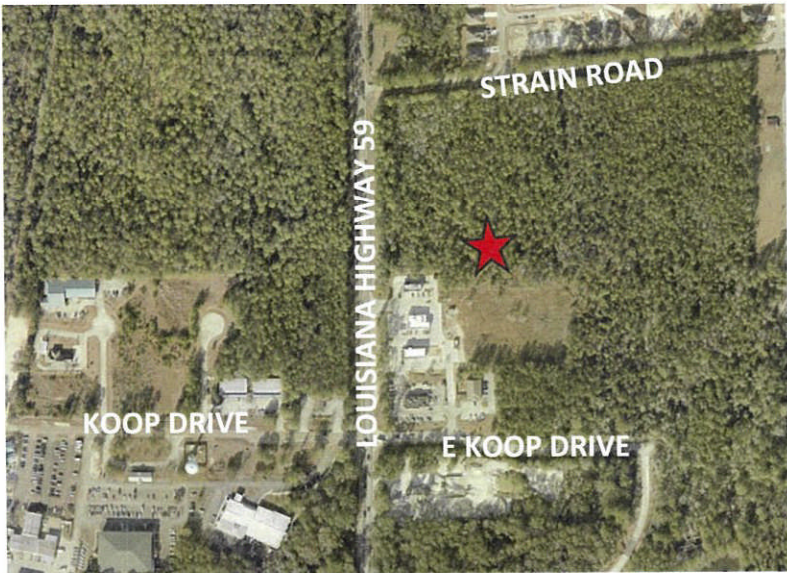
**Posted:** September 16, 2024

**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**

1. 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*

2. 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*

3. The site is currently undeveloped.

*Compatibility or Suitability with Adjacent Area*

4. 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

5. 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 Commission  
October 1, 2024

Department of Planning and Development  
St Tammany Parish, Louisiana

2024-3959-ZC





**ZONING STAFF REPORT**  
2024-3959-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**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





**ZONING STAFF REPORT**  
2024-3959-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**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:*



