



St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

Email: planning@stp.gov.org

APPEAL # 4

Pat Bri:
Parish Pre

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.

APPEAL REQUEST

DATE: 3-12-2014

CASE NUMBER: CZ 14-03-024
CZ 14-03-025

RECEIVED
MAR 18 2014

ZC14-03-025

Existing Zoning: A-3 (Suburban District), A-4 (Single-Family Residential District) & HC-3 (Highway Commercial District)
Proposed Zoning: A-4A (Single-Family Residential District)
Acres: 80.37 acres
Petitioner: All State Financial Company, et al
Owner: All State Financial Company, et al
Location: Parcel located north of Pinnacle Pkwy, south of Flowers Estates South Subdivision, S47,T7S,R11E, Ward 1, 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.: ZC14-03-025
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), A-4 (Single-Family Residential District) & HC-3 (Highway Commercial District) to A-4A (Single-Family Residential District)
LOCATION: Parcel located north of Pinnacle Pkwy, south of Flowers Estates South Subdivision; S47,T7S,R11E; Ward 1, District 1
SIZE: 80.37 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 | Single Family Residential | A-2 (Suburban District) |
| South | Commercial & Vacant | HC-3 (Highway Commercial District) |
| East | Tchefuncte River | |
| West | Commercial | HC-3 (Highway Commercial District) |

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** No

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), A-4 (Single-Family Residential District) & HC-3 (Highway Commercial District) to A-4A (Single--Family Residential District). The site is located north of Pinnacle Pkwy, south of Flowers Estates South Subdivision. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residences including conservation areas. Staff does not have any objections to the request considering that it meets the 2025 future land use plan. The zoning change to A-4A (max density of 6 units per acres), will also allow to create a transition and provide for balance between the abutting residential subdivision (Flowers Estates) zoned A-2 (density of 1 unit per acre) and the Pinnacle Development zoned HC-3.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A (Single--Family Residential District) designation be approved.

CASE NO.: ZC14-03-025
PETITIONER: All State Financial Company, et al
OWNER: All State Financial Company, et al
REQUESTED CHANGE: From A-3, (Suburban District), A-4 (Single-Family Residential District) & HC-3 (Highway Commercial District) to A-4A (Single-Family Residential District)
LOCATION: Parcel located north of Pinnacle Pkwy, south of Flowers Estates South Subdivision; S47,T7S,R11E; Ward 1, District 1
SIZE: 80.37 acres



