



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPLICATION FOR APPEAL
PLANNING & ZONING COMMISSION
DEPARTMENT OF PLANNING AND DEVELOPMENT

Fee: \$250.00

CHECK, CASH, OR MONEY ORDER PAYMENTS ONLY

PLANNING AND DEVELOPMENT
USE ONLY
RECEIVED
JUN - 5 2026
BY:
DATE & RECEIVED BY: <i>J. Vette Accardo</i>

Case Number: 2025-4472-ZC

Planning & Zoning Commission Meeting Date: June 2, 2026

Planning & Zoning Commission Action

Being Appealed: Denial of request to rezone 31.51 acres from R-1 to S-2

Name of Appellant: H1 Associates, LLC - Jeff Vallee

(PLEASE PRINT)

Address: P.O. Box 3514, Covington, LA 704343

Phone # (225) 931-8070

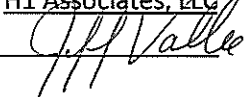
Email Address jeff@h1rec.com

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

If "Other" Checked,

Please Explain: _____

Reason(s) for Appeal: The request was reasonable and the proposed zoning is consistent with the other developed residential subdivisions in the vicinity. The denial by the Commission was arbitrary and was based on factors that were not relevant to the zoning of the property.

Appellant's H1 Associates, LLC
Signature: 

Date: June 5, 2026

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.

[NAME], [TITLE] | [DEPARTMENT]

P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | [EMAIL]@STPGOV.ORG | 985-898-3427
WWW.STPGOV.ORG



ZONING STAFF REPORT
2025-4472-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 Ronald Reagan Hwy, east of Gotschalk Road and west of Hwy 1077, Covington; S17 & S20, T6S, R10E; Ward 1 District 3

Petitioner: H1 Associates – Jeff Vallee **Posted:** May 20, 2026

Owner: Marietta Trust and Warren Trust Humphries **Commission Hearing:** June 2, 2026

Size: 31.51 acres **Determination:** Denied



Current Zoning:
R-1 (Rural Residential District)

Requested Zoning:
S-2 (Suburban Residential District)

Future Land Use: Residential-Medium Intensity

Elevation Requirements: Because the subject property is located within an unnumbered Flood Zone A and the proposed development exceeds fifty lots, the applicant will be required to perform hydrologic and hydraulic analyses and submit supporting data necessary to establish Base Flood Elevations (BFEs) for the site in accordance with 44 CFR 60.3 and applicable National Flood Insurance Program (NFIP) standards.

LAND ANALYSIS

1. The applicant is requesting to rezone 31.51 acres from R-1 Rural Residential District to S-2 Suburban Residential District. The parcel is located on the north side of Ronald Reagan Highway, east of Gotschalk Road and west of Hwy 1077, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
06-007	Unknown	A-1
09-2116	A-1	R-1

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	R-1 (Rural Residential District)
South (across HWY 190)	Residential	Preston Vineyard PUD (Planned Unit Development)
East	Residential	Goodbee Square PUD (Planned Unit Development)
West	Residential	R-1 (Rural Residential District) and GC-1 (General Commercial)

2. As shown in Table 2, the subject site abuts undeveloped property zoned R-1 Rural Residential District to the north, the Goodbee Square PUD Planned Unit Development to the east, the Preston Vineyard PUD to the south, and residential uses zoned R-1 Rural Residential District and GC-1 General Commercial District to the west.



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Zoning Comparison

Table 3: Zoning Comparison

	Zoning Classification	Acres	Min Lot Size	Min. Width	Net Density*
Existing	R-1 Rural Residential	31.51 acres	5 acres	300'	4 lots
Proposed	S-2 Suburban Residential	31.51 acres	7,500 sq. ft.	75'	128 lots*
* Due to a lack of information at the zoning change phase of development, best Planning practice reduces gross density by 30% to account for infrastructure (roads, drainage, utilities), unmitigated wetlands, and other land constraints. This is an estimate based on best available data.					

3. The requested zoning change would increase the development potential of the subject property compared to the existing R-1 Rural Residential district. Under the current zoning classification, the subject property would support large-lot rural residential development characterized by 5-acre lot sizes. In contrast, the requested S-2 zoning district is intended to accommodate more compact suburban residential development patterns with smaller lot sizes, reduced lot widths, and more efficient infrastructure layouts.

REQUEST ANALYSIS

4. The applicant has submitted a conceptual development plan for approximately 91 lots demonstrating a conventional suburban design with a density of 2.35 dwelling units per acre. The proposed layout is conceptual in nature and, if the requested zoning is approved, future development would not be legally bound to maintain the exact subdivision layout, lot arrangement, roadway alignment, or design features shown on the submitted concept plan unless otherwise required through subsequent major subdivision approvals including Concept Subdivision Plan and Final Subdivision Plat and Construction Plan.

Compatibility or Suitability with Adjacent Area

Table 4: Surrounding PUD Comparison

Zoning Classification	Avg. Lot Size	Avg. Width	Total Acreage	# of lots	Density	Year Approved
Spring Lakes PUD	15,000 sq. ft.	100'	136.55 acres	168 lots	1.23 du/ac	2004
Eagle Landing PUD	15,000 sq. ft.	100'	78.70 acres	101 lots	1.28 du/ac	2004
Countryside PUD	7,663 sq. ft.	55'	94.77 acres	152 lots	1.6 du/ac	2006
The Preserve at Goodbee Lakes	6,900 sq. ft.	60'	31.88 acres	66 lots	2.07 du/ac	2006
Preston Vineyards PUD	7,200 sq. ft.	59'	82.759 acres	165 lots	1.99 du/ac	2016
Providence Park PUD	6,811 sq. ft.	53'	163.74 acres	456 lots	2.78 du/ac	2016
Average	9,762 sq. ft.	71'	588.40 acres	184 lots	1.825 du/ac	N/A
Esperanza Development*	7,500 sq. ft.	60'	38.70 acres	91 lots	2.35 du/ac	N/A

5. Although the requested zoning signifies an increase in potential residential density compared to the existing zoning classifications, the conceptual density proposed by the applicant of approximately 2.35 dwelling units per acre appears generally consistent with the evolving suburban residential development pattern established by nearby developments including Preston Vineyards, Providence Park, and The Preserve at Goodbee Lakes along the Ronald Reagan Highway corridor.

Trip Generation

6. According to the Department of Engineering, the proposed 91 single-family detached dwelling units are estimated to generate approximately 68 trips during the AM peak hour and 91 trips during the PM peak hour based on ITE fitted curve methodology. Because the estimated peak-hour trip generation is below 100 trips, the project meets Threshold 1 under St. Tammany Parish UDC Sec. 900-3.1. As such, a Traffic Impact Analysis (TIA) will not be required during the Concept Plan Review phase if the project moves forward.



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However, if the adjacent Isadora Development, for which a concurrent rezoning request has been submitted, proceeds forward, the TIA prepared for that development will be required to evaluate the transportation impacts associated with both developments.

CONSISTENCY WITH PARISH ADOPTED PLANS

Multi-Modal Transportation Plan

7. The Multi-Modal Transportation Plan identifies Ronald Reagan Highway as a corridor experiencing regionally significant congestion levels in the Regional Transportation Network section. The report notes that heading west from Covington, congestion levels begin improving to the 66% to 85% range. The road has a total overall congestion rate of 63.28%, which indicates the actual measured speed of vehicles on a roadway as a percentage of the potential free flow speed that would exist under ideal conditions.

New Directions 2040

8. The proposed zoning change is consistent with the below goals, policies, and strategies of the Comprehensive Plan.
 - i. Strategy 2:1:5: Locate high intensity land uses adjacent to high-capacity transportation corridors.
 - ii. Goal 1: A connected grid of roadways will reduce congestion and provide multiple routes to destinations.
 - iii. Strategy 5:1:1: Require new roads in developments to connect with roadways serving adjacent areas where feasible to improve network connectivity.

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.

SUMMARY

9. The proposed rezoning represents a continuation of the evolving suburban residential development pattern along the Ronald Reagan Highway corridor. Unlike isolated suburban expansion into predominantly rural areas, the subject site is located adjacent to existing suburban residential developments including Preston Vineyard, Countryside, and Goodbee Square. The proposed S-2 zoning and conceptual density of approximately 2.35 dwelling units per acre are generally comparable to nearby approved residential developments and appear more consistent with the surrounding development pattern than the existing large-lot R-1 Rural Residential zoning classification.

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 conditions, 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.

2025-4472-ZC

1077

East Pointe Creek

R-1

20

PUD

21

BEEBALM

T6 - R10E

NC-2

GC-1

PUD

PARMA CIR

PF-1

190

CLOVER KNOLL DR

OAKBURY DR

FOREST CREEK DR

PUD

L-2

29

L-2

28

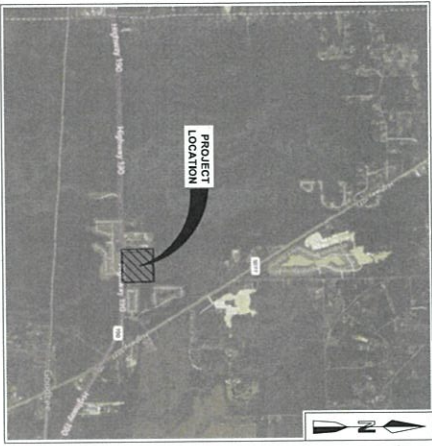
L-2

WOODBUFF DR

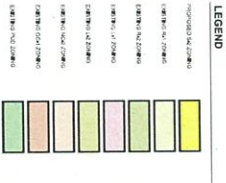
R-1



SITE ANALYSIS TABLE	
CURRENT ZONING	H-1
PROPOSED ZONING	S-2
SITE AREA/AC	31.51 AC
S & Z AREA/AC	31.51 AC
EXISTING H-1 ZONING	7.19 AC



VICINITY MAP
SCALE: 1" = 200'



38.70 ACRE TRACT
U.S. HIGHWAY 190
ST. TAMMANY PARISH, LOUISIANA
FOR H12, LLC



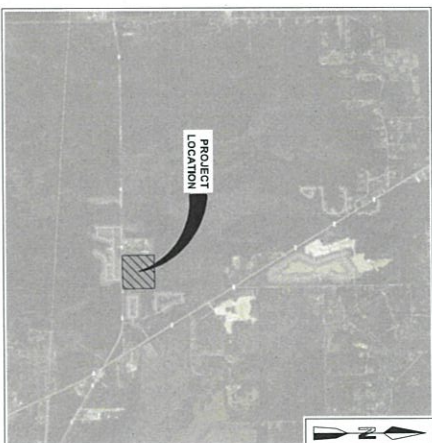
**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT NO. 25-107
DATE FOR REVIEW
5/14/2025

CHECKED
DRAWN
DATE

EX-3

RONALD REAGAN HWY (U.S. 190)

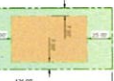


ESPERANZA DEVELOPMENT	
TOTAL ACRES/LOT	36.99 AC.
62 FRONTAGE LOTS (60'12" AVERAGE, +42'20" MAX)	51
TOTAL NUMBER OF INTERESTED LOTS	4038 LOTS
1,640' FOOT OF ROADWAY	12.27 AC.
PROPOSED GREENSPACE AVERAGE	3.52 AC.
PROPOSED PARKING AVERAGE	1.22 AC.
PROPOSED NEW LOT FLOORAGE	5.64 AC.

CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS

- [illegible]

LEGEND - NEW IMPROVEMENTS

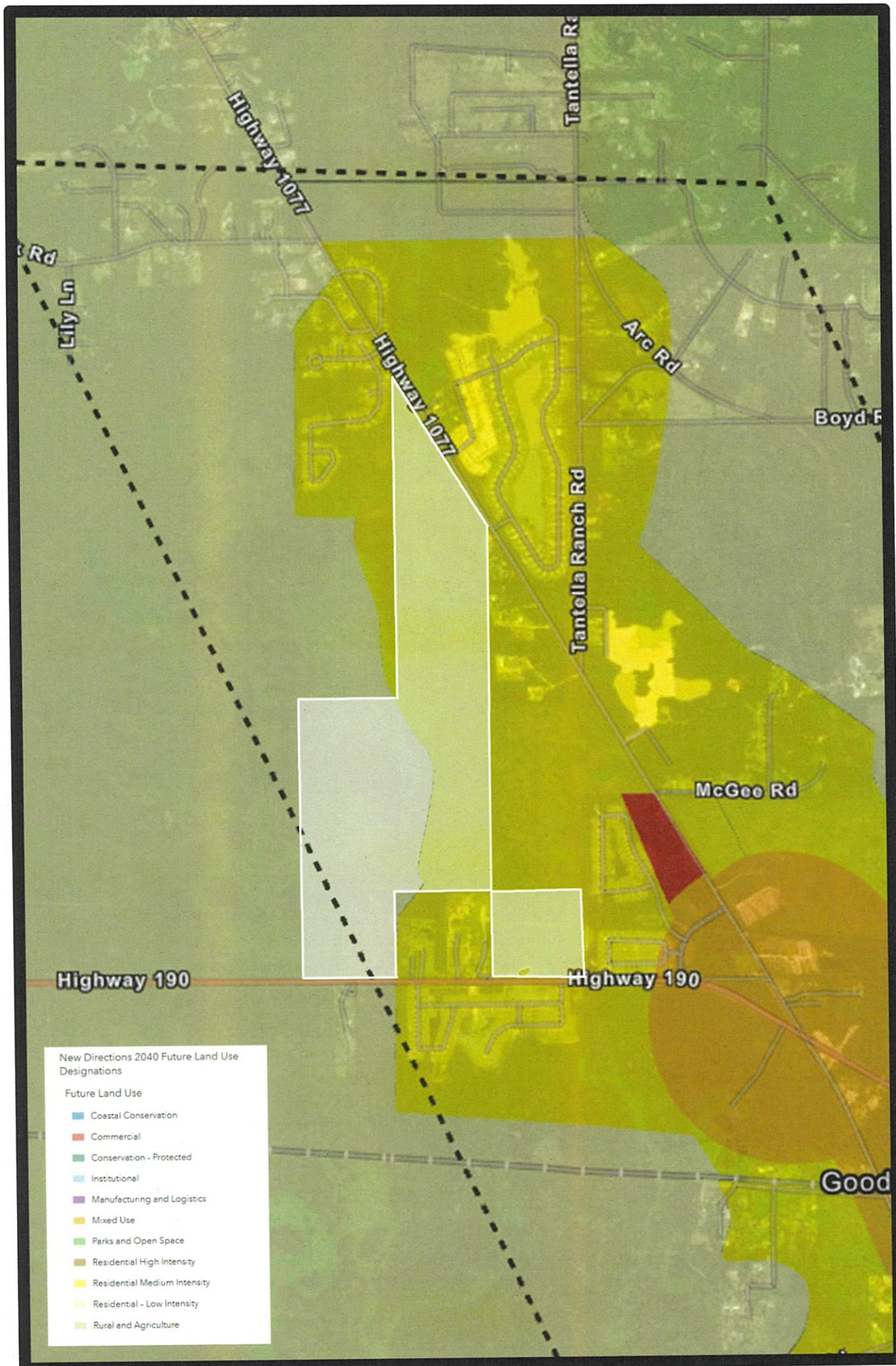


TYPICAL LOIS

**** NOTE ****
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY & A BOUNDARY SURVEY. CHANNEL, ETC., THEN ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PAVEMENT, ETC.,

LAYOUT EXHIBIT





- New Directions 2040 Future Land Use Designations
- Future Land Use
- Coastal Conservation
 - Commercial
 - Conservation - Protected
 - Institutional
 - Manufacturing and Logistics
 - Mixed Use
 - Parks and Open Space
 - Residential High Intensity
 - Residential Medium Intensity
 - Residential - Low Intensity
 - Rural and Agriculture



REIMERS COMPANY LLC

23107 Zemurray Gardens Drive • Loranger, LA 70446
985-878-8022 • Fax 985-878-8093

May 14, 2026

To the Members of the St. Tammany Parish Zoning Commission:

I respectfully ask for your support of the requested rezoning of the Marietta Trust and Warren Trust property.

The Reimers-Schneider family have owned this land for many years. During that time, we have paid property taxes to St. Tammany Parish year after year and maintained the property in a very responsible manner. This land has been a long-term investment for our family, and like any property owner, we hoped to, one day, realize the fair and reasonable value of that investment.

For almost two years, we have been under contract to sell this property, contingent upon the requested rezoning approval. The proposed rezoning is a necessary requirement for the purchaser to move forward with the project and ultimately close on the property. Without the rezoning, the land sale cannot occur.

As a property owner, it is difficult to understand investing in and carrying land for many years, paying taxes throughout that time, and then being unable to sell the property for its highest and best reasonable use. I believe the requested rezoning is consistent with the growth and development patterns of the area and represents a fair and appropriate use of the property.

I am not asking for special treatment, only the opportunity to sell an asset we have owned and invested in for many years. I respectfully ask the Commission to consider our rights as long-time property owners who have made substantial investments in this parish and simply wish to realize the value of their property in a reasonable and lawful manner.

Thank you for your time, consideration, and service to our community.

Respectfully,

Jeanine Connelley

Marietta Trust & Warren Trust



PUBLIC NOTICE

Notice of the public notice to the
Board of Planning Commission

CASE NUMBER

2025-4472-ZC

June 2, 2026

MAY 21 2026 11:42



MAY 21 2026 11:42