

APPEAL # 2



RECEIVED  
JUL 03 2024  
BY: [Signature]

ZONING COMMISSION DENIED 07/02/24 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: 7/2/24

CASE # 2024-3831-ZC

2024-3831-ZC

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Location: Parcel located on the northwest corner of Louisiana Highway 59 and Sharp Road, Mandeville; S36, T7S, R11E; Ward 4, District 5  
Acres: 1.15 acres  
Petitioner: Bruce Cox  
Owner: Always in His Presence LLC  
Council District: 5

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.

Bruce D. Cox for Always in His Presence LLC  
(SIGNATURE)

PRINT NAME: Bruce D. Cox

ADDRESS: 143 REMINGTON DR MANDEVILLE LA 70448

PHONE #: 985 237-0401



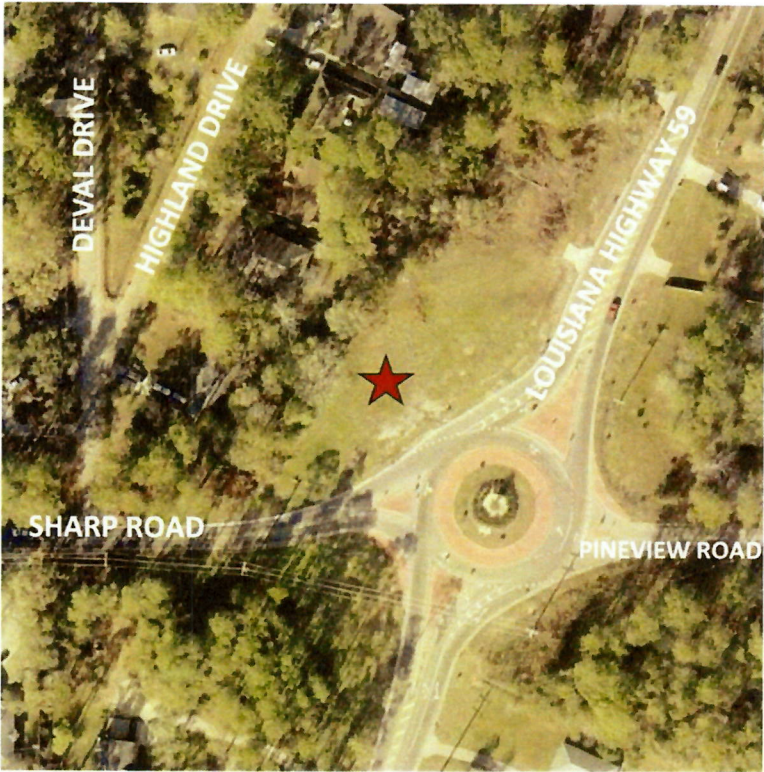
**ZONING STAFF REPORT**  
2024-3831-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

**Location:** Parcel located on the northwest corner of Louisiana Highway 59 and Sharp Road, Mandeville; S36, T7S, R11E; Ward 4, District 5  
**Council District:** 5  
**Petitioner:** Bruce Cox  
**Owner:** Always in His Presence, LLC  
**Size:** 1.15 acres  
**Posted:** June 4, 2024  
**Commission Hearing:** July 2, 2024  
**Determination:** Denied



**Current Zoning**  
A-3 Suburban District  
**Requested Zoning**  
HC-2 Highway Commercial District  
**Future Land Use**  
Mixed-Use  
**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone X  
**Critical Drainage:**  
No  
**Elevation Requirements:**  
FFE is 12" above crown of street elevation

**FINDINGS**

- The applicant is requesting to rezone the 1.15-acre parcel from A-3 Suburban District to HC-2 Highway Commercial District. The property is located on the northwest corner of Louisiana Highway 59 and Sharp Road, Mandeville.  
*Zoning History*
- Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
73-004	Unknown	A-3
09-2116	A-3	A-3 Suburban District
- The site is currently undeveloped. A portion of the property was recently taken in as part of the DOTD expansion to accommodate a roundabout between Sharp Road, Highway 59, and Pineview Road. In addition, the site is also subject to the 75' setback from the centerline of Highway 59 in anticipation for a future expansion of Highway 59.

*Site and Structure Provisions*





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*Compatibility or Suitability with Adjacent Area*

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential (De Val Estates Sites)	A-3 Suburban District
South (across Sharp Road)	Undeveloped	A-2 Suburban District
East (across Highway 59/Roundabout)	Residential (De Val Estates Sites)	A-2 Suburban District
West	Residential (De Val Estates Sites)	A-3 Suburban District

5. The subject property abuts A-2 Suburban District and A-3 Suburban District zonings to the north and west which are a part of the De Val Estates Sites Subdivisions. Across Highway 59 and Sharp Road lie parcels that are also within the referenced subdivision that are zoned A-2 Suburban District and A-3 Suburban District to the south and east, respectively.
6. The existing A-3 Suburban District is a residential zoning classification that requires a minimum half-acre parcel sizes with an allowable density of one unit per every half-acre.
7. The HC-2 Highway Commercial District allows for a maximum building size of 40,000 sqft as well as lot coverage of no more than 50% of the total area of the lot.
8. If approved, the applicant could potentially construct any of the following uses on-site:

All uses permitted in the NC Zoning Districts and HC-1 Highway Commercial District and: Banks and financial institutions; Convenience stores with gas; Drive-in restaurants; Liquor stores; Any private office use that is a permitted use in the NC district over 20,000 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sqft.); 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 sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembled building, pool and playground equipment.

*Consistency with New Directions 2040*

**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:

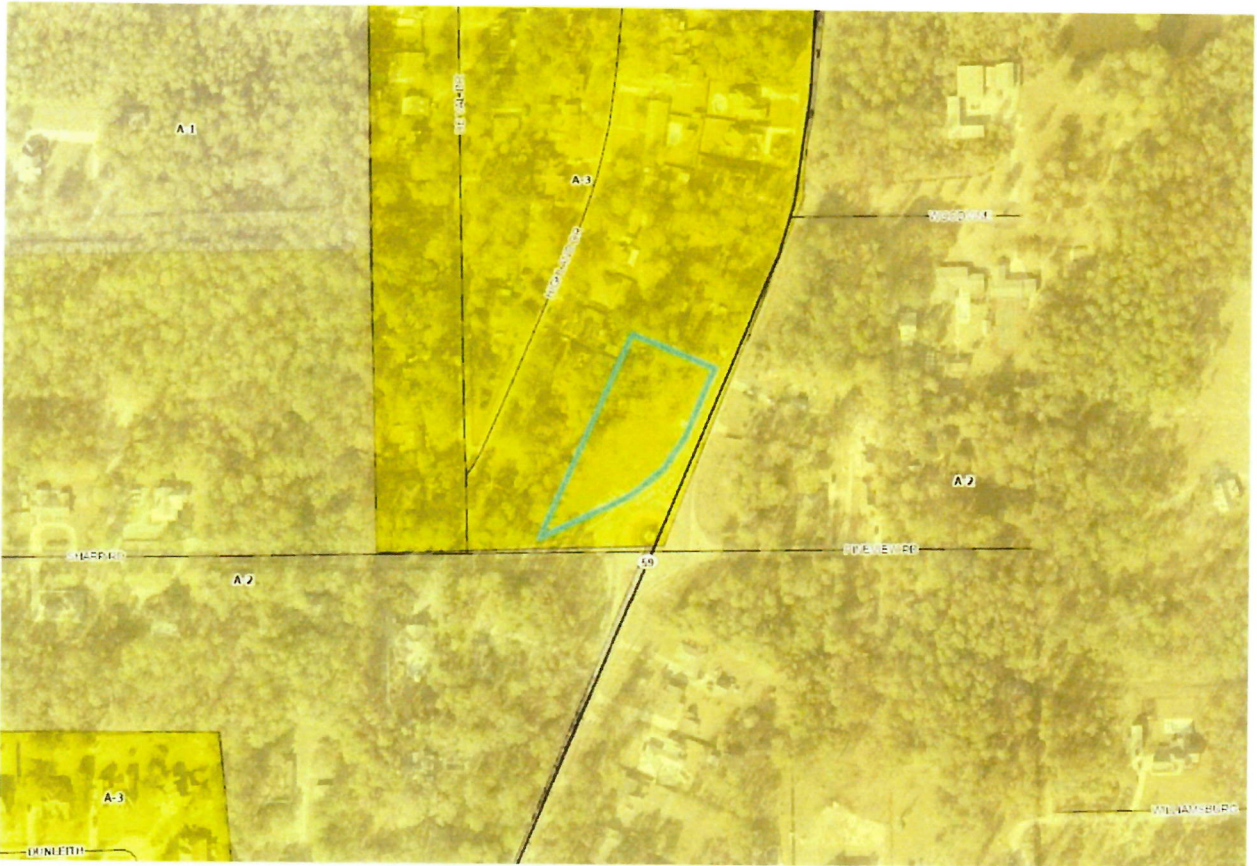
- i. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses.



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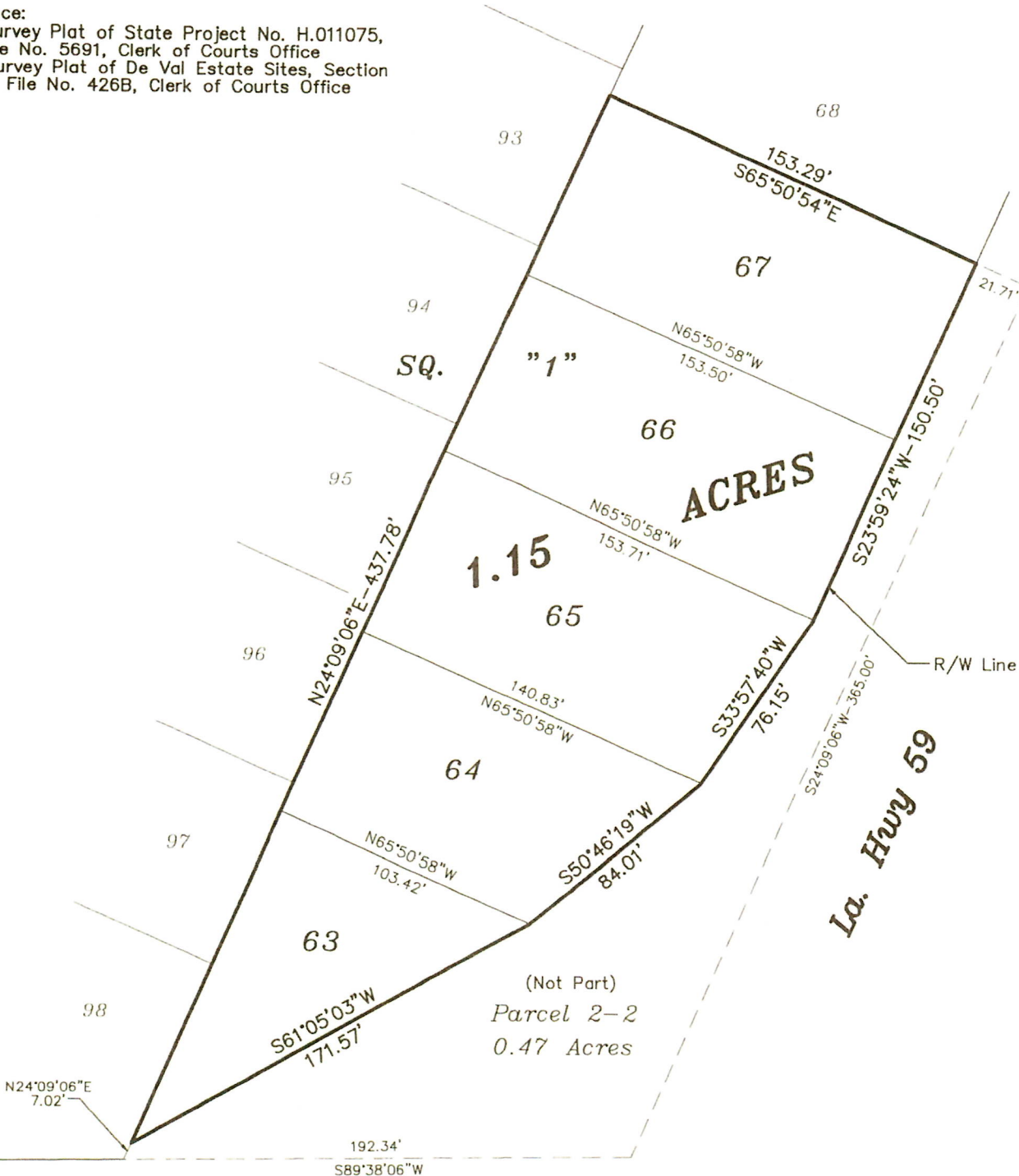


A SKETCH MAP OF A PORTION OF LOTS 63, 64, 65, 66 & 67,  
SQUARE 1, DE VAL ESTATE SITES, SECTION B, ST. TAMMANY  
PARISH, LOUISIANA

2024-3831-ZC

Reference:

1. A Survey Plat of State Project No. H.011075,  
Map File No. 5691, Clerk of Courts Office
2. A Survey Plat of De Val Estate Sites, Section  
B, Map File No. 426B, Clerk of Courts Office



Sharp Road

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.  
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY  
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS  
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS  
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED  
PEDESTALS.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY  
SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)  
Building Setbacks  
Front:  
Side:  
Rear:  
Side Street:

MAP PREPARED FOR **BRUCE COX**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN A PORTION OF LOTS 63, 64, 65, 66 & 67, SQ. "1" DE  
VAL ESTATE SITES, SECTION B, ST. TAMMANY PARISH, LA.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:  
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**

518 N. Columbla Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax  
landsurveyingllc@gmail.com

BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 60'

DATE: 5-07-2024

NUMBER: 21641



2024-3831-ZC

A-1

DEVAL DR

A-3

59

WOODVINE

HIGHLAND DR

HARP RD

PINEVIEW RD

A-2

A-2

A-3

