



APPEAL #1

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPLICATION FOR APPEAL PLANNING & ZONING COMMISSION PLANNING AND DEVELOPMENT DEPARTMENT

Fee \$250.00

ck# 1136



HL

Case Number: 2025-4211-ZC Planning & Zoning Commission Meeting Date: 6-3-25

Planning & Zoning Commission Action

Being Appealed: L1 with MHO

Name of Appellant: David App
(PLEASE PRINT)

Address: 75085 Hwy 437 Covington, LA 70435

Phone # 985-966-3946 Email Address tchefuncte@bellsouth.net

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

If "Other" Checked,
Please Explain: _____

Reason(s) for Appeal: I need to properly permit and connect my mobile home

Appellant's

Signature: David App Date: 6-12-25

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
2025-4211-ZC

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PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of LA Highway 437, south of H Cox Road, Covington; S22 & S15, T6S, R11E; Ward 3, District 2

Council District: 2

Petitioner: David Appe

Posted: May 12, 2025

Owner: David and Alicia Appe

Commission Hearing: June 3, 2025

Size: .84 acres

Determination: Denied

Current Zoning

L-1 Large Lot Residential District and Rural Overlay

Requested Zoning

L-1 Large Lot Residential District, MHO Manufactured Housing Overlay, and Rural Overlay

Future Land Use

Rural and Agricultural

Flood Zone

Effective Flood Zone: C

Preliminary Flood Zone: AE

Critical Drainage: Yes

Elevation Requirements:

BFE 32' – Minimum FFE 32'



FINDINGS

1. The applicant is requesting to rezone the .84-acre parcel from L-1 Large Lot Residential District and Rural Overlay to L-1 Large Lot Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The parcel located on the west side of LA Highway 437, south of H Cox Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	SA Suburban Agriculture	RO
10-2234	SA Suburban Agriculture and Rural Overlay	L-1 Large Lot Residential

Site and Structure Provisions

2. The site is currently developed with two manufactured homes.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 Large Lot Residential District, RO Rural Overlay
South	Residential	L-1 Large Lot Residential District, RO Rural Overlay
East	Undeveloped	L-1 Large Lot Residential District, RO Rural Overlay
West	Residential	L-1 Large Lot Residential District, RO Rural Overlay

3. As shown in Table 2, the subject site is bordered by residential property to the north, south, and west which is zoned L-1 Large Lot Residential District with a Rural Overlay. The adjacent property to the east is undeveloped and zoned L-1 Large Lot Residential District.
4. The purpose of the L-1 Large Lot Residential District is to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban



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services. The minimum parcel size required within the L-1 Large Lot Residential District is one acre with a minimum lot width of 150'.

5. If approved, the existing manufactured home on the property which currently does not have electricity will be able to apply for the reconnection and subsequent use of the structure.

Consistency with New Directions 2040

Rural and Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

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

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types 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:

- 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.

