



APPEAL #3
ZC DENIED 02/04/2025

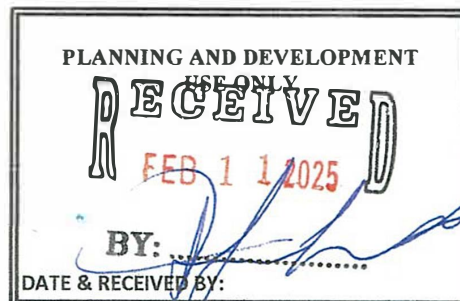
ST. TAMMANY PARISH

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: 2024-4085^{ZC} Planning & Zoning Commission Meeting Date: 2/4/25

Planning & Zoning Commission Action

Being Appealed: Denial of zoning change fl L-1 to NC-2

Name of Appellant: Heather Dempsey (Justin Pitard speaking)
(PLEASE PRINT)

Address: 357 Stonehaven Dr. Mandeville, LA 70471

Phone: (504) 782-4126 Email Address: Hpitard50@hotmail.com

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

If "Other" Checked, Please Explain: Heather Dempsey and Justin Pitard are owners' (Julie Pitard) children

Reason(s) for Appeal: to get zoning change

Appellant's Signature: [Signature] Date: 2/10/25

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.

DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2529
WWW.STPGOV.ORG



ZONING STAFF REPORT
2024-4085-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 southwest corner of LA Highway 59 and Sharp Road, Mandeville; S36, T7S, R11E; Ward 4, District 5

Council District: 5

Petitioner: Heather Dempsey

Posted: January 17, 2025

Owner: Julie Pitard

Commission Hearing: February 4, 2025

Size: .64 acres

Determination: Denied



Current Zoning

L-1 Large Lot Residential District

Requested Zoning

NC-2 Neighborhood Commercial District

Future Land Use

Mixed-Use

Flood Zone

Effective Flood Zone B

Preliminary Flood Zone C

Critical Drainage:

No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone the .64-acre parcel from L-1 Large Lot Residential District to NC-2 Neighborhood Commercial District. The Parcel is located on the southwest corner of LA Highway 59 and Sharp Road, Mandeville.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
73-004	Unknown	A-2
09-2116	A-2	L-1 Large Lot Residential District

Site and Structure Provisions

3. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North (across Sharp Rd)	Residential	L-2 Large Lot Residential District
South	Residential	L-1 Large Lot Residential District
East (across Hwy 59)	Residential	L-1 Large Lot Residential District
West	Residential	L-1 Large Lot Residential District

5. The subject site is bordered by residential property zoned L-2 Large Lot Residential District to the north, and to the south, east, and west are residential properties zoned L-1 Large Lot Residential District.



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6. The L-1 Large Lot Residential District requires a minimum parcel size of 1 acre and a minimum lot width of 150'. While the subject property is not platted in a previously recorded subdivision such as the surrounding area which includes Mandeville Five-Acre Farms and De Val Estates, most of the surrounding area and the parcel in question are considered to be legal lots of record as they do not meet the minimum requirements for the L-1 District.
7. The purpose of the requested NC-2 Neighborhood Commercial District is to provide for the location of small retail and service establishments near residential development in order to provide goods and services to the residents of the neighborhood with minimal impact. The minimum parcel size for the NC-2 Neighborhood Institutional District is 20,000sqft with a maximum building size of 10,000sqft. The maximum lot coverage for all principal and accessory building structures is 50% of the total area of the lot. Uses allowed under the NC-2 Neighborhood Institutional District include the following:

Animal services; Art studio; Bed and breakfast; Club or lodge; Community home*; Day care center, adult; Day care center, child; Day care home; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Garden supply and greenhouse; Medical facility, clinic; Office; Personal service establishment; Place of worship; Restaurant, delicatessen; Restaurant, dine-in without lounge; Retail establishment; Short term rental*; Stormwater retention or detention facility; Veterinary clinic, no outdoor kennels.
8. If approved, the applicant will be able to apply for building permits to accommodate any of the above uses. All parish parking, drainage, and landscaping requirements will need to be met prior to any development of the site.

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.

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

- i. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses.

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:

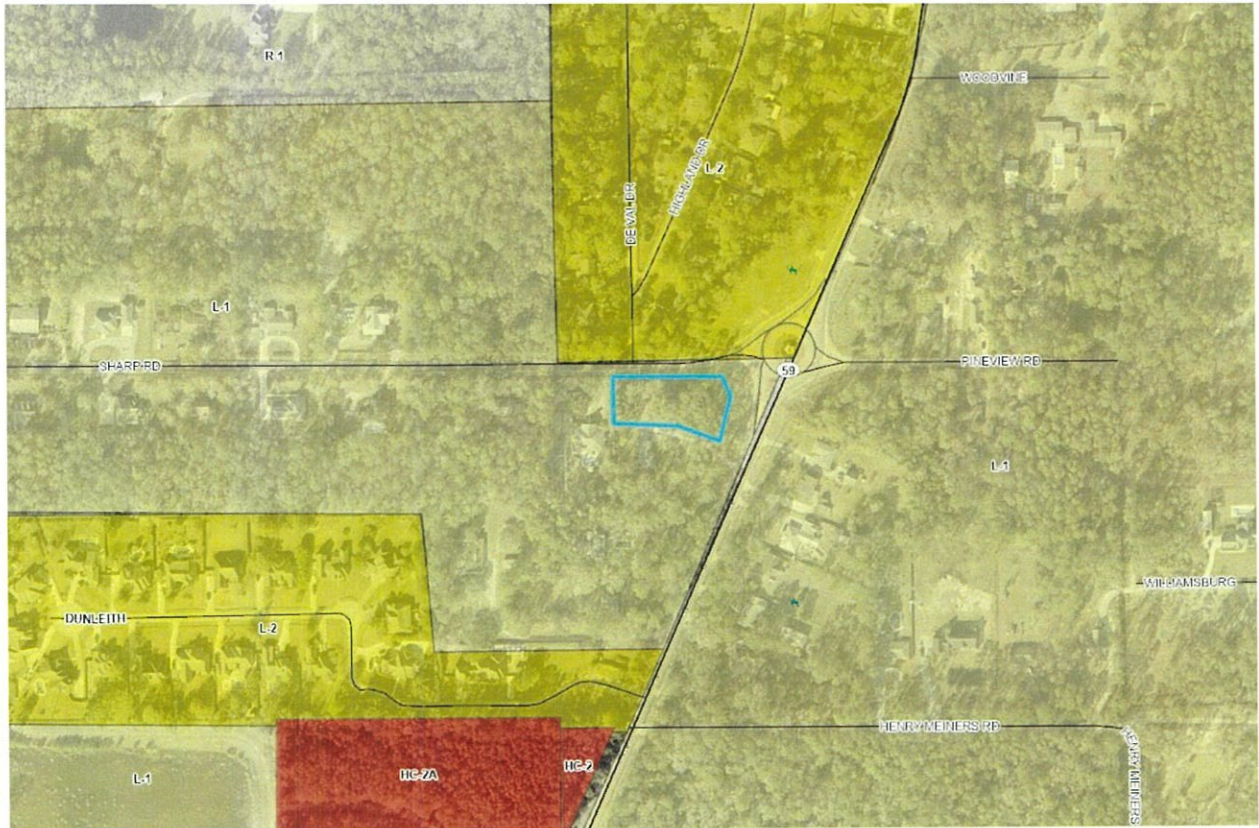
- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, 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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Final Right of Way Map

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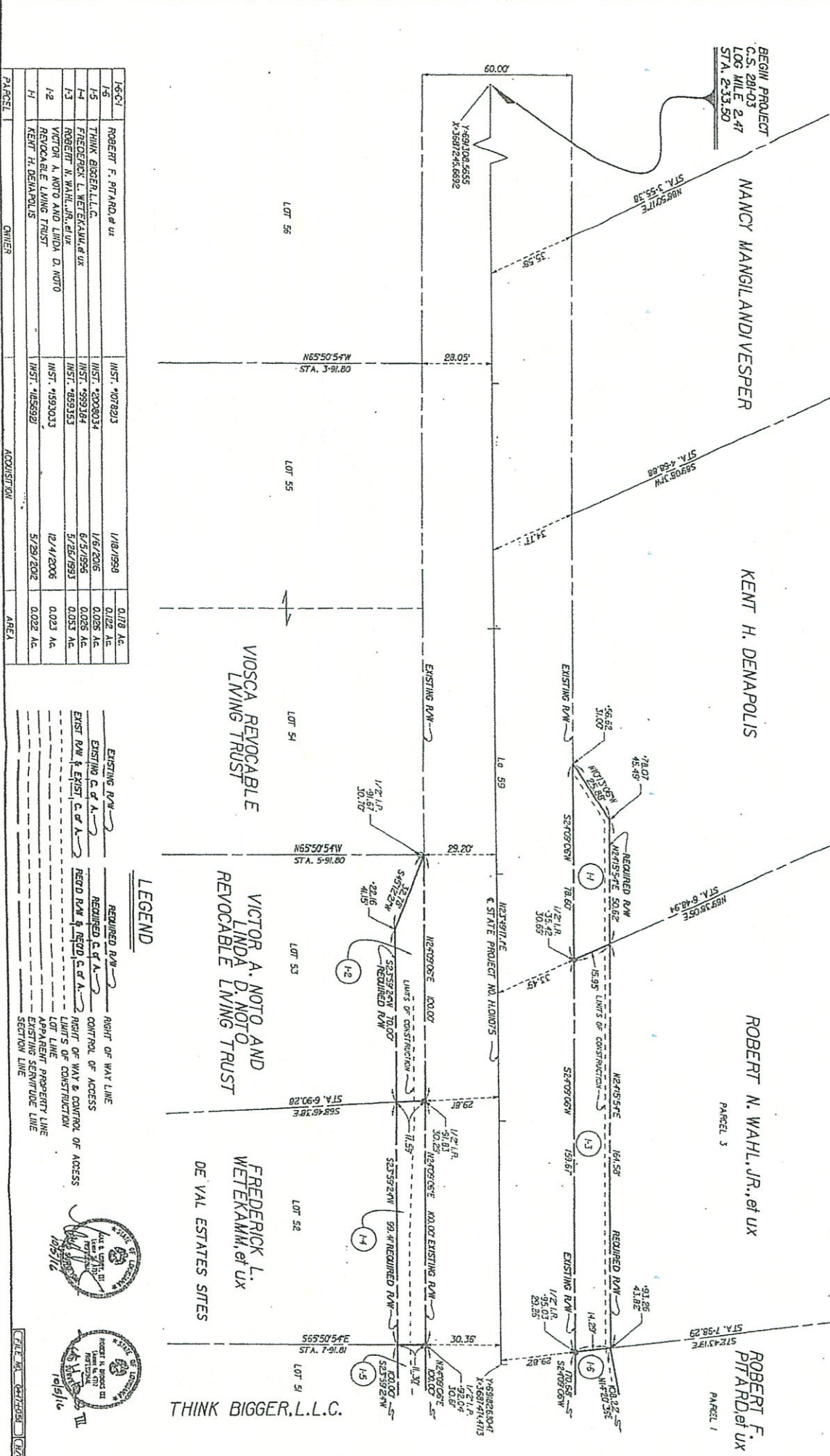
10/4/2016

17

- NOTES AND COMMENTS SHOWN HEREIN WERE FOUND:
1. THE COORDINATES AND BEARINGS SHOWN HEREIN ARE BASED ON THE 1983 NAD 83 DATUM.
 2. THE COORDINATES AND BEARINGS SHOWN HEREIN ARE BASED ON THE 1983 NAD 83 DATUM.
 3. DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
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GREENSBURG LAND DISTRICT

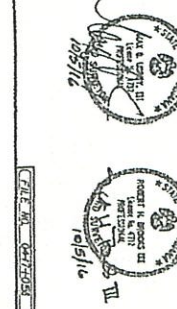
TTS - RILE
SECTION 36



PARCEL	OWNER	ACQUISITION	AREA
16-C1	ROBERT F. PTA RD, et ux	1/18/1998	0.178 AC.
16	THINK BIGGER, L.L.C.	1/18/2016	0.028 AC.
14	FREDERICK L. WETEKAM, et ux	6/21/1996	0.028 AC.
13	ROBERT N. WAHL, JR., et ux	6/26/1993	0.053 AC.
12	VICTOR A. NOTO AND LINDA D. NOTO	12/1/2006	0.023 AC.
11	REVOCABLE LIVING TRUST	5/29/2012	0.022 AC.

LEGEND

- EXISTING R/W
- REQUIRED R/W
- RIGHT OF WAY LINE
- CONTROL OF ACCESS
- RIGHT OF WAY & CONTROL OF ACCESS
- LOT LINE
- APPROXIMATE PROPERTY LINE
- EXISTING SERVICE LINE
- SECTION LINE



DATE	REVISION DESCRIPTION	BY	ENGINEER	STATE OF LOUISIANA	RIGHT OF WAY MAP STATE PROJECT NO. H.011075 LA 59: ROUNDABOUT SHARP RD. ST. TAMMANY PARISH La 59	COMPUTER CHECKED MLR RHB	STAMPED CHECKED KER MOU	DATE 10/5/16	SCALE 1" = 20'	PARISH ST. TAMMANY	CONTROL SECTION 281-03	STATE PROJECT H.011075
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2024-4085-ZC

NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND

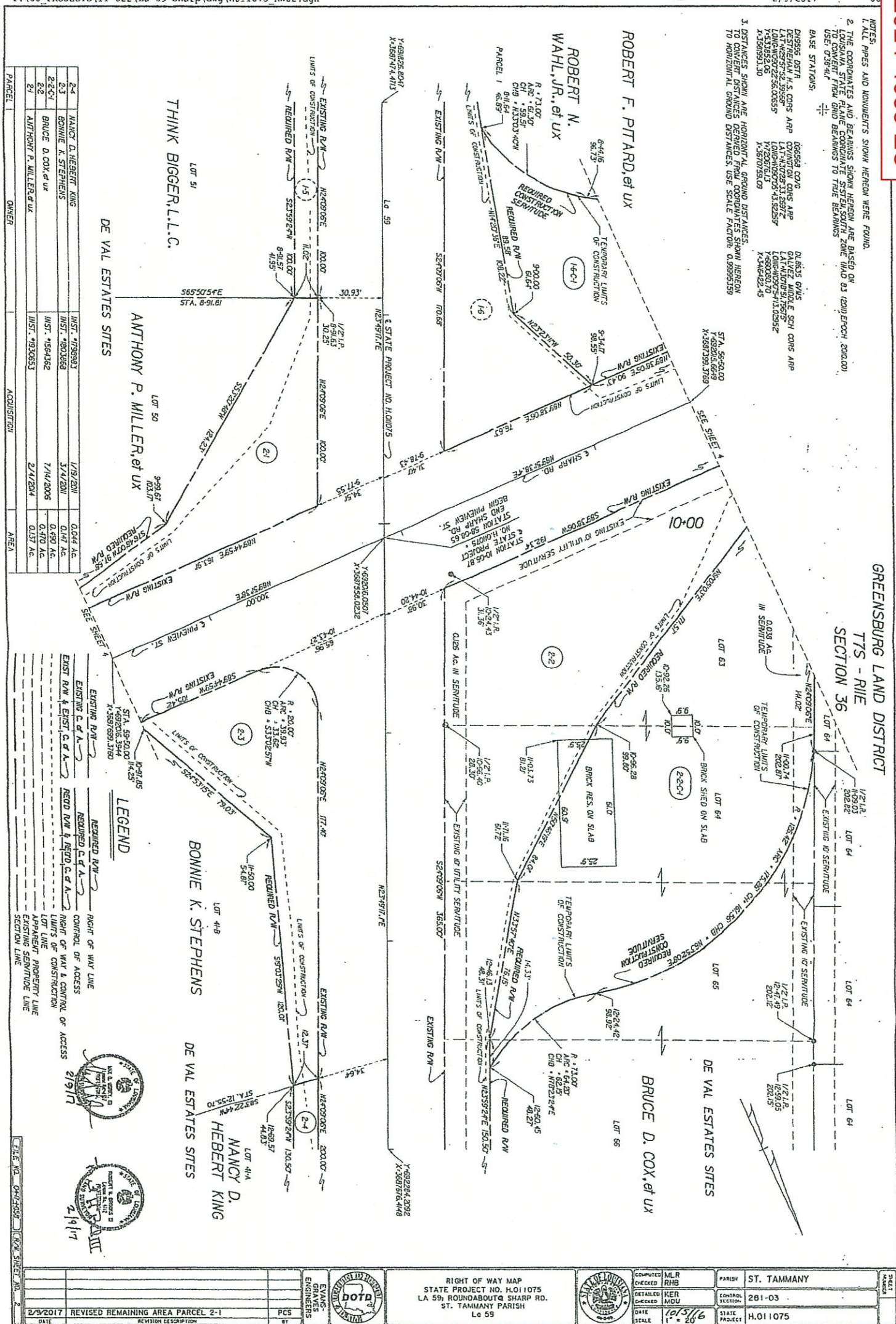
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 0°36'41"

BASE STATIONS

[illegible]

GREENSBURG LAND DISTRICT

T7S - R11E
SECTION 36



RIGHT OF WAY MAP
STATE PROJECT NO. H.O11075
LA 59; ROUNDABOUT@ SHARP RD.
ST. TAMMANY PARISH
LA 59

COMPUTED	MLR
CHECKED	RHB
DETAILED	KER
CHECKED	MOU
DATE	10/5/11

PARISH	ST. TAMMANY
CONTROL SECTION	281-03
STATE	4011075

	SALT MARSH
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2/9/2017	REVISED REMAINING AREA PARCEL 2-1	PCS
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R-1

HIGHLAND DR

L-2

DE VAL DR

SHARP RD

59

PINEVIEW

L-1

L-1

L-2

DUNLEITH

HC-2A

HC-2

HENRY MEINERS RD

