



ST. TAMMANY P
MICHAEL B. COOPE
PARISH PRESIDEN

APPEAL # 2

ZC DENIED: 09/14/22



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: 9/14/2022

2022-2777-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: HC-2 (Highway Commercial District)
Location: Parcels located on the south side of North 5th Street, west of Vivian Street and Ladybug Lane; Covington; S42, T7S, R11E, Ward 3, District 5
Acres: .66 acres
Petitioner: Josie Adams
Owner: J&J Builders Northshore, Inc.
Council District: 5
POSTPONED FROM JULY 5, 2022 MEETING

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.

Josie Adams
(SIGNATURE)

PRINT NAME: Josie Adams

ADDRESS: 253 DELTA DR MANDERVILLE, LA

PHONE #: 985-789-2121

70448



ZONING STAFF REPORT
2022-2777-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: Parcels located on the south side of North 5th Street, west of Vivian Street and Ladybug Lane; Covington; S42, T7S, R11E, Ward 3, District 2
Council District: 5

Owner: J&J Builders Northshore, Inc.

Posted: August 12, 2022

Applicant: Josie Adams

Commission Hearing: September 6, 2022

Size: .66 acres

Determination: Denied



Current Zoning

A-2 Suburban District

Requested Zoning

HC-2 Highway Commercial District

Future Land Use

Residential – Medium Intensity

Flood Zone

Preliminary: Flood Zone X

Critical Drainage: No

Findings

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to HC-2 Highway Commercial District. The site is located on the south side of North 5th Street, west of Vivian Street and Ladybug Lane; Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
04-060	Unknown	LC Light Commercial
09-2116	LC Light Commercial	A-2 Suburban District – Comprehensive Rezoning

Compatibility or Suitability with Adjacent Area

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Commercial	City of Covington
South	Educational	A-2 Suburban District
East	Commercial	HC-2 Highway Commercial District
West	Undeveloped	A-2 Suburban District

4. The subject property is currently undeveloped and abuts an educational learning facility to the south, undeveloped land to the west, and commercial uses to the north and the east. The purpose of the existing A-2 Suburban District is to provide for the location of single-family residences at a density of one dwelling unit per acre.
5. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, intense retail, office and service uses. It should be noted that the subject site is .66 acres and if rezoned, will be subject to the required landscaping, parking, and drainage regulations.
6. A change in zoning will allow the applicant to operate any of the following permitted commercial uses: All uses permitted in the HC-1 Highway Commercial District and Banks and financial institutions; 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 sq. ft.; Clubs, lodges, fraternal and religious institutions, meeting halls (over 20,000 sq. ft.); Veterinary clinics (with outdoor kennels); Parcel post delivery stations; Mini-warehouses; Commercial kennels; Outdoor storage yards that



ZONING STAFF REPORT
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PARISH PRESIDENT

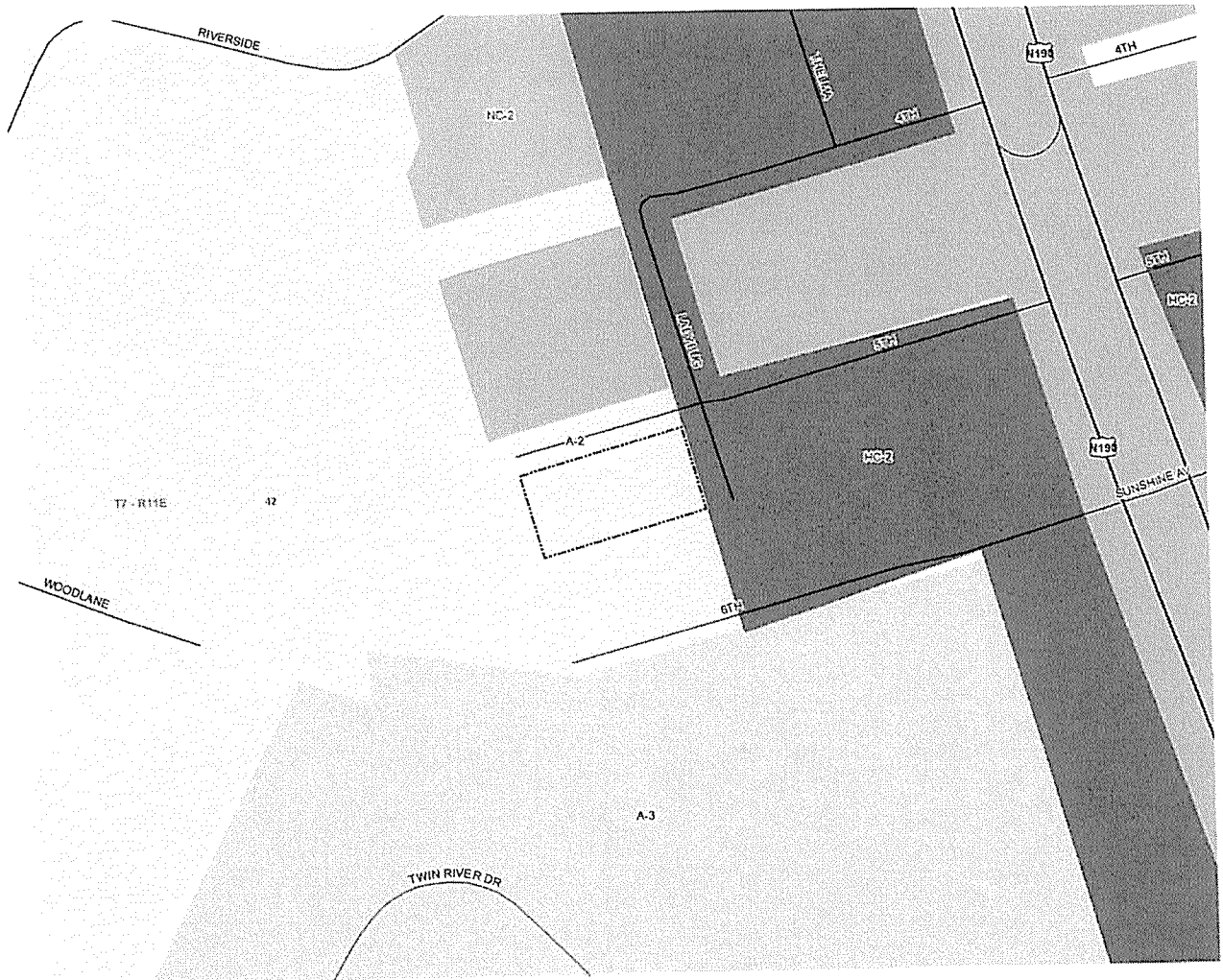
PLANNING & DEVELOPMENT
Ross Liner
Director

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 sales not to exceed two acres of display and storage; Outdoor retail and storage yards; Potable storage containers use for storage; Outdoor display area of pre-assembles building, pool and playground equipment.

Consistency with New Directions 2040

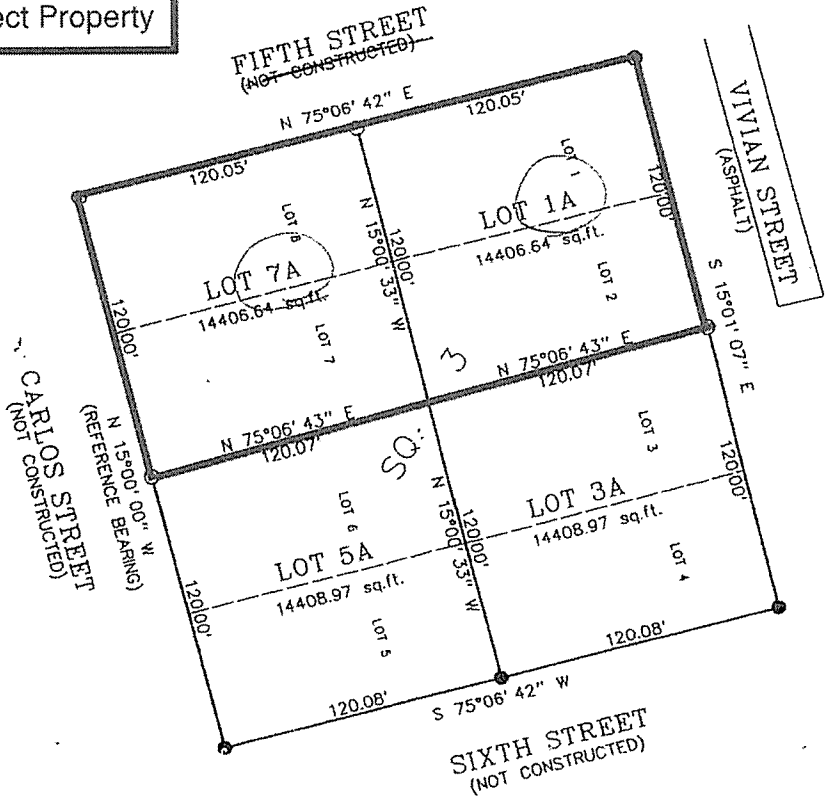
Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential 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.

- 7. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.



2022-2777-ZC

Subject Property



APPROVALS

SECRETARY PLANNING COMMISSION

PARISH ENGINEER

DATE FILED FILE NO.

CLERK OF COURT

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0230 C; REV. 10-17-89

NOTE: SERVICITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVICITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

STATE OF LOUISIANA
 KELLY J. McHUGH
 License No 4443
 PROFESSIONAL
 6-21-04
 KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFES CORRECT PLAT.

REFERENCE: SURVEY BY JOSEPH PUGH, DATED 2-28-1930, FROM WHICH REFERENCE BEARING WAS TAKEN.

BOUNDARY SURVEY OF: RESUBDIVISION OF LOTS 1-8, INTO LOTS 1A, 3A, 5A & 7A, SQ. 3, MAILLEVILLE SUBD. SECTION 42, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.	
PREPARED FOR: WEBBER LAND & DEVELOPMENT	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 70401	
SCALE: 1" = 60'	DATE: 6-21-2004
DRAWN: R.F.D.	JOB NO: 04-191-RE
REVISED:	

2022-2777-ZC

HC-3

THELMA

N190

RIVERSIDE

HC-2

2021-2626-BOA

NC-2

4TH

A-2

5TH

T7-R1E

42

2022-2777-ZC

LADYBUG

6TH

A-3

TWIN RIVER

