

APPEAL # 1

ZONING COMMISSION DENIED 05/07/24



RECEIVED
MAY 08 2024
BY: *[Signature]*

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: May 9, 2024

2024-3759-ZC

Existing Zoning: I-1 (Industrial District) and HC-2 (Highway Commercial District)

Proposed Zoning: A-7 (Multiple-Family Residential District)

Location: Parcel located on the west side of LA Highway 25, south of Laborde Parkway,

Covington; S20, T6S, R11E; Ward 3, District 3 Acres: 8.62 acres

Petitioner: CST Land Developers, LLC – Tom Delahaye

Owner: RJL Investments, LLC Council District: 3

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.

CST LAND DEVELOPERS, L.L.C.

Thomas C. Delahaye
(SIGNATURE)

PRINT NAME: Thomas Delahaye, Manager

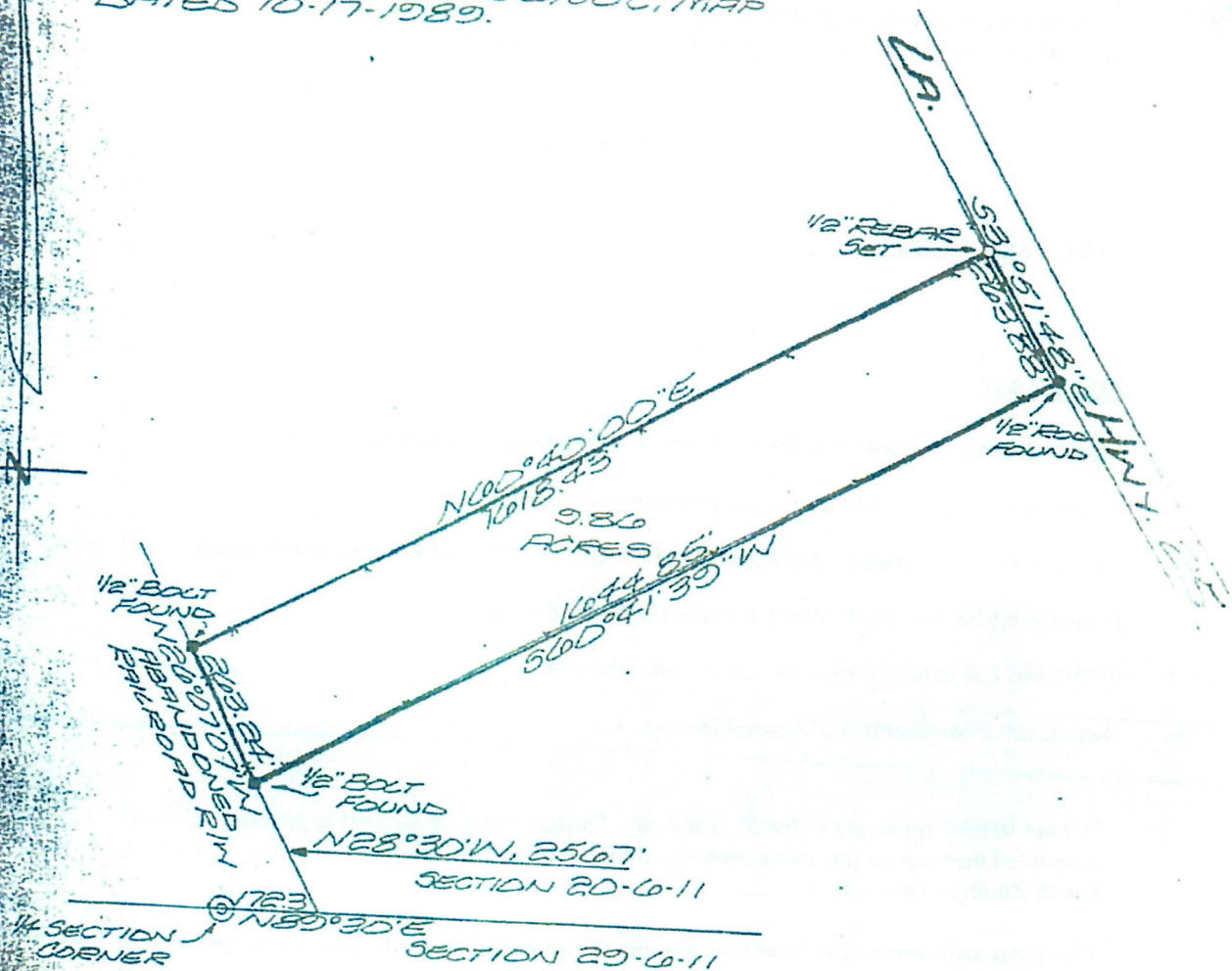
ADDRESS: 1113 Range Ave., Box 126, Denham Springs, La. 70726

PHONE #: 225-427-8455

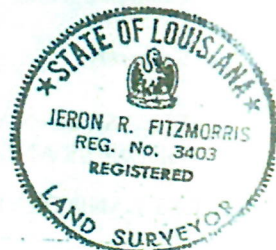
DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 COVINGTON, LOUISIANA 70434 PLANNING@STPGOV.ORG 985-898-2529
WWW.STPGOV.ORG

2024-3759-ZC

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C AS PER FEMA FIRM COMM.
PANEL NO. 225205 D150 C, MAP
DATED 10-17-1989.



MAP IS IN ACCORDANCE WITH THE
MINIMUM STANDARD DETAILED REQUIRE-
MENTS PURSUANT TO THE ACCURACY
REQUIREMENTS OF A D SURVEY AND THE APPLICABLE
CODES OF PRACTICE CITED IN LAC 46:XXI.



PREPARED FOR: **DOBBY J. LACHNEY**

SURVEY MADE OF PROPERTY LOCATED IN Section 20 Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana

THIS SURVEY IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

AND THE STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

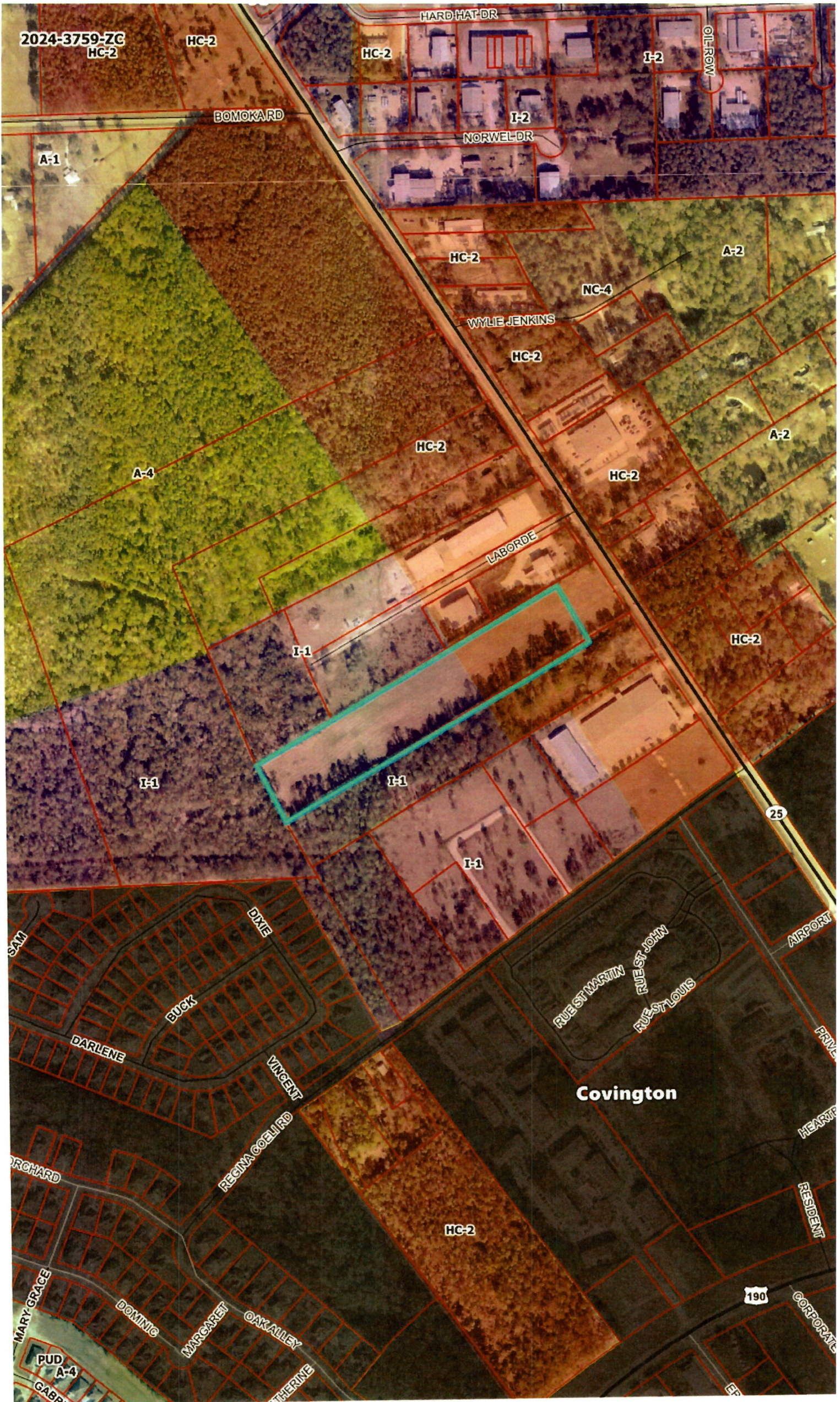
CERTIFIED CORRECT

Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

1" = 300'

DATE: July 15, 1998

NUMBER: 8700



ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-6898COUNCIL SPONSOR: MS. CAZAUBONPROVIDED BY: COUNCIL OFFICE

RESOLUTION TO VACATE, IN PART, THE MORATORIUM ORIGINALLY ESTABLISHED BY ORDINANCE COUNCIL SERIES NO. 22-4832 ON THE RECEIPT OF SUBMISSIONS BY THE PARISH ZONING COMMISSION FOR REZONING OF PROPERTY WHICH WOULD RESULT IN AN INCREASE IN THE ALLOWABLE DENSITY OF A RESIDENTIALLY-ZONED PARCEL GREATER THAN A-4 (FOUR [4] UNITS PER ACRE), A PLANNED UNIT DEVELOPMENT OVERLAY ("PUD"), OR A TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT ("TND"), SPECIFICALLY ON 8.62 ACRES OF LAND LOCATED ON THE WEST SIDE OF LOUISIANA HWY. 25, NORTH OF AIRPORT RD. AND RONALD REAGAN HWY. (DISTRICT 3).

WHEREAS, on May 05, 2022, the Parish Council adopted Ordinance C.S. No. 22-4832, establishing a Parishwide moratorium and subsequently extended said moratorium six [6] times with the most recent being Ordinance C.S. No. 24-5361, extending the moratorium on the receipt of submissions by the Parish Zoning Commission for the rezoning of property which would result in an increase in the allowable density of a residentially-zoned parcel greater than A-4 (four [4] units per acre), a Planned Unit Development Overlay ("PUD"), or a Traditional Neighborhood Development District ("TND"); and

WHEREAS, it has been requested that the 8.62 acres of land located on the west side of Louisiana Hwy. 25, north of Airport Rd. and Ronald Reagan Hwy. be removed from the moratorium; and

WHEREAS, said 8.62 acres of land being more fully described as follows and on the attached exhibit:

A certain tract of land containing 8.62 acres, more or less, located in section 20, Township 6 south, range 11 east, Greensburg Land District, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commencing at the $\frac{1}{4}$ section corner between sections 20 and 29, thence north 89 degrees 30 minutes 00 seconds east, 172.30 feet;

Thence north 28 degrees 30 minutes 00 seconds west, 256.70 feet to the point of beginning.

Thence north 26 degrees 07 minutes 07 seconds west, 263.24 feet;

Thence north 60 degrees 40 minutes 00 seconds east, 1429.88 feet;

Thence south 29 degrees 20 minutes 00 seconds east, 263.52 feet;

Thence south 60 degrees 41 minutes 39 seconds west, 1444.65 feet to the point of beginning.

WHEREAS, it has been determined that the lifting of the moratorium on the aforementioned property will not have adverse effects on the infrastructure.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, that pursuant to Chapter 2, Article XVI, Sec. 2-264 of the Code of Ordinances, the Parish Council vacates, in part, the moratorium established by Ordinance C.S. No. 22-4832, and any subsequent extension thereof, to remove therefrom the restriction of the receipt of submissions to the Parish Zoning Commission for the rezoning of the 8.62 acres of land located on the west side of Louisiana Hwy. 25, north of Airport Rd. and Ronald Reagan Hwy. (District 3)

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, AND THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: MR. IMPASTATO

SECONDED BY: MR. CORBIN

YEAS: SMITH, ROLLING, CAZAUBON, SEIDEN, PHILLIPS, TANNER, IMPASTATO, BURKE, COUGLE, O'BRIEN, LAUGHLIN, BINDER, CORBIN, STRICKLAND (14)

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7TH DAY OF MARCH, 2024, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.


ARTHUR LAUGHLIN, COUNCIL CHAIR

ATTEST:


KATRINA L. BUCKLEY, COUNCIL CLERK



ZONING STAFF REPORT
2024-3759-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 west side of LA Highway 25, south of Laborde Parkway and Wylie Jenkins Road, Covington; S20, T6S, R11E; Ward 3, District 3

Council District: 3

Petitioner: CST Land Developers, LLC – Tom Dehahaye

Posted: April 26, 2024

Owner: RJL Investments, LLC

Commission Hearing: May 7, 2024

Size: 8.62 acres

Determination: Denied



Current Zoning

I-1 Industrial District and HC-2 Highway Commercial District

Requested Zoning

A-7 Multiple-Family Residential District

Future Land Use

Residential Medium-Intensity

Commercial

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone x

Critical Drainage: No

FFE – 12" above the crown of street elevation

FINDINGS

1. The petitioner is requesting to change the zoning classification from I-1 Industrial District, being 4.47 acres and HC-2 Highway Commercial District, being 4.15 acres to A-7 Multiple-Family Residential District. The subject property consists of 8.62 acres and is located on the west side of LA Highway 25, south of Laborde Parkway and Wylie Jenkins Road, Covington.
2. At the request of the administration, the St. Tammany Parish Council imposed a three-month moratorium on May 5, 2022 on the receipt of submissions by the Parish Zoning Commission for "rezoning of property which would result in an increase in the allowable density of a residentially zoned parcel greater than A-4 (four units per acre), a Planned Unit Development, or a Traditional Neighborhood Development District" (Ordinance Council Series No. 22-4832). This moratorium was established in order to allow St. Tammany Parish Government, the State, and the Federal Government to conduct multiple studies and long-range plans to address transportation, infrastructure, drainage, water distribution, and sewerage collection improvements. The moratorium was extended several times throughout the years and is currently still in effect; the most recent being Ordinance C.S. No. 24-5361.
3. On March 7, 2024, the St. Tammany Parish Council vacated the subject property from the moratorium to allow the property owner to submit the rezoning request for a zoning classification which would result in an increase in the allowable density greater than four units per acre (Resolution Council Series No. C-6898). No justification was provided by the Parish Council as to why this property was released.
4. The request by the petitioner contradicts the intent of the Parishwide moratorium "for rezoning property which would increase the allowable density" that seeks to "protect and preserve the health, safety and property interests of residents; high density residential developments within the parish are rapidly expanding and threaten to outpace the parish's current infrastructure, including roads, bridges, and highways; drainage; and water and sewerage utilities; and in order to maintain such stability, it is

Zoning Commission
MAY 7, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3759-ZC



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necessary to suspend receipt of high density residential rezoning applications while the parish's studies are performed and plans are formulated".

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Zoning Classification
10-2234 (Comprehensive Rezoning of the North West Study Area)	Unknown	HC-2 Highway Commercial District
10-2234 (Comprehensive Rezoning of the North West Study Area)	Unknown	I-1 Industrial District

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	HC-2 Highway Commercial District
South	Undeveloped	I-1 Industrial District
East	Undeveloped	HC-2 Highway Commercial District I-1 Industrial District
West	Commercial	HC-2 Highway Commercial District I-1 Industrial District

5. The subject property is surrounded by a variety of uses including undeveloped property, residential uses, and commercial developments. The property is also within the vicinity of a variety of zoning classifications including Covington City Limits, HC-2 Highway Commercial District, and I-1 Industrial District. The typical development pattern in direct vicinity of the site is commercial and industrial.
6. The subject property has been cleared since at least 2004 and is currently undeveloped.
7. Per the legal description provided by the applicant, the property does not have direct road frontage along LA Highway 25 and therefore must be accessed from a servitude of passage or must submit an application to for a minor subdivision.

Site and Structure Provisions

Table 3: Purpose and Allowable Density

Zoning Classification	Purpose	Density
HC-2 Highway Commercial	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"	The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
I-1 Industrial District	To provide for the location of industrial uses of moderate size and intensity along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses"	
A-7 Multiple Family Residential District	Intended to provide high density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and certain utility uses. All strictly commercial uses are prohibited in the A-7(D) district	The maximum net density permitted shall not exceed one unit per 2,500 square feet of property.



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Allowable Uses

Table 4: Allowable Uses

Zoning Classification	Permitted Uses
HC-2 Highway Commercial	All uses permitted in the HC-1 district; Banks and financial institutions (greater than 3,000 square feet); 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 square feet; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 square feet); 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 repair and service facilities not to exceed 10,000 square feet; Automotive sales not to exceed two acres of display and storage; Outdoor retail sales and storage yards; Portable storage containers use for storage; Outdoor display area of pre-assembled building, pool and playground equipment.
I-1 Industrial District	Radio and television studios and broadcasting stations; Auto body shops (minimum standards apply); Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation. Minimum standards for contractor's yards apply; Welding shops (greater than 3,000 square feet); Indoor recreational facilities including a restaurant without lounge; Office warehouse; Portable storage containers use for storage; Outdoor display pre-assembled building, pool and playground equipment; Specialty food processing; Crematorium.
A-7 Multiple Family Residential District	Multiple-family dwellings; Townhomes and condominiums; Nursing homes



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Subarea Plans

8. This property is located within the Covington Corridor Subarea Plan:

Per the adopted 2040 Comprehensive Plan, **many parts of our Parish are expected to change quickly in the next twenty years, and require more careful planning.** These include areas with:

- High market demands for residential, commercial, and manufacturing and logistics development;
- Critical and sensitive environmental resources;
- Underdeveloped transportation, drainage, and wastewater infrastructure

Additional land use and transportation planning beyond the scope of the New Directions should include:

- Close consultation with property owners, residents and businesses, elected officials, and state and local institutions and government agencies;
- Collection of the best available ecological data;
- Development scenario consideration

Consistency with New Directions 2040

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.

Commercial: areas are concentrations 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.

1. The requested zoning change **is not consistent** with the following goals, policies, and strategies of the Comprehensive Plan:

- a. Land Use and Development Goals and Strategies
 - i. Goal 1 - Our land use, land development, and land redevelopment decision-making, policies, and processes will be fair, transparent, and accessible to all Parish stakeholders.
 - ii. Goal 2 – New development and redevelopment will be orderly, carefully planned, and predictable.
 - iii. Goal 5 - Adequate infrastructure and utilities will be available in areas permitted for new development.

