

APPEAL # 5



RECEIVED
JUL 10 2024
BY: *[Signature]*

ZONING COMMISSION DENIED 07/02/24 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: July 3, 2024

2024-3843-ZC

Existing Zoning: A-1 Suburban District

Proposed Zoning: HC-1 Highway Commercial District

Location: Parcel located on the northeast corner of US Highway 190 and Pruden Road, Covington; S25, T6S, R10E; Ward 3, District 3

Petitioner: Terryland, LLC – Roland Vaughn Cimini

Owner: Terryland, LLC – Roland Vaughn Cimini

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.

TERRYLAND LLC

[Signature]
(SIGNATURE)

PRINT NAME: Roland Vaughn Cimini, Manager

ADDRESS: 525 Metairie Road, Metairie, Louisiana 70005

PHONE #: 504-914-7439

DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2529
WWW.STPGOV.ORG



ZONING STAFF REPORT
2024-3843-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 northeast corner of US Highway 190 and Pruden Road, Covington; S25, T6S, R10E; Ward 3, District 3
Council District: 3

Petitioner: Terryland, LLC - Roland Vaughn Cimini
Posted: June 21, 2024

Owner: Terryland, LLC - Roland Vaughn Cimini
Commission Hearing: July 2, 2024

Size: 3.36 acres
Determination: Denied



Current Zoning

A-1 Suburban District

Requested Zoning

HC-1 Highway Commercial District

Future Land Use

Residential: Low-Intensity

Flood Zone

Effective Flood Zone A4

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 29' + 1 Freeboard = 30 FFE

FINDINGS

1. The applicant is requesting to rezone 3.36 acres from A-1 Suburban District to HC-1 Highway Commercial District. The property is located on the north side of US Highway 190, east of Pruden Road, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	SA Suburban Agriculture	A-1 Suburban District

Site and Structure Provisions

2. The subject property consists of 70.88 acres to which the applicant is requesting to rezone an 3.36-acre portion. The property as a whole contains one single-family dwelling and an accessory unit.

Compatibility or Suitability with Adjacent Area

3. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South (Across Highway 190)	Residential	A-1 Suburban District
East	Residential (Pineland Acres Subdivision)	A-1 Suburban District
West	Undeveloped (subject site)	A-1 Suburban District

4. The subject property abuts single-family zoning on all sides zoned A-1 Suburban District.



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5. The subject property was part of a recent rezoning request for 36.85 acres to be rezoned from A-1 Suburban District to HC-2 Highway Commercial District. However, this case was denied by the St. Tammany Parish Zoning Commission on May 7, 2024 and brought to the St. Tammany Council on appeal, to which it was referred back to the Zoning Commission under four separate zoning requests on different areas of the parcel:
 1. 8.63 acres from A-1 Suburban District to HC-2 Highway Commercial District (2024-3841-ZC)
 2. 3.73 acres from A-1 Suburban District to NC-4 Neighborhood Institutional District (2024-3842-ZC)
 3. 3.36 acres from A-1 Suburban District to HC-1 Highway Commercial District (2024-3843-ZC)
 4. 6.25 acres from A-1 Suburban District to HC-2 Highway Commercial District (2024-3844-ZC)
6. The purpose of the existing A-1 Suburban District is to provide a single-family residential environment at a low-density level. The minimum requirements for the A-1 Suburban District are 5-acre lot sizes with a minimum of 300' of Parish Road frontage. The allowable density of the zoning classification is one unit per every 5 acres.
2. The purpose of the requested HC-1 Highway Commercial District is to provide for the location of limited-scale highway commercial uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. If approved, the applicant could apply for building permits to construct any of the following on-site:

Any uses permitted in the NC Districts and: Automotive parts stores, Business college or business schools operated as a business enterprise, Catering establishments, Department stores, Funeral homes and mausoleums, Instruction of fine arts, Physical culture and health establishments, Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes, Printing, lithography and publishing establishments, Wholesale merchandise broker/agent including associated offices and indoor storage facilities. Any warehousing uses provided shall not exceed 3,000 square feet. However, if more than one use occupies a building, the entire building shall not exceed 9,000 square feet gross floor area, Drug stores, Dry cleaning, laundries and self-service laundries, Food stores, Public parking lots and garages, Single-family dwelling units above the first floor in a building designed for business uses. Dwelling units shall not exceed one story in height, Veterinary clinics (no outdoor kennels), Public or private auditoriums, Restaurants and restaurants with lounges, Car wash, Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area, Indoor research and testing laboratories, Specialty food processing.

Consistency with New Directions 2040

Residential: Light-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:

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

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

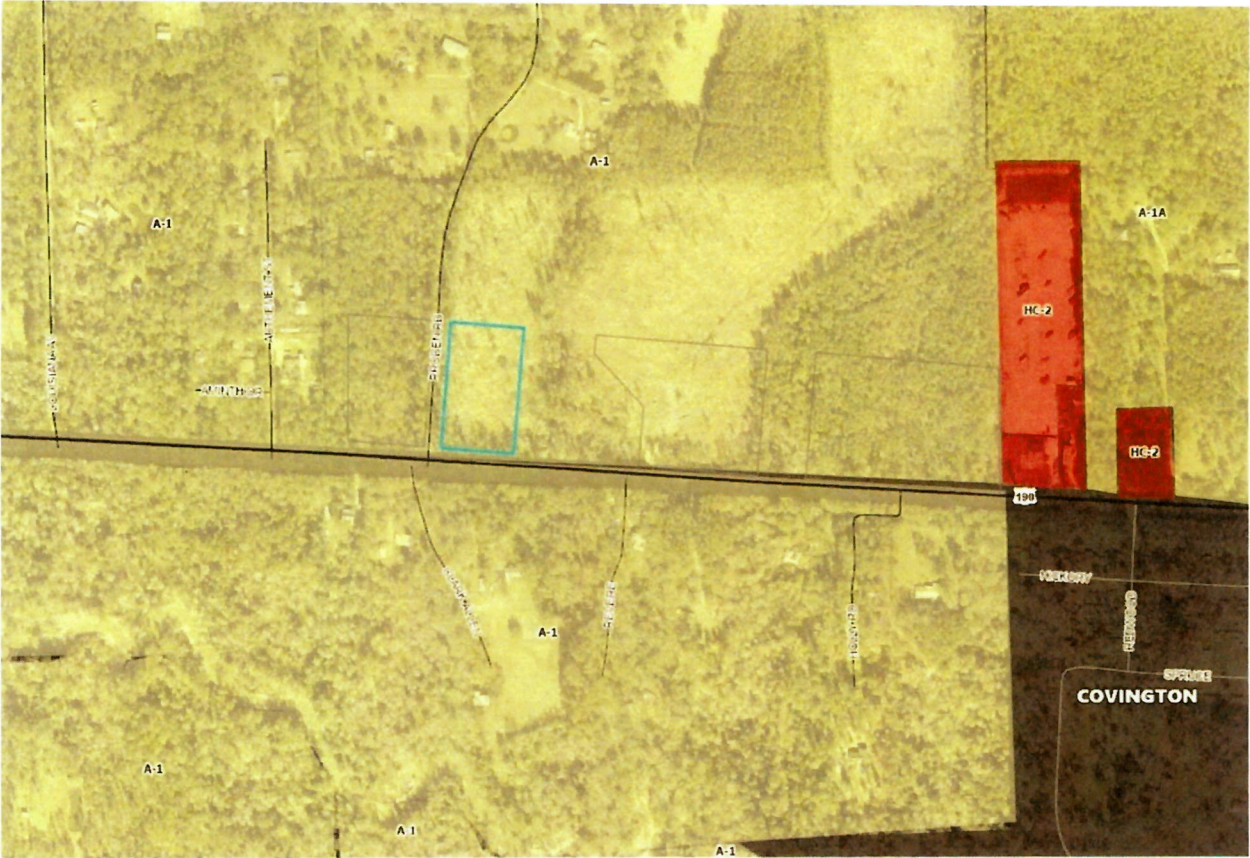
- i. Strategy 1:5:2 Locate high intensity land uses adjacent to high-capacity transportation corridors.



ZONING STAFF REPORT
2024-3843-ZC

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PLANNING & DEVELOPMENT
Ross Liner
Director



2024-3842-ZC

GREEN ACRES

A-1A

PUD

A-1A

A-1

HC-2

190

PRUDEN RD

REVERE

CLARK-ALLEN

HOLLY RD

A-1

A-1

1

2

GREEN ACRES

PRUDEN RD

A-1

A-1A

PUD

A-1A

HC-2

190

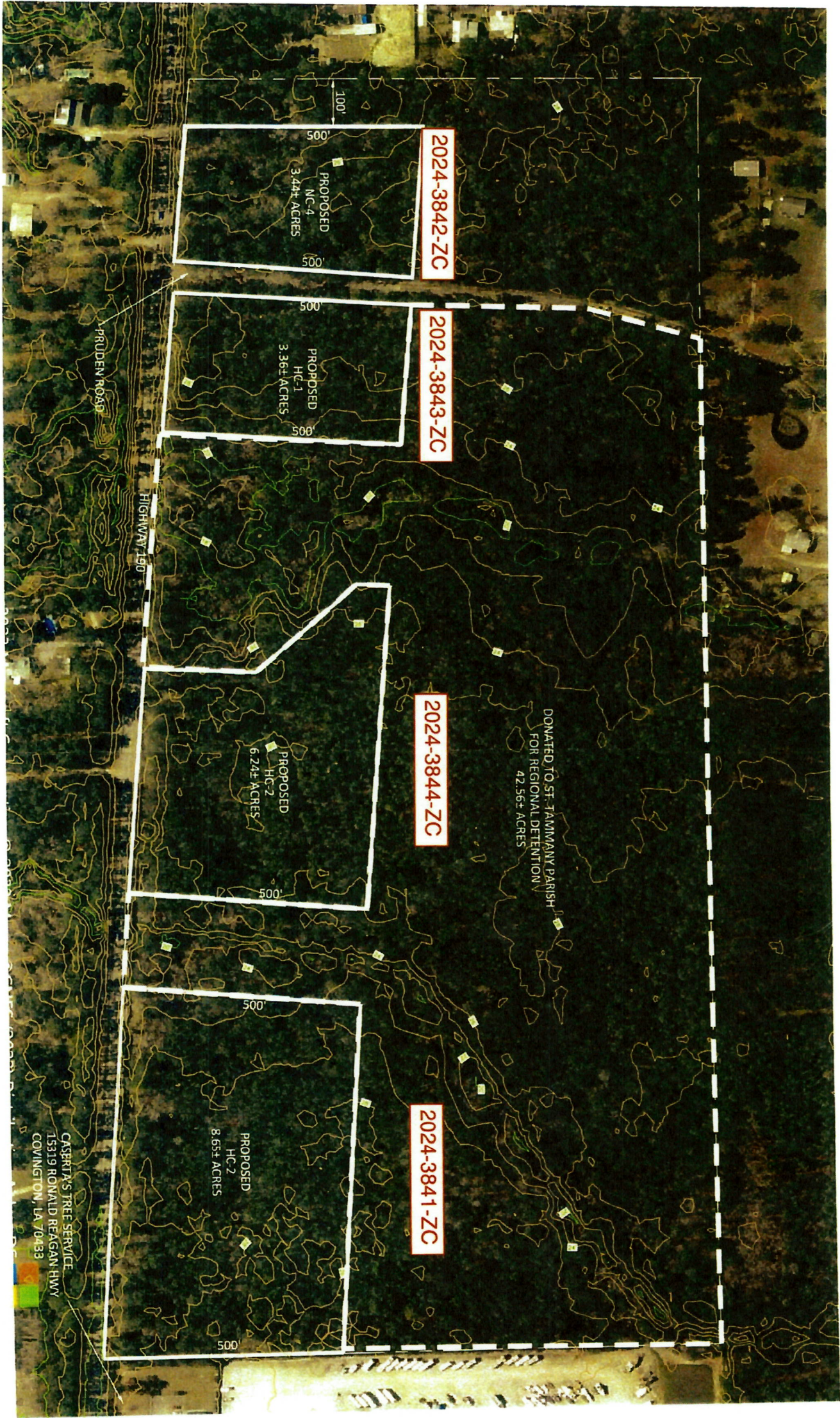
REVERE

CLARK ALLEN

HOLLY RD

A-1

A-1



EX1.0

Kyle Associates, LLC
Planning, Engineering, and Construction Architecture
11100 E. 11th Avenue, Suite 100, Denver, CO 80231

UTM

REV	DATE	BY	VISIONS	APP'D

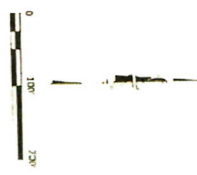
TERRYLAND, LLC
PRUDEN ROAD @ HIGHWAY 190
ST. TAMMANY PARISH
COVINGTON, LA

PROPOSED RE-ZONING & PARISH DONATION

SCALE 12x30
1"=100'
SCALE 11x17
1"=200'
DATE 02/2024

DESIGNED BY JCH
DRAWN BY JCH
CHECKED BY FMK
DATE 21091

21091 - RONALD REAGAN HWY COVINGTON, LA



EX.1.0

Kyle Associates, LLC
Planning, Engineering & Construction
1115 West 19th Street, Suite 100, Covington, LA 70045
Phone: (504) 835-1111 Fax: (504) 835-1112

SYMBOL

DATE

REVISIONS

APPROVED

TERRYLAND, LLC
PRUDEN ROAD @ HIGHWAY 190
ST TAMMANY PARISH
COVINGTON, LA

PROPOSED RE-ZONING & PARISH DONATION

SCALE: (27x44)
1"=100'
SCALE: (11x17)
1"=200'
DATE: 02/2024

DESIGNED BY: JFH
DRAWN BY: JFH
CHECKED BY: FMK
JOB NO: 21091