



APPEAL #1
ZC DENIED 02/04/2025

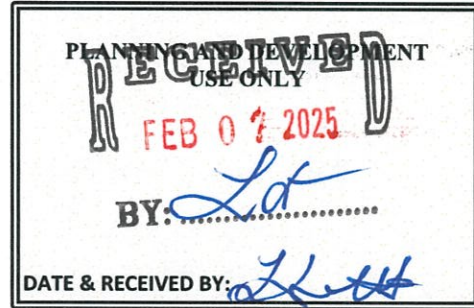
ST. TAMMANY PARISH

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



Case Number: 2024-4097-ZC Planning & Zoning Commission Meeting Date: 02/04/2025

Planning & Zoning Commission Action
Being Appealed: Denial

Name of Appellant: H1 Associates - Jeff Vallee
(PLEASE PRINT)

Address: 13406 Seymour Myers Boulevard; Suite 1; Covington, LA 70433

Phone # (225) 931-8070 Email Address jeff@h1rec.com

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

If "Other" Checked,
Please Explain: _____

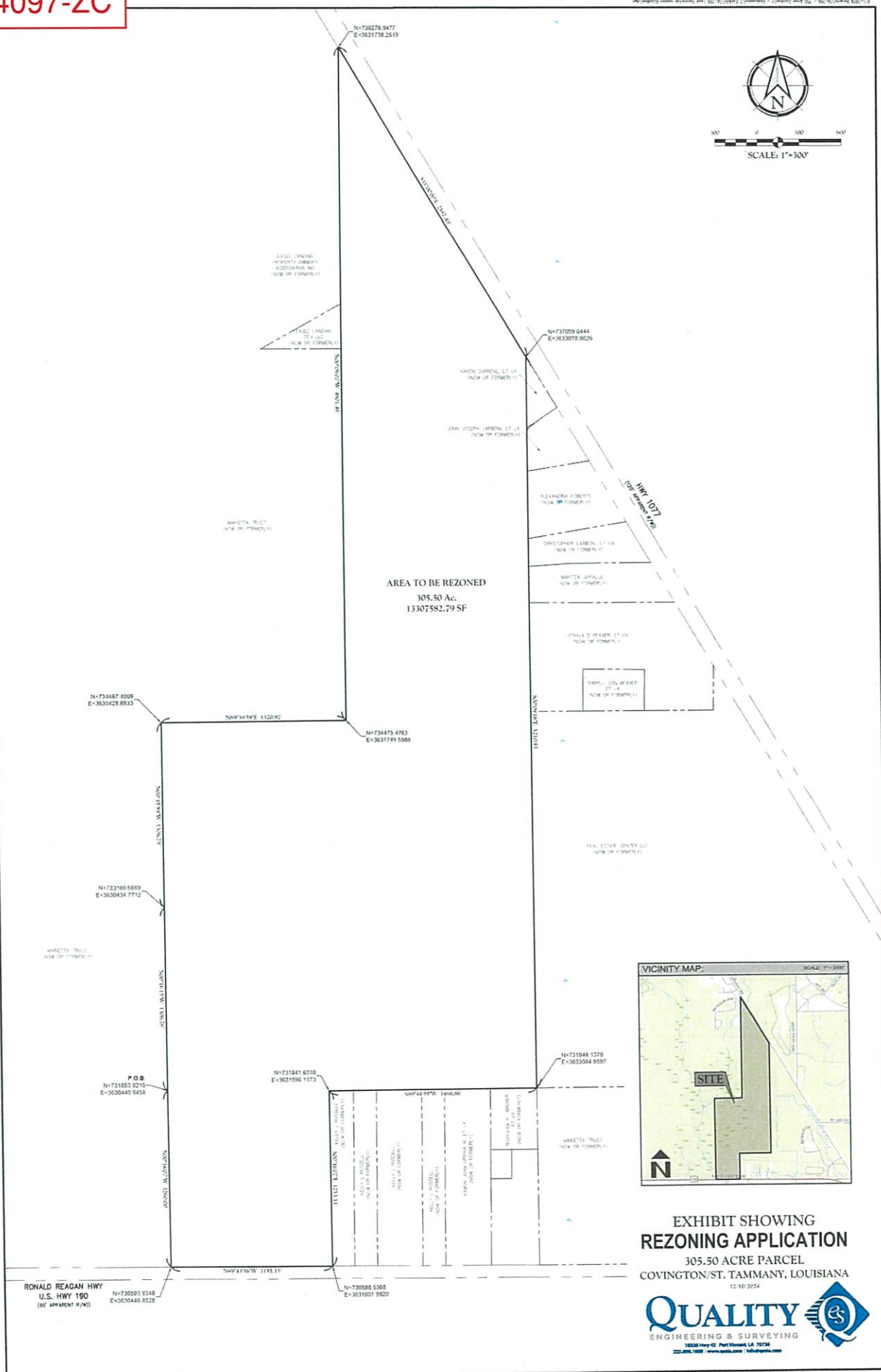
Reason(s) for Appeal: The request was reasonable and the proposed zoning is consistent
with the other developed residential subdivisions in the vicinity.
The denial by the Commission was arbitrary and was based on
factors that were not relevant to the zoning of the property.

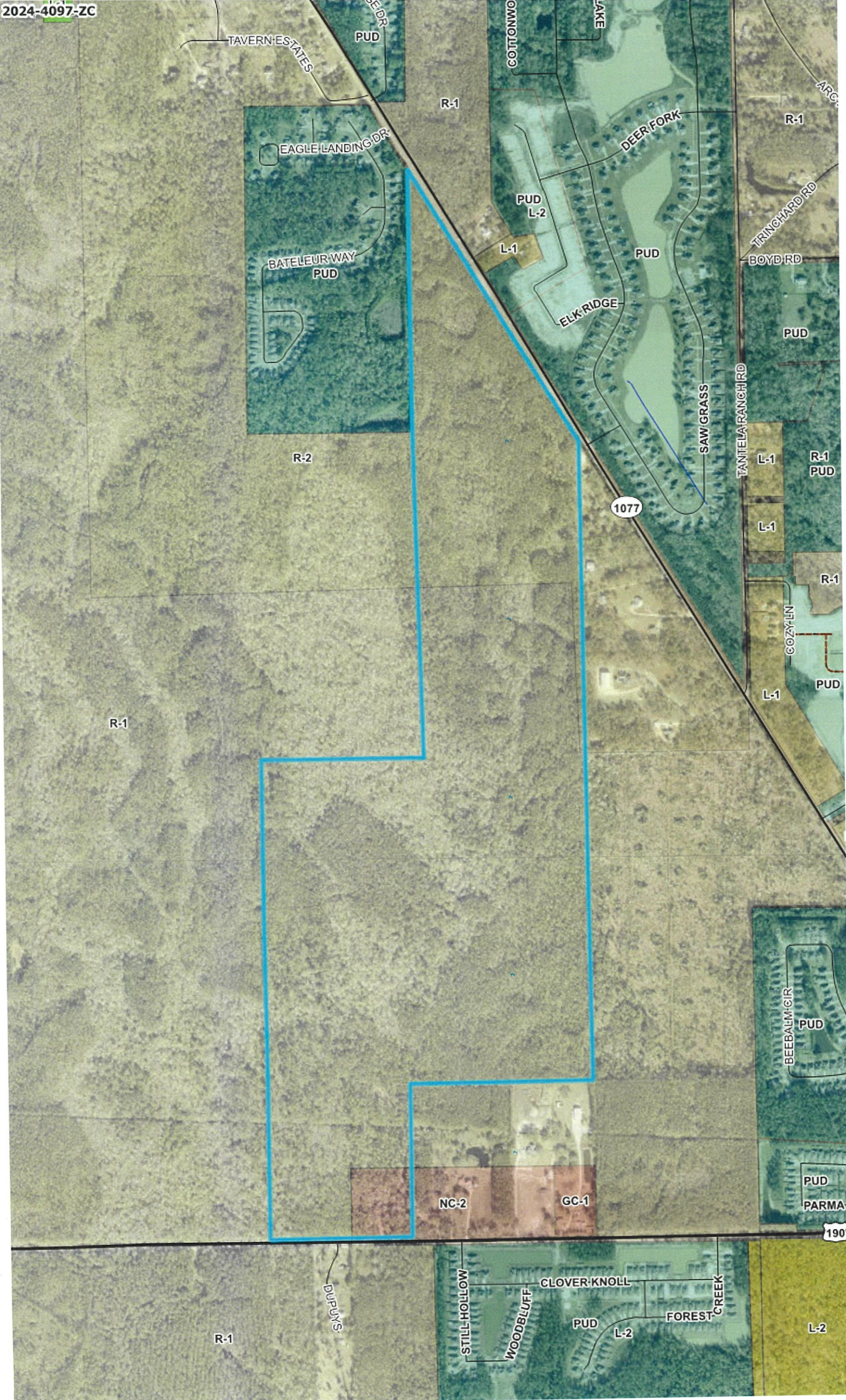
Appellant's
Signature: Jeff Vallee Date: 02/07/2025

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.

2024-4097-ZC







ZONING STAFF REPORT
2024-4097-ZC

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Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the north side US Highway 190 (Ronald Regan Highway) and on the west side of LA Highway 1077, Covington; S17 & S20, T6S, R10E; Ward 1, District 3
Council District: 3
Petitioner: HS1 Associates – Robert Humphries
Owner: HS1 Associates – Robert Humphries
Size: 305.50 acres
Posted: January 17, 2025
Commission Hearing: February 4, 2025
Determination: Denied



Current Zoning
R-1 Rural Residential District, R-2 Rural Residential District, and NC-2 Neighborhood Commercial District
Requested Zoning
S-2 Suburban Residential District
Future Land Use
Residential: Low-Intensity
Residential: Medium-Intensity
Flood Zone
Effective Flood Zone A
Preliminary Flood Zone AE
Critical Drainage:
Yes
Elevation Requirements:
BFE ranging from 36' to 46'

FINDINGS

1. The applicant is requesting to rezone the 305.50-acre parcel from R-1 Rural Residential District, R-2 Rural Residential District, and NC-2 Neighborhood Commercial District to S-2 Suburban Residential District. The property is located on the north side US Highway 190 (Ronald Regan Highway) and on the west side of LA Highway 1077, Covington.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	R-1/R-2 Rural Residential District

Site and Structure Provisions

3. The site is currently undeveloped. The site is also being petitioned for rezoning in conjunction with a 38.70-acre parcel to the south, which has been applied for under case number 2024-4098-ZC.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Highway 1077)	Residential	R-1 Rural Residential District/Spring Lakes PUD Planned Unit Development/L-1 Large Lot Residential District
South	Residential	R-1 Large Lot Residential District, NC-2 Neighborhood Commercial District, and GC-1 General Commercial District
East	Residential	R-1 Rural Residential District
West	Undeveloped	R-1/R-2 Rural Residential District



ZONING STAFF REPORT
2024-4097-ZC

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5. The subject property abuts residential property to the north across Louisiana Highway 1077 zoned R-1 Rural Residential District, as well as the Spring Lakes Planned Unit Development (PUD). To the south are residential parcels zoned R-1 Large Lot Residential District, NC-2 Neighborhood Commercial District, and GC-1 General Commercial District. To the east are residential properties zoned R-1 Rural Residential District, and directly west is undeveloped property zoned R-1 and R-2 Rural Residential District.
6. The existing R-1 Rural Residential District requires a minimum parcel size of 5 acres and minimum lot width of 300'. The property's additional R-2 Rural Residential District zoning requires a minimum parcel size of 3 acres and a minimum lot width of 200'. Approximately 71.8 acres of the property contains the R-2 Rural Residential District, while the remaining roughly 234 acres consist of the R-1 Rural Residential District.
7. The requested S-2 Suburban Residential District has a minimum lot size requirement of 7,500sqft and a minimum lot width of 75'.

Zoning Site and Structure Provisions

Zoning	Setbacks	Minimum Lot Size	Maximum Lot Coverage
R-1 Rural Residential District	Front – 50' Side – 15' Rear – 25'	5 acres with 300' width	50% of total area of the lot
R-2 Rural Residential District	Front – 50' Side – 15' Rear – 25'	3 acres with 200' width	50% of total area of the lot
S-2 Suburban Residential District (requested)	Front – 20' Side – 7.5' Rear – 25'	7,500sqft with 75' width	50% of total area of the lot

8. Per the petitioner's application, the reason for the request is to develop a single-family residential subdivision which will be required to go through the major subdivision process consistent with Chapter 800 - Subdivisions of the Unified Development Code.

Additional Development Requirements

9. Per the Department of Engineering, the following requirements would be applicable to any future development on this site:
- 35' no cut buffer from top of bank (each side) of the intermittent waterways per the USGS map. If the applicant plans on crossing the waterway, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.
 - Any structures within the utility right-of-way will need approval from the utility provider.



ZONING STAFF REPORT
2024-4097-ZC

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Consistency with New Directions 2040

Residential: Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

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.

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

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

The proposed zoning change is NOT 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.

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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