



ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

RECEIVED  
SEP 04 2024  
BY: .....

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: 9/3/2024

Case: 2024-3916-ZC (1.7 Acres)  
HC-2 to HC-3

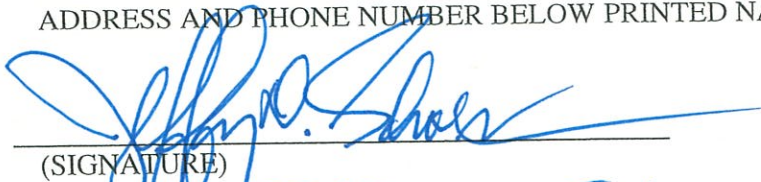
Petitioner: St. Tammany Government  
Owner: Acadian Village Hwy 21, LLC

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.

  
(SIGNATURE)

PRINT NAME: Jeffrey D. Schoen

ADDRESS: P.O. Box 1810 Covington, LA 70434

PHONE #: 985-892-4801

2024-3916-ZC

Existing Zoning:  
Proposed Zoning:  
Location:

Acres:  
Petitioner:  
Owner:  
Council District:

HC-2 (Highway Commercial District)  
HC-3 (Highway Commercial District)  
Parcel located on the north side of Louisiana Highway 21, east of Louisiana Highway  
1085, Covington; S46, T7S, R11E; Ward 1, District 1  
1.7 acres  
St. Tammany Parish Government  
Acadian Village Hwy. 2, LLC – Bryan D. Burns  
1





**ZONING STAFF REPORT**  
2024-3916-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 north side of Louisiana Highway 21, east of Louisiana Highway 1085, Covington; S46, T7S, R11E; Ward 1, District 1

**Council District:** 1

**Petitioner:** St. Tammany Government

**Posted:** August 14, 2024

**Owner:** Acadian Village Hwy 21, LLC – Bryan Burns

**Commission Hearing:** September 3, 2024

**Size:** 1.7 acres

**Determination:** Denied



**Current Zoning**

HC-2 (Highway Commercial District)

**Requested Zoning**

HC-3 (Highway Commercial District)

**Future Land Use**

Residential: High-Intensity

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:**

No

**Elevation Requirements:**

FFE is 12" above crown of street elevation

**FINDINGS**

1. The applicant is requesting to rezone 1.7 acres from HC-2 Highway Commercial District to HC-3 Highway Commercial District. The property is located on the north side of Louisiana Highway 21, east of Louisiana Highway 1085, Covington.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
90-003	Unknown	A-6 Multiple-Family Residential District
09-2116	A-6 Multiple-Family Residential District	HC-2 Highway Commercial District

*Site and Structure Provisions*

3. The site is currently developed with an apartment complex.

*Compatibility or Suitability with Adjacent Area*

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 Suburban Residential District (formerly A-4 Single-Family Residential District) (Timber Branch Subdivision)
South (across LA Highway 21)	Commercial	HC-2 Highway Commercial District
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped	HC-2 Highway Commercial District





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5. The subject property abuts HC-2 Highway Commercial District on all sides except to the north where it abuts residential property zoned S-1 Suburban Residential District.

*Multi-Family Rezoning Effort*

1. **Unified Development Code Updates:** On August 2, 2024, St. Tammany Parish implemented a new Unified Development Code, which introduced updates to administrative requirements, development standards, and zoning regulations. These changes were made to streamline the code, consolidate similar land use classifications, and ultimately reduce the frequency of spot zoning cases that require review. The goal was to make the code easier to navigate and ensure more consistent land use practices across the parish.
2. **Rezoning Impact on Apartments:** Under the previous development code, apartment complexes were permitted by right in the HC-2 and HC-2A Highway Commercial Districts. However, with the newly-adopted code, apartments are now only permitted in the HC-3 Highway Commercial District, PBC Planned Business Campus District, or specifically designated multi-family zoning districts. Existing apartment complexes in HC-2 and HC-2A zones are now considered legal non-conforming uses. For instance, if a structure is destroyed or damaged by more than 50%, the property owner will not be permitted to rebuild under the previous zoning regulations. Instead, any reconstruction would need to comply with the current zoning requirements, potentially necessitating rezoning or a change in use to align with the updated code.
3. The reason for the request is to provide a level of protection for existing apartments while encouraging future development to align with the parish's updated zoning and land use objectives.

*Consistency with New Directions 2040*

**Commercial:** Areas that 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.

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

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





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