



St. Tammany Parish Government

Department of Development

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Covington, LA 70434

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APPEAL # 3

ZC Recommended Denial :

7/1/14

Pat Brister
Parish President

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:

7/2/14

RECEIVED
JUL 02 2014

CASE NUMBER:

ZC 14-07-059

Mark & Casey, LLC

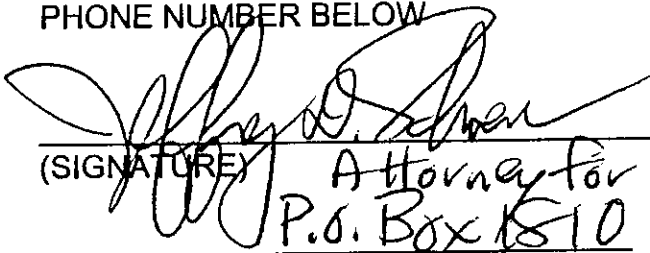
A-2 to A-4

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


(SIGNATURE)

Print name here: Jeffrey D. Schoen

Attorney for Mark & Casey, LLC
P.O. Box 1510

Covington, LA 70434

PHONE # 985-892-4801

ZC14-07-059

Existing Zoning:

A-2 (Suburban District)

Proposed Zoning:

A-4 (Single-Family Residential District)

Acres:

1.5 acres

Petitioner:

Jeff Schoen

Owner:

Mark & Kasey, LLC

Location:

Parcel located at the southeast corner of Mill Road & Josephine Road, S36,T6S,R11E, Ward 3, District 2

ZONING STAFF REPORT

Date: June 23, 2014

Meeting Date: July 1, 2014

Case No.: ZC14-07-059

Determination: Denied

Posted: 6/11/2014

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Mark & Kasey, LLC
REQUESTED CHANGE: From A-2 (Suburban District) to A-4 (Single-Family Residential District)
LOCATION: Parcel located at the southeast corner of Mill Road & Josephine Road; S36,T6S,R11E; Ward 3, District 2
SIZE: 1.5 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: 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	Tammany Trace	A-3 Suburban & I-1 Industrial Districts
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Commercial	A-2 Suburban District

EXISTING LAND USE:

Existing development? No Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-4 (Single-Family Residential District). The site is located at the southeast corner of Mill Road & Josephine Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. The property is currently surrounded with residential uses, on parcels of land of approximately 1 acre in size or larger. Staff feels that an increase of density in the area could be considered, seeing that there are approximately 3 warehouses in close proximity to the site and that the north side of the Tammany Trace is developed with a mobile home park some industrial uses. However, the requested zoning change to A-4 zoning could potentially allow for the creation of 6 lots on of the existing 1.5 acre parcel in question, which would create a significant increase of density in the area.

STAFF RECOMMENDATION:

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

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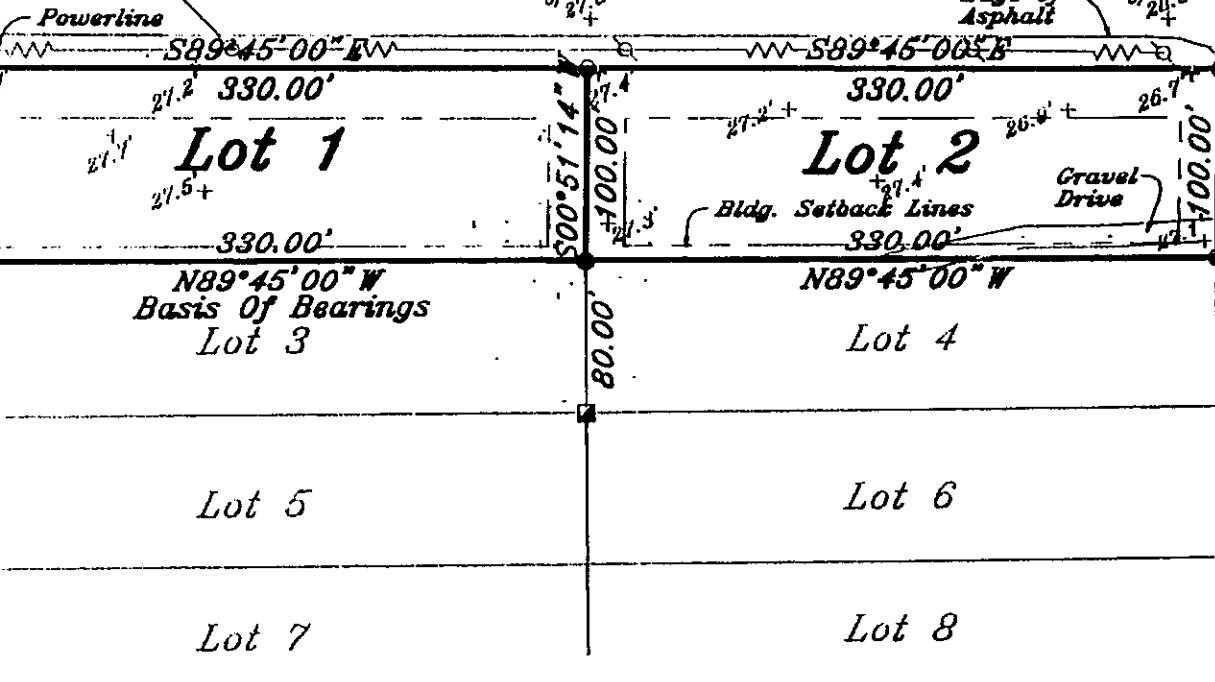
2014-07-059

TBM #2585
Elev. 29.30'
NAVD 88

Mill Road

Josephine Road

Mill Road



This property is located in Flood Zone C
as per FEMA FIRM, Comm. Panel No.
225205 0235 C, map dated 10-17-1989

Note:
Elevations relative to NAVD 88 Geoid 12A

Reference Survey:

1. Survey of Greensburg Subdivision prepared by C. R. Schultz dated Sept. 26, 1961 (Basis of Bearing)
2. Survey prepared by D & S Surveyors, Inc. dated Sept. 15, 2011 Job No. 11-64
3. Survey prepared by H. C. Sanders & Associates dated July 24, 1980 Job No ST-80-420

Building Setback Lines:

- Front - 25'
 - Side - 20'
 - Rear - 7.5'
- Building setback lines should be determined by owner or contractor prior to any construction

Legend:

- 1/2" Rebar Set
- 1/2" Rebar Found
- 5/8" Rebar Set
- 1 1/4" Iron Pipe Found
- 1/2" Iron Pipe Found
- △ Mag Nail Set
- + Elevation
- ⊗ Powerpole

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

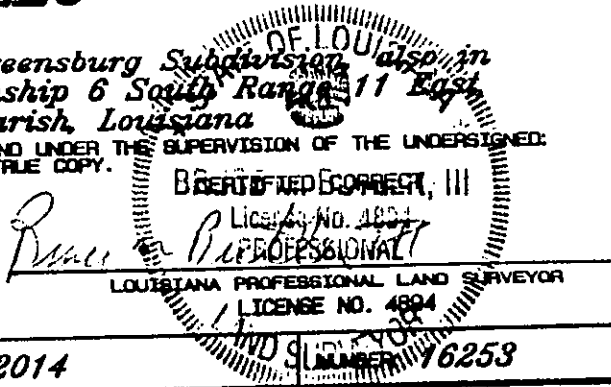
MAP PREPARED FOR **Mark and Kasey, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Lots 1 and 2 Greensburg Subdivision, also in Section 36 Township 6 South Range 11 East St. Tammany Parish, Louisiana**

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(905) 892-6271 office (905) 898-0355 fax



SCALE: 1" = 100'

DATE: **March 21, 2014**