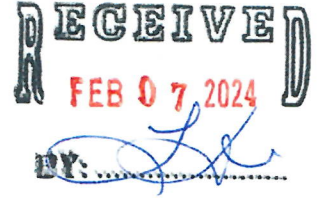


APPEAL # 1



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT



ZC DENIED appeal

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: 2/7/24

2023-3665-ZC

Existing Zoning: A-1 (Suburban District)
 Proposed Zoning: HC-2 (Highway Commercial District) and RO (Rural Overlay)
 Location: Parcel located on the north side of US Highway 190 and the east and west sides of Pruden Road, west of Penn Mill Road, Covington; S25, T6S, R10E; Ward 3, District 3
 Acres: 36.85 acres
 Petitioner: Roland Vaughn Cimini
 Owner: Terryland, LLC - Roland Vaughn Cimini
 Council District: 3

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 Roland Vaughn Cimini

ADDRESS: 525 Metairie Road, Metairie, LA 70005

PHONE #: 504-914-7430



ZONING STAFF REPORT
2023-3665-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 US Highway 190 and the east and west sides of Pruden Road, west of Penn Mill Road, Covington; S25, T6S, R10E; Ward 3, District 3 **Council District:** 3

Owners: Terryland, LLC - Roland Vaughn Cimini **Posted:** January 19, 2024

Petitioner: Roland Vaughn Cimini **Commission Hearing:** February 6, 2024

Size: 36.85 acres **Determination:** Denied



Current Zoning
A-1 Suburban District
Requested Zoning
HC-2 Highway Commercial District
Future Land Use
Flood Zone
Effective Flood Zone A4
Preliminary Flood Zone AE
Critical Drainage:
Yes
BFE:
BFE 29' + 1 Freeboard = 30' FFE

FINDINGS

- The applicant is requesting to rezone the 36.85-acre parcel from A-1 Suburban District to HC-2 Highway Commercial District. The property is located on the north side of US Highway 190 and the east and west sides of Pruden Road, west of Penn Mill Road, Covington

Zoning History

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

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA Suburban Agriculture
10-2234	SA Suburban Agriculture	A-1 Suburban District

Site and Structure Provisions

- The subject property is currently developed with a single-family residence and an accessory unit.

Compatibility or Suitability with Adjacent Area

- Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
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Zoning Commission
February 6, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3665-ZC



ZONING STAFF REPORT
2023-3665-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner
Director

North	Residential	A-1 Suburban District
South (Across Highway 190)	Residential	A-1 Suburban District
East	Commercial	HC-2 Highway Commercial District
West	Residential (Pineland Acres Subdivision)	A-1 Suburban District

5. The subject property abuts single-family zoning to the north, south, and west, as well as a commercial property zoned HC-2 Highway Commercial District to the east.
6. The purpose of the existing A-1 Suburban District is to provide a single-family residential environment at a low-density level. The minimum requirements for the A-1 Suburban District are 5-acre lot sizes with a minimum of 300' of Parish road frontage. The allowable density of the zoning classification is one unit per every 5 acres.
7. The purpose of the HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials and designed to provide services to a portion of the Parish.
8. The minimum size for new lots within the HC-2 Highway Commercial District is 20,000 square feet with a maximum building size of 40,000 square feet. The property could house multiple commercial structures not exceeding 40,000 square feet; however, these structures would be subject to the parking, landscaping, drainage and all other applicable requirements. In addition, the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
9. 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 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: Light-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.

The proposed zoning change is NOT consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- a. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

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

- i. Strategy 1:5:2 Locate high intensity land uses adjacent to high-capacity transportation corridors.

Zoning Commission
February 6, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3665-ZC

