



St. Tammany Parish APPEAL # L

Department

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Pat Brister
Parish President

ZC Approved :

1/2/2013

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: 1/2/13

RECEIVED
JAN 03 2013

CASE NUMBER: ZC-01-003

ZC13-01-003

Existing Zoning:	A-4A (Single-Family Residential District)
Proposed Zoning:	PBC-1 (Planned Business Center (15.25 acres)) & A-7 (Multiple Family Residential District (3.95 acres))
Acres:	19.2 acres
Petitioner:	Wayne Buras
Owner:	All State Financial Company
Location:	Parcels located on the east side of Ochsner Blvd Extension, west of Normandy Oaks Subdivision, being lots 5A1, 5A2, 5A3 & 5A5, S12, T7S, R10E, 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

[Handwritten Signature]
(SIGNATURE)

Print name here: RICK WILKIE

40 MISTLETOE DR

COVINGTON, LA 70433

PHONE # 875-9066

ZONING STAFF REPORT

Date: December 21, 2012
Case No.: ZC13-01-003
Posted: 12/13/2012

Meeting Date: January 2, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Wayne Buras
OWNER: All State Financial Company
REQUESTED CHANGE: From A-4 (Single-Family Residential District) & A-4A (Single-Family Residential District) to PBC-1 (Planned Business Center (15.25 acres)) & A-7 (Multiple Family Residential District (3.95 acres))
LOCATION: Parcels located on the east side of Ochsner Blvd Extension, west of Normandy Oaks Subdivision, being lots 5A1, 5A2, 5A3 & 5A5; S12, T7S, R10E; Ward 1, District j1
SIZE: 19.2 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	Residential/Undeveloped	PUD Planned Unit Development District
South	Undeveloped	PBC-1 Planned Business Center District
East	Residential/Undeveloped	A-4A Single Family Residential District
West	Multi-Family/Undeveloped	A-7 Multi Family, PBC-1 Planned Business Center District

EXISTING LAND USE:

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

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A (Single-Family Residential District) to PBC-1 (Planned Business Center (15.25 acres)) & A-7 (Multiple Family Residential District (3.95 acres)). The parcels are located on the east side of Ochsner Blvd Extension, west of Normandy Oaks Subdivision. The future land use plan designates the site as Planned District. The requested zoning change meets the definition of this classification considering that the uses listed under the PBC-1 and A-7 zoning districts allow for a mix of commercial and residential uses.

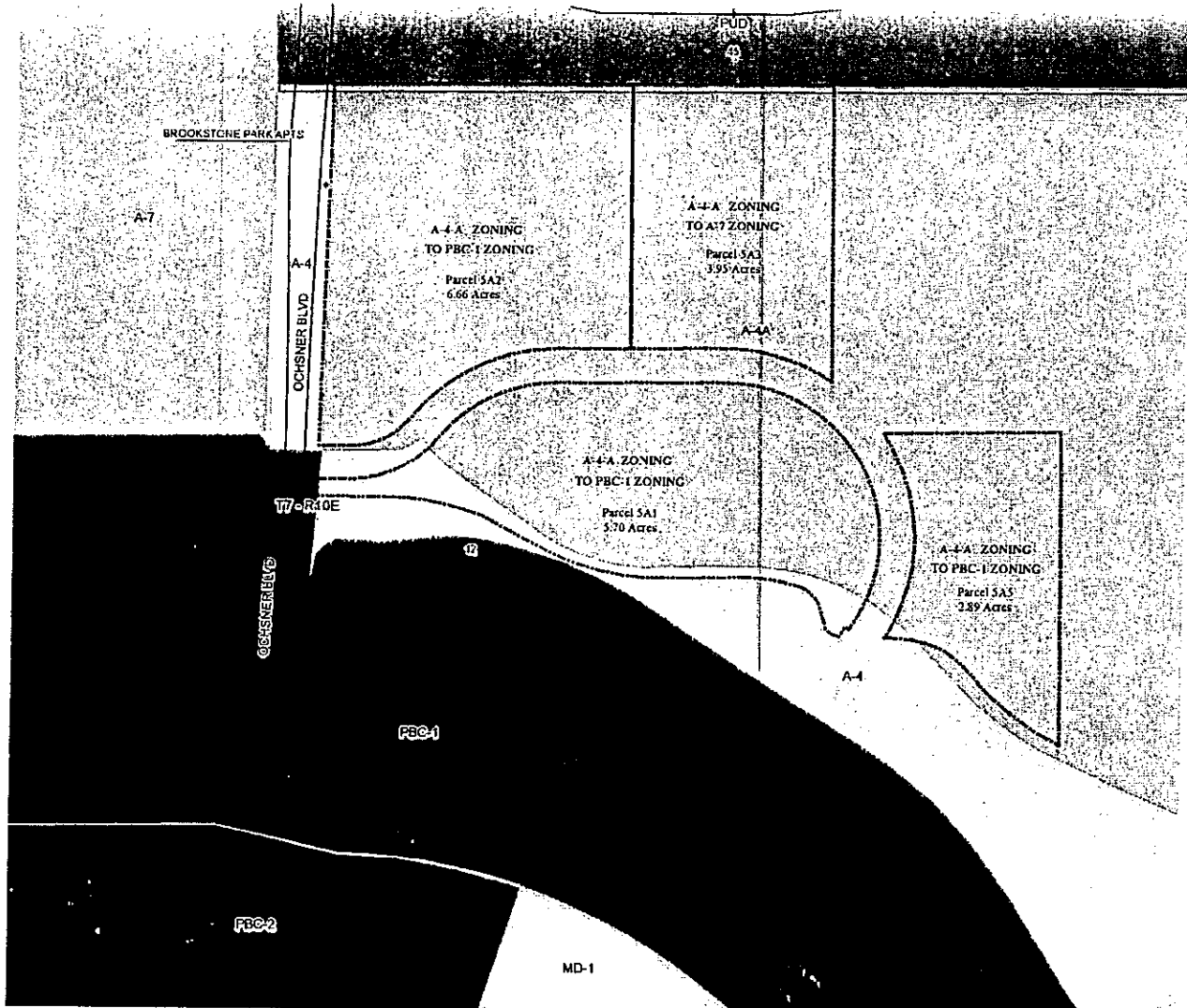
The Comprehensive Plan also designates the site to be developed with single family residences and conservation area. The requested zoning change does not meet this designation, considering that the A-7 zoning district allows for high density residential development and the PBC-1 zoning district allows for office space development with supporting uses, including high density residential uses. However, considering the total acreage of the site, it will allow for the conservation designation to be met and to provide open space and recreational uses.

Staff has no objections to the requested zoning change, and feels that the PBC-1 & A-7 zoning districts are appropriate for the area.

STAFF RECOMMENDATION:

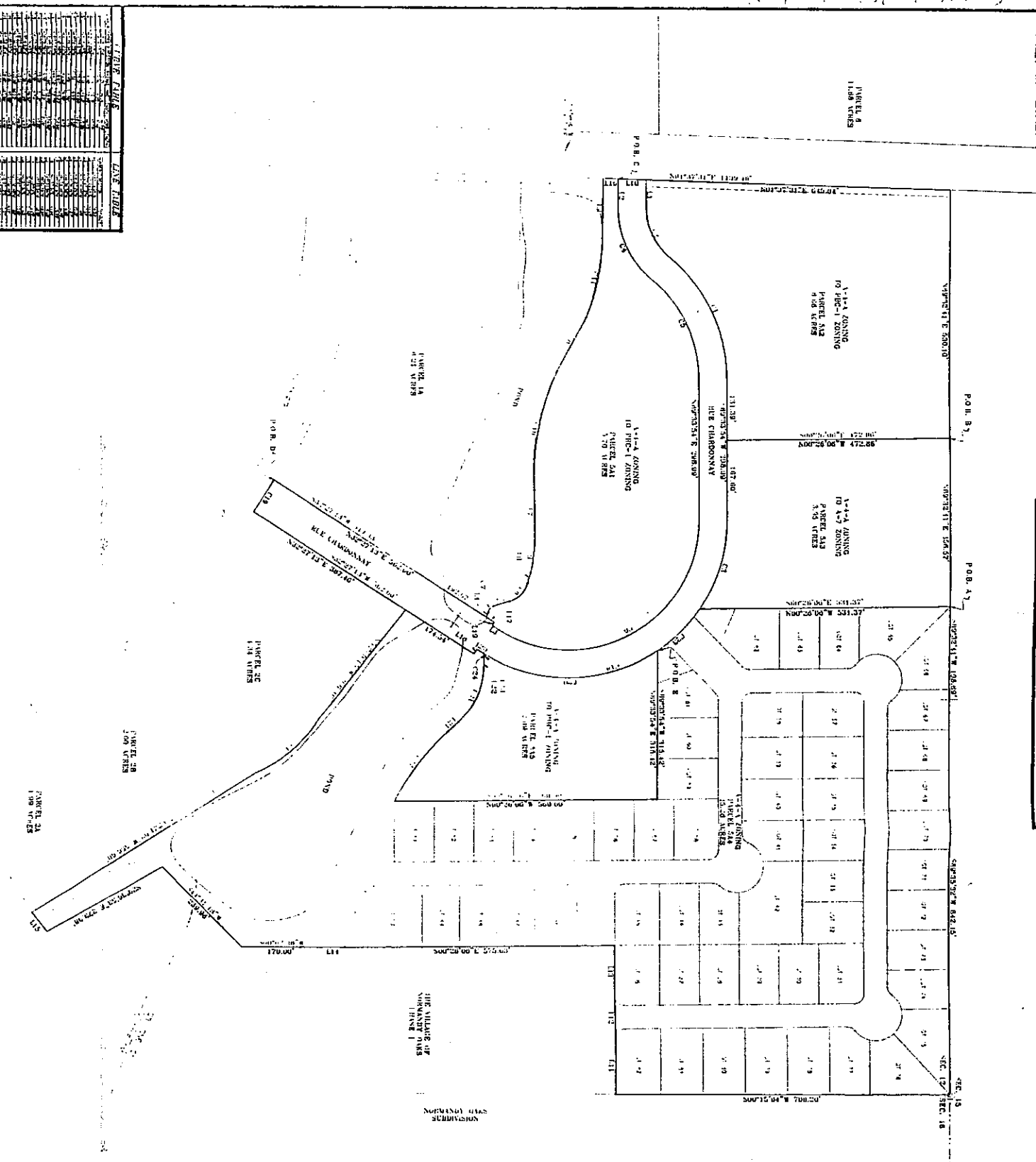
The staff recommends that the request for a PBC-1 (Planned Business Center (15.25 acres)) & A-7 (Multiple Family Residential District (3.95 acres)) designation be approved.

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PETITIONER: Wayne Buras
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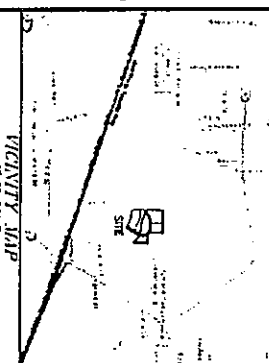
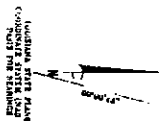


2018-01-003

PROPOSED RE-ZONING MAP



Parcel No.	Area (Acres)	Current Zoning	Proposed Zoning
Parcel 1A	1.28	V-1-A	V-1-A
Parcel 1B	1.28	V-1-B	V-1-B
Parcel 1C	1.28	V-1-C	V-1-C
Parcel 2A	1.28	V-1-A	V-1-A
Parcel 2B	1.28	V-1-B	V-1-B
Parcel 2C	1.28	V-1-C	V-1-C



GENERAL DESCRIPTION OF SUBJECT SITE:
 The subject site is a large parcel of land located in Section 12, Township 7 South, Range 10 East, East Baton Rouge Parish, Louisiana. The site is currently zoned V-1-A and is proposed to be rezoned V-1-A. The site is bounded by Highway 101 to the north and east, and by the Hills of the Choudry to the south and west.

GENERAL DESCRIPTION OF SURROUNDING AREA:
 The surrounding area consists of several other parcels, some of which are currently zoned V-1-A, V-1-B, and V-1-C. The area is generally rural and undeveloped.

LOCAL DESCRIPTION OF SUBJECT SITE:
 The subject site is a large parcel of land located in Section 12, Township 7 South, Range 10 East, East Baton Rouge Parish, Louisiana. The site is currently zoned V-1-A and is proposed to be rezoned V-1-A. The site is bounded by Highway 101 to the north and east, and by the Hills of the Choudry to the south and west.

LOCAL DESCRIPTION OF SURROUNDING AREA:
 The surrounding area consists of several other parcels, some of which are currently zoned V-1-A, V-1-B, and V-1-C. The area is generally rural and undeveloped.

STAFFER'S INFORMATION
JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors - Planners - Consultants

ALL STATE FINANCIAL COMPANY

A PROPOSED REZONING MAP OF VARIOUS PARCELS OF LAND LOCATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, EAST BATON ROUGE PARISH, LOUISIANA

DATE: 10/1/11

SCALE: 1" = 100'

PROJECT # 2008-001

BY: [Signature]

FOR: [Signature]