



St. Tammany Parish Government

Department of Development
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Covington, LA 70434

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APPEAL # 3

Pat Bris
Parish Pres

ZC Approved :

3/5/14

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.

RECEIVED

MAR 13 2014

APPEAL REQUEST

DATE:

3-12-2014

CASE NUMBER:

✓ CZ 14-03-024
CZ 14-03-025

ZC14-03-024

Existing Zoning:

A-3 (Suburban District) & HC-3 (Highway Commercial District)

Proposed Zoning:

PBC-1 (Planned Business Center) & HC-3 (Highway Commercial District)

Acres:

48.32 acres

Petitioner:

All State Financial Company, et al

Owner:

All State Financial Company, et al

Location:

Parcels located on the north side of Pinnacle Pkwy, west of the Tchefuncte River, S47,T7S,R11E, Ward 1 & 3, District 1

Council District:

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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

W. Wagner
(SIGNATURE)

Print name here: WARREN WAGNER

48 Cypress Rd
Covington, LA 70433

PHONE # 985/893-4900

ZONING STAFF REPORT

Date: February 24, 2014
Case No.: ZC14-03-024
Posted: 02/13/14

Meeting Date: March 5, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: All State Financial Company, et al
OWNER: All State Financial Company, et al
REQUESTED CHANGE: From A-3 (Suburban District) & HC-3 (Highway Commercial District) to PBC-1 (Planned Business Center) & HC-3 (Highway Commercial District)
LOCATION: Parcels located on the north side of Pinnacle Pkwy, west of the Tchefuncte River; S47,T7S,R11E; Ward 1 & 3, District 1
SIZE: 48.32 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Closest access Pinnacle Pkwy/Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-3 (Suburban District) & HC-3 (Highway Commercial District)
South	I-12 Interchange	
East	Tchefuncte River	
West	Commercial	HC-3 (Highway Commercial District)

EXISTING LAND USE:

Existing development? Y/N **Multi occupancy development?** Y/N

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) & HC-3 (Highway Commercial District) to PBC-1 (Planned Business Center) & HC-3 (Highway Commercial District). The subject property is bounded by I-12 on the south, Colonial Pinnacle Shopping Center to the west, vacant single family property to the north and the Tchefuncta River to the east.

The proposal is to establish the PBC-1 and HC-3 zoning necessary for a mixed use center to include a publicly owned facility that may include meeting spaces, a cultural arts facility, the children's museum and other public amenities. The property is also proposed to include privately owned commercial operations, including a hotel and restaurant.

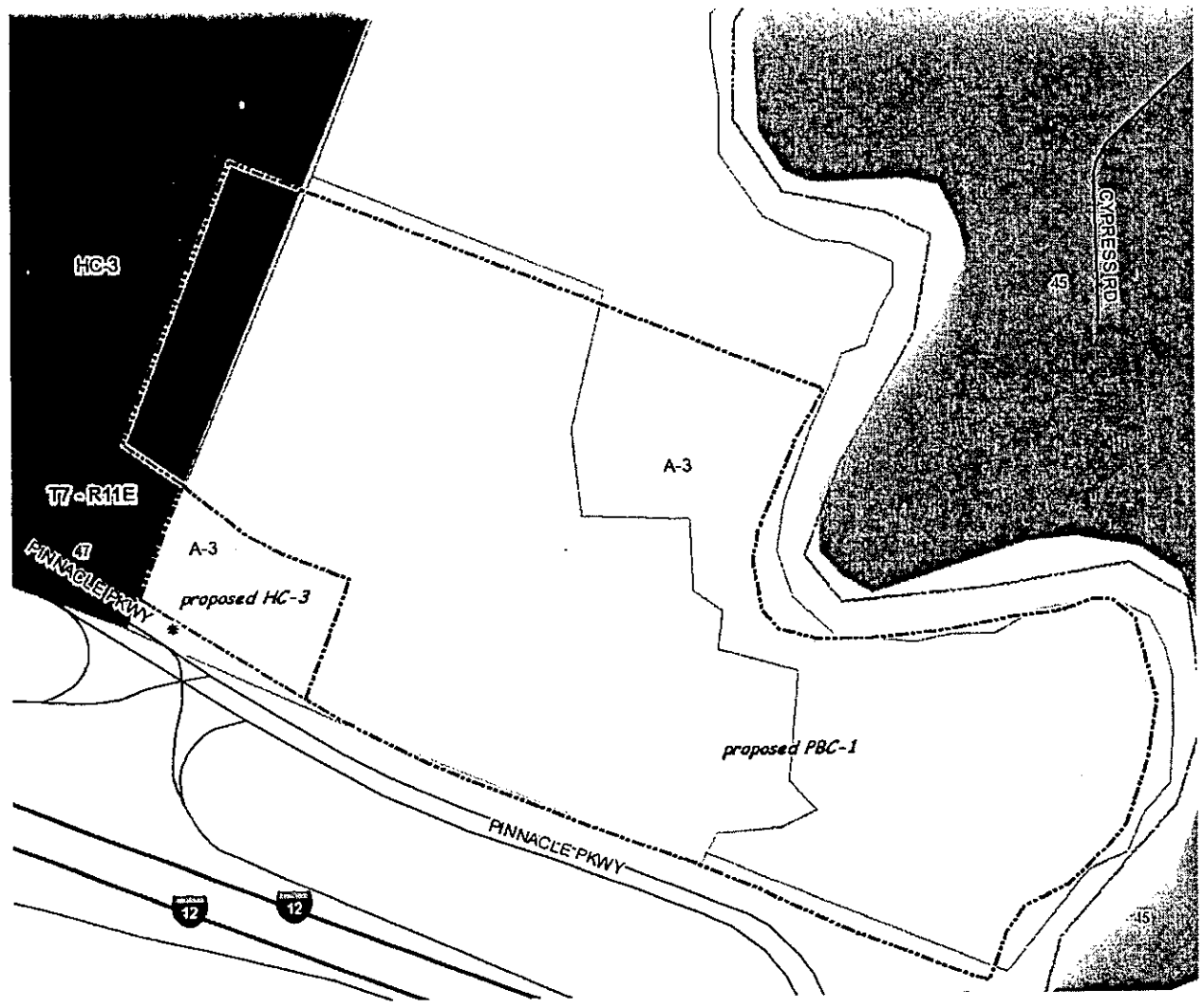
The alternative zoning classification that would allow this mixture of uses would be an HC-3 designation. The proposal will reduce the number of possible permitted uses on the vast majority of the property from the dozens of permitted uses in the HC-3 District to the 7 permitted uses outlined in the PBC-1 District

The reclassification is the next step in the process of programming the project and developing the infrastructure required to support the proposal to bring an important public asset to St. Tammany Parish.

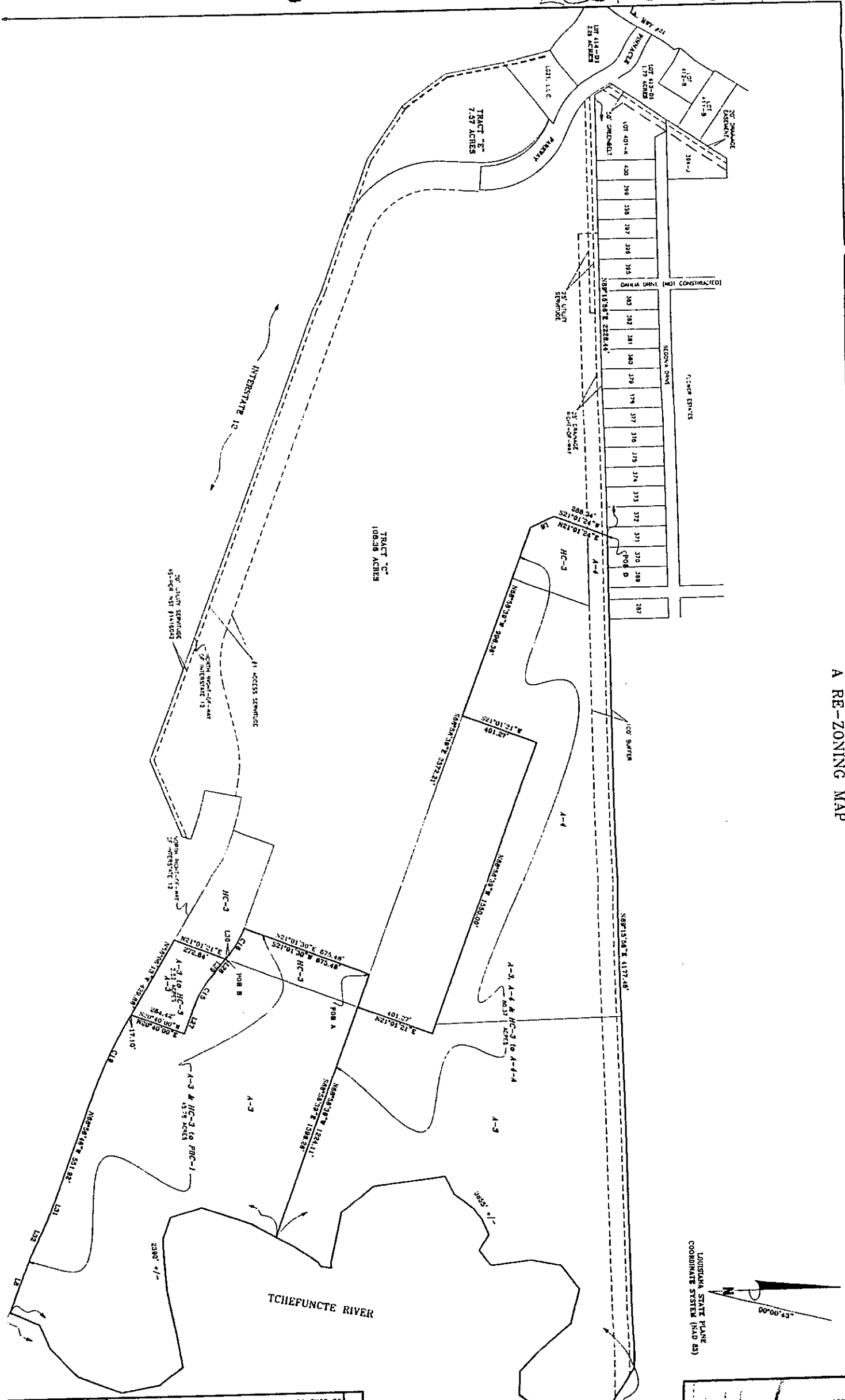
STAFF RECOMMENDATION:

The staff recommends that the request for a PBC-1 (Planned Business Center) & HC-3 (Highway Commercial District) designation be approved.

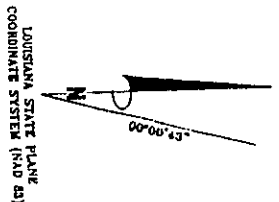
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201-03-024



A RE-ZONING MAP



1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0
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