

APPEAL # 2

ZC DENIED: 11/02/22



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: 11/8/22

2022-3068-ZC

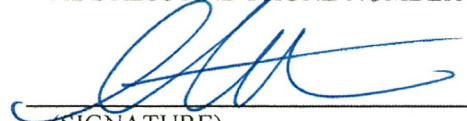
Existing Zoning: HC-1 (Highway Commercial District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcel located on the north side of LA Highway 22, east of Belle Pointe Drive, west of Perrilloux Road, Madisonville; S16, T7S, R10E; Ward 1, District 1
Acres: 3.010 acres
Petitioner: Beau Bryant
Owner: Highway 22-Perrilloux, LLC – Beau Bryant
Council District: 1

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: Beau C. Bryant

ADDRESS: 115 Cherrylawrel Dr Cov La 70433

PHONE #: 504-701-1181

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT
2022-3068-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 LA Highway 22, east of Belle Pointe Drive, west of Perrilloux Road, Madisonville; S16, T7S, R10E; Ward 1, District 1
Council District: 1

Owner: Highway 22-Perrilloux, LLC – Beau Bryant **Posted:** October 11, 2022

Applicant: Beau Bryant **Commission Hearing:** November 2, 2022

Size: 3.010 acres **Determination:** Denied



Current Zoning

HC-1 Highway Commercial District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Mixed-Use

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

Findings

1. The petitioner is requesting to change the zoning classification from HC-1 Highway Commercial District to HC-2 Highway Commercial District. The site is located on the north side of LA Highway 22, east of Belle Pointe Drive, west of Perrilloux Road, being Lots A & B, Madisonville.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
85-034B	Unknown	C-2 Commercial
09-2116	C-2 Commercial	HC-1 Highway Commercial District

2. The subject property was recently a part of a minor subdivision that was approved in 2021 that split the singular 3.010-acre parcel into 1.968 acres and 1.042 acres as Lots A & B, respectively.

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District A-4 Single-Family Residential
South	Undeveloped and Commercial	HC-1 Highway Commercial District HC-2 Highway Commercial District
East	Undeveloped	HC-1 Highway Commercial District HC-3 Highway Commercial District
West	Undeveloped and Commercial	HC-1 Highway Commercial District

4. The subject property is adjacent to properties that are zoned Highway Commercial on all sides except the north side, where it abuts existing residential uses. The parcel(s) are also directly adjacent to property across Perrilloux Road to the east that has been zoned to the requested HC-3 Highway Commercial District.

ADMINISTRATIVE COMMENTS



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5. The property's existing HC-1 Highway Commercial District designation and the requested HC-2 Highway Commercial District designation differ as far as regulations in land use & building size as show in Table 3:

6. Table 3: Zoning Regulations

ZONING CLASSIFICATION	PERMITTED USES	MAX BUILDING SIZE	PURPOSE
HC-1 Highway Commercial District	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 establishment, 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.	20,000 sq. ft.	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.
(Requested) HC-2 Highway Commercial District	All uses permitted in the HC-1 Highway Commercial District; Banks and financial institutions (greater than 3,000 square feet); Convenience stores (with gas), when the criteria of section 130-2213(51)a are met; 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.	40,000 sq. ft.	To provide for the location of moderately scaled, intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

7. If approved, the applicant will have to maintain all buffers for commercially-zoned property as well as following all remaining landscaping, parking and drainage requirements.

8. The purpose of the request is so that the applicant may construct a retail shopping center.

ADMINISTRATIVE COMMENTS



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Consistency with New Directions 2040

Mixed-Use: Areas that are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Strategy 1:5:1: Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.
 - ii. Strategy 1:5:2: Locate high intensity land uses adjacent to high capacity transportation corridors.
 - iii. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.





BELLE POINTE DR

A-4

HC-2

BELLE POINTE CT

A-2

A-4

A-2

PERRILLOUX RD

ED-1

ED-1

LANCASTER ELEMENTARY

HC-1

HC-1

HC-2

HC-3

22W

HC-1

BONCHATOULA HWY

HC-3

MOSS POINT

PUD

A-3

TREPAGNIER RD

OAK BEND

GOLDEN OAK

A-2

PF-2