



ST. TAMMANY PARISH  
MICHAEL B. COOPER  
PARISH PRESIDENT

APPEAL # 3  
ZC Approved :  
10/04/22



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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 10/8/2022

2022-3031-ZC

Existing Zoning:	HC-2 (Highway Commercial District)
Proposed Zoning:	HC-2A (Highway Commercial District)
Location:	Parcel located on the west side of LA Highway 59, north of Lonesome Road, Mandeville; S36, T7S, R11E; Ward 4, District 10
Acres:	9.35 acres
Petitioner:	Zuppardo Properties, LLC
Owner:	Roy Zuppardo
Council District:	10

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.

Daryl P. Lofaso  
(SIGNATURE)

PRINT NAME: DARYL P. LOFASO

ADDRESS: 15 LORIO LN. MANDEVILLE, LA 70448

PHONE #: (504) 451-7113



**ADMINISTRATIVE COMMENTS**



**ZONING STAFF REPORT**  
2022-3031-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 59, north of Lonesome Road, Mandeville; S36, T7S, R11E; Ward 4, District 10      **Council District:** 10

**Owner:** Zuppardo Properties, LLC

**Posted:** September 12, 2022

**Applicant:** Roy Zuppardo

**Commission Hearing:** October 4, 2022

**Size:** 9.35 acres

**Determination:** Approved



**Current Zoning**

HC-2 Highway Commercial District

**Requested Zoning**

HC-2A Highway Commercial District

**Future Land Use**

Mixed Use

Residential: Medium-Intensity

**Flood Zone**

Effective Flood Zone A5

Preliminary Flood Zone AE

**Critical Drainage:** Yes

*Findings*

- The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to HC-2A Highway Commercial District. The site is located on the west side of LA Highway 59, north of Lonesome Road, Mandeville.

*Zoning History*

- Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
98-004	Unknown	C-2 Commercial
09-2116	C-2 Commercial	HC-2 Highway Commercial District

- The 9.35-acre parcel is currently zoned HC-2 Highway Commercial District. The purpose of this district is 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.
- The purpose of the proposed HC-2A Highway Commercial District designation is duplicative of the existing HC-2 Highway Commercial District designation, as is a majority of the ordinance itself. The only differing regulation between the two districts is maximum building size. In the existing HC-2 Highway Commercial District, the maximum building size is 40,000 square feet, while HC-2A allows for up to 75,000 square feet.

*Compatibility or Suitability with Adjacent Area*

- Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-3 Suburban District
South	Undeveloped	NC-4 Neighborhood Institutional District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District



## ADMINISTRATIVE COMMENTS



### ZONING STAFF REPORT

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6. The subject site abuts undeveloped parcels along Highway 59 to the south, east, and west, and a residential subdivision to the north. There are multiple parcels which are currently zoned to accommodate various commercial uses located along Highway 59. If approved for a commercial zoning classification and developed as such, the site must comply with all commercial drainage, parking, and landscaping regulations.
7. Permittable uses in the HC-2A District are as follows: 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 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 miniwarehouse, 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*

**Mixed-Use:** These are 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.

**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 onsite 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.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
  - a. 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.
  - b. Strategy 1:5:2 Locate high intensity land uses adjacent to high capacity transportation corridors.
  - c. Goal 5:1: The Parish will designate adequate land served by supporting infrastructure for use by businesses and industries seeking to begin or expand.

ADMINISTRATIVE COMMENTS



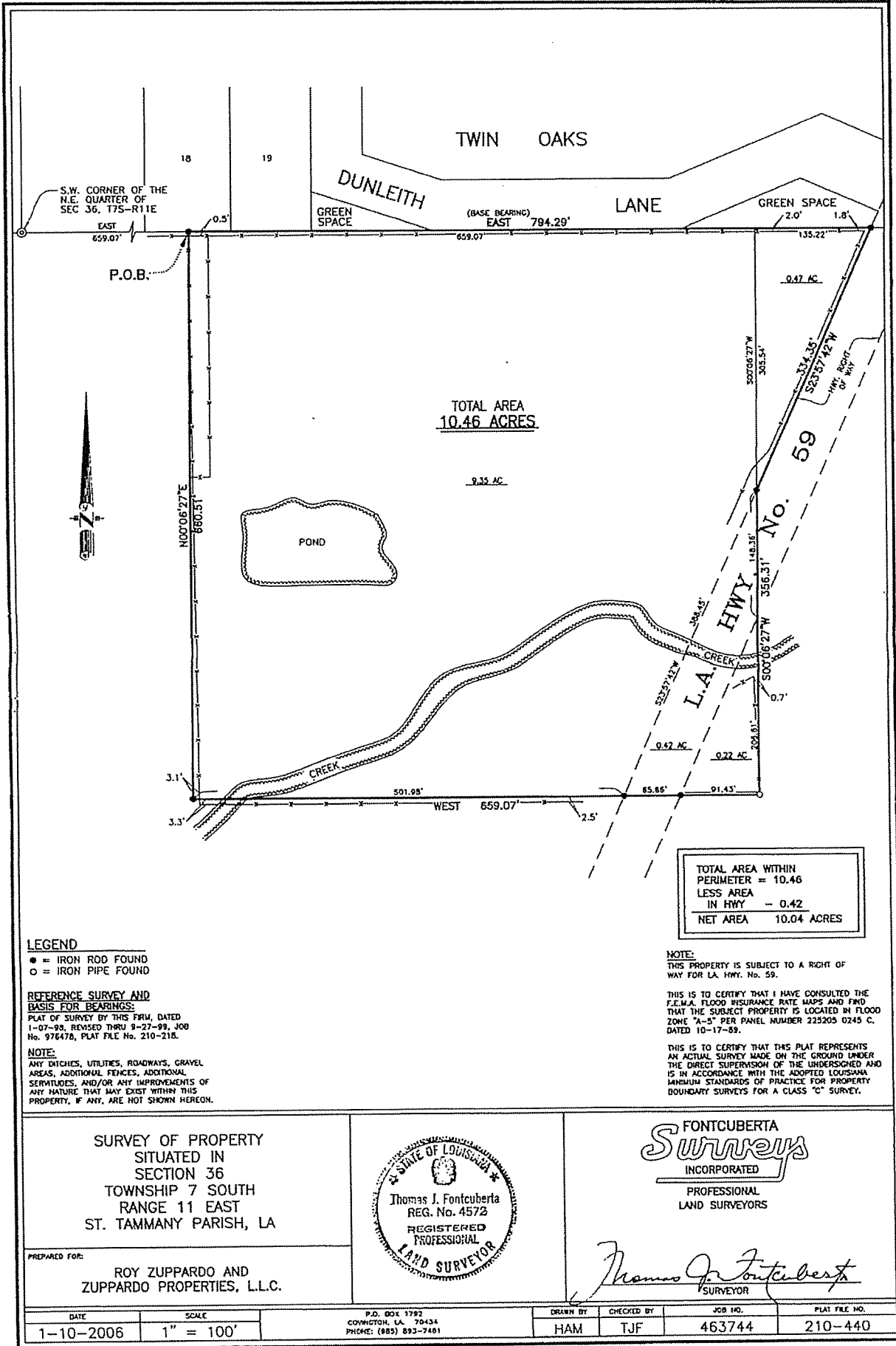
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TOTAL AREA  
10.46 ACRES

TOTAL AREA WITHIN PERIMETER	= 10.46
LESS AREA IN HWY	- 0.42
<b>NET AREA</b>	<b>10.04 ACRES</b>

**LEGEND**

- = IRON ROD FOUND
- = IRON PIPE FOUND

**REFERENCE SURVEY AND BASIS FOR BEARINGS:**

PLAT OF SURVEY BY THIS FIRM, DATED 1-07-08, REVISED THRU 9-23-09, JOB No. 976478, PLAT FILE No. 210-218.

**NOTE:**



ANY DITCHES, UTILITIES, ROADWAYS, GRAVEL AREAS, ADDITIONAL FENCES, ADDITIONAL SERVITUDES, AND/OR ANY IMPROVEMENTS OF ANY NATURE THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

**NOTE:**

THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY FOR LA HWY. No. 59.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A-5" PER PANEL NUMBER 22205 0245 C, DATED 10-17-89.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

<p style="text-align: center;">SURVEY OF PROPERTY SITUATED IN SECTION 36 TOWNSHIP 7 SOUTH RANGE 11 EAST ST. TAMMANY PARISH, LA</p>		<p><b>Fontcuberta</b> SURVEYS INCORPORATED PROFESSIONAL LAND SURVEYORS</p>												
<p>PREPARED FOR: ROY ZUPPARDO AND ZUPPARDO PROPERTIES, L.L.C.</p>	 <p>SURVEYOR</p>													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DATE</td> <td style="width: 25%;">SCALE</td> <td style="width: 25%;">JOB NO.</td> <td style="width: 25%;">PLAT FILE NO.</td> </tr> <tr> <td>1-10-2006</td> <td>1" = 100'</td> <td>463744</td> <td>210-440</td> </tr> </table>	DATE	SCALE	JOB NO.	PLAT FILE NO.	1-10-2006	1" = 100'	463744	210-440	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">P.O. BOX 1795 COVINGTON, LA. 70434 PHONE: (885) 893-7401</td> <td style="width: 25%;">DRAWN BY HAM</td> <td style="width: 25%;">CHECKED BY TJF</td> <td style="width: 25%;">JOB NO. 463744</td> </tr> </table>	P.O. BOX 1795 COVINGTON, LA. 70434 PHONE: (885) 893-7401	DRAWN BY HAM	CHECKED BY TJF	JOB NO. 463744	
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2022-3031-ZC

SHARP RD

DE VAL DR

HIGHLAND DR

DUNLEITH LN

A-3

HENRY MEINERS RD

T7 - R11E

36

HC-2

NC-4

A-2

A-4

LORNO LN

OAK ISLAND DR

HC-1

LONESOME RD

MD-2

NC-6