St. Tammany Parish Government

Department of Development
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
e-mail: planning@stpgov.org

Pat Brister
Parish President

APPEAL # 3

ZC Approved : 12/2/14

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 DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 12/9/2014

Case Number:

6. **ZC14-11-101**

Existing Zoning:	I-2 (Industrial District) & A-2 (Suburban District)
Proposed Zoning:	A-4 (Single Family Residential District)
Acres:	17.04 acres
Petitioner:	Henry Billiot
Owner:	REIHER LLC
Location:	Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. , S3, T7S, R10E, Ward 1, District 3
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.

RECEIVED
DEC 09 2014
Per R. Dobler

Chris S Bodet
(SIGNATURE)

PRINT NAME: Chris S. Bodet

ADDRESS: 138 Willow Bend Dr - Madisonville, LA 70447

PHONE # 504-858-6744

A signed hard copy of the Appeal Request submitted to our office. They cannot faxed or emailed.

ZONING STAFF REPORT

Date: November 24, 2014 **Meeting Date:** December 2, 2014
Case No.: ZC14-11-101 **Determination:** Amended to A-3
Prior Action: Postponed (11/05/14)
Posted: 11/17/14

GENERAL INFORMATION

PETITIONER:	Henry Billiot
OWNER:	REIHER LLC
REQUESTED CHANGE:	From I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District)
LOCATION:	Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. ; S3, T7S, R10E; Ward 1, District 3
SIZE:	17.04 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: State & Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	I-2 (Industrial District)
South	Undeveloped & Residential	A-2 (Suburban District)
East	Undeveloped & Industrial	I-2 (Industrial District) & CB-1 (Community Based Facilities District)
West	Undeveloped & Residential	A-3 (Suburban District)

EXISTING LAND USE:
Existing development? No **Multi occupancy development?** Yes

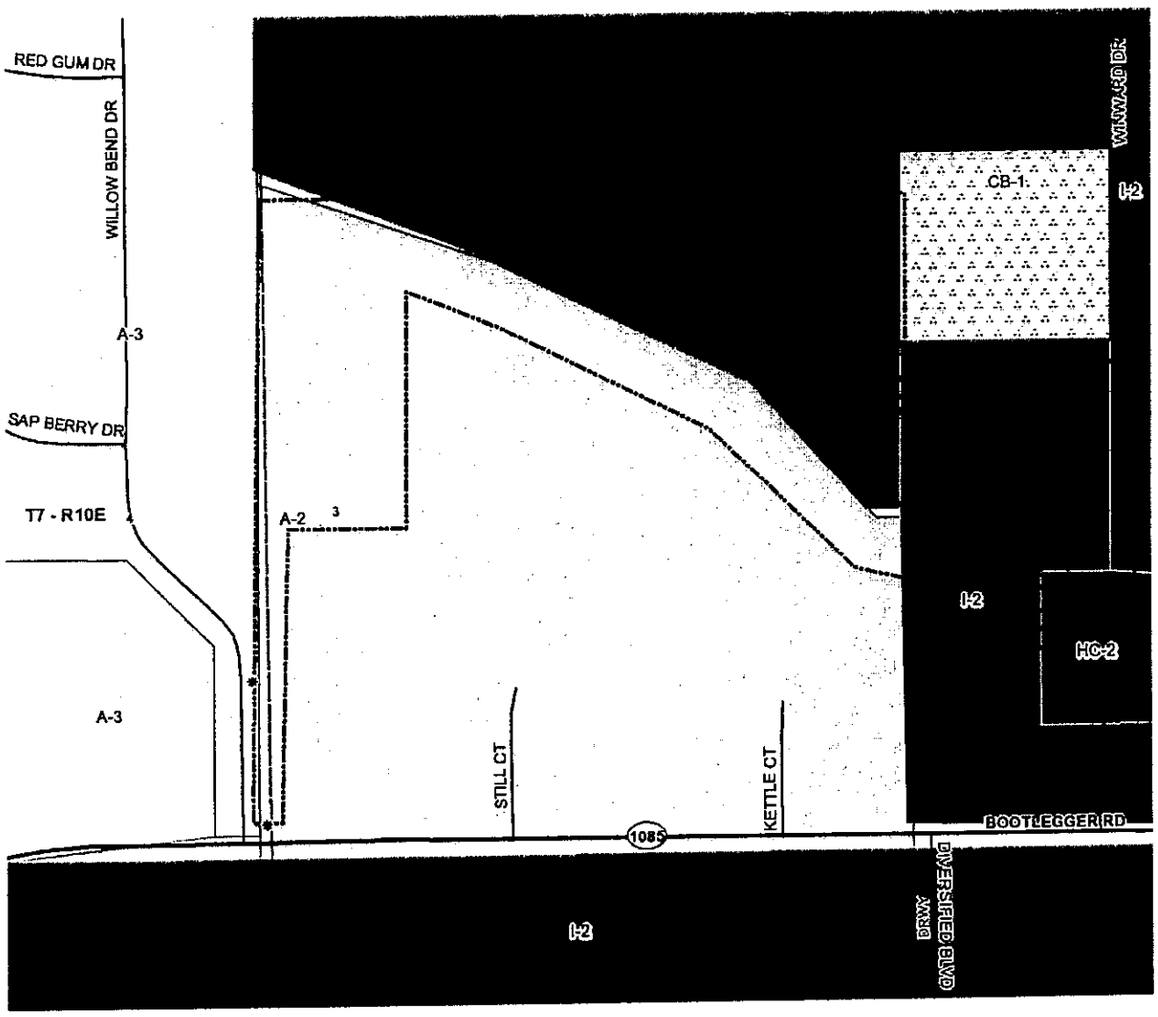
COMPREHENSIVE PLAN:
Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *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.

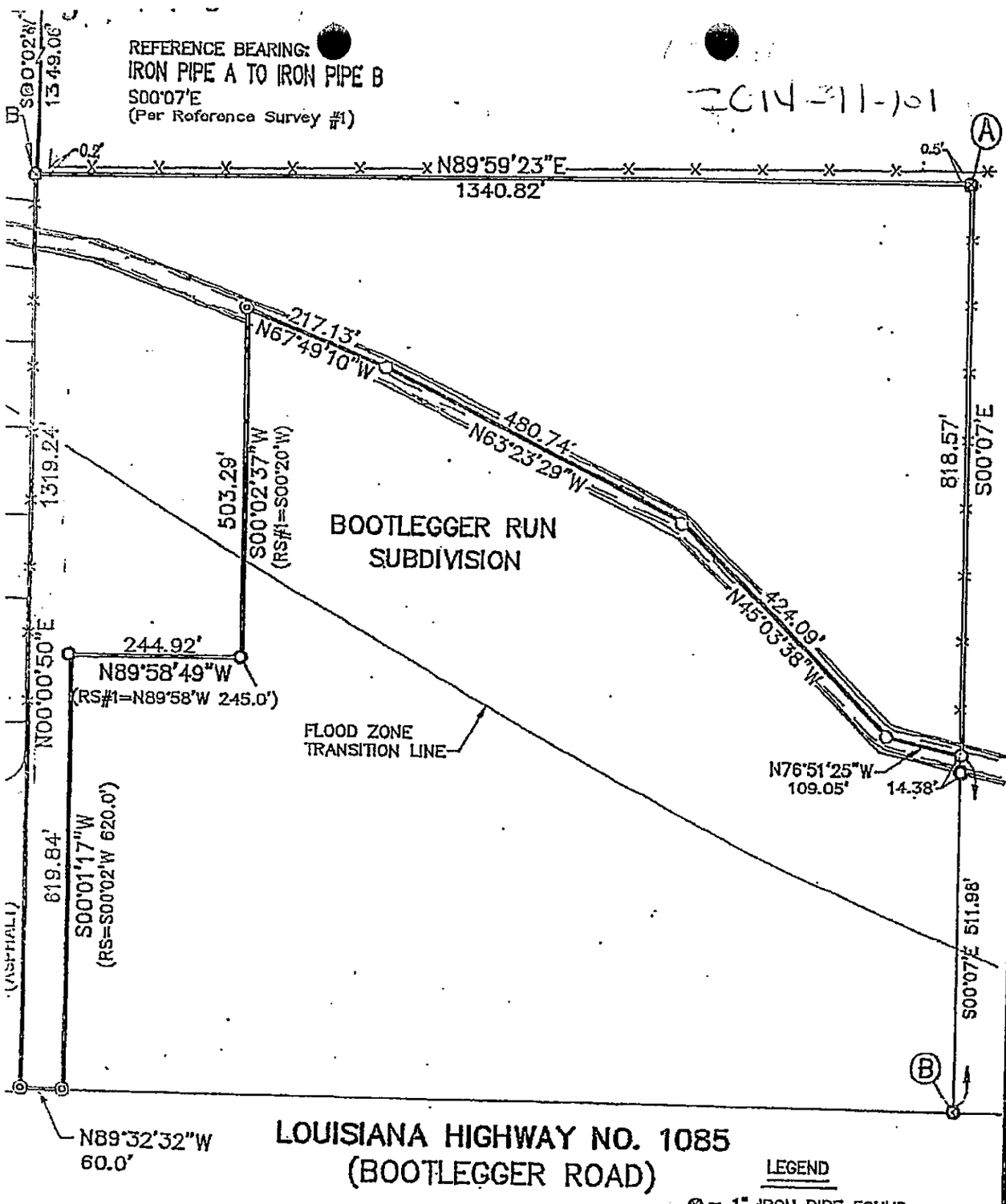
Commercial – Industrial – Conservation – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District). The site is located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. The 2025 future land use plan calls for the site to be developed as a Planned District with commercial and industrial uses and conservation area. Note that a zoning change (ZC14-11-100) to Planned Unit Development Overlay has been submitted for the same site, to create a residential subdivision.

STAFF RECOMMENDATION:
Note that staff was informed (see attached letter) that the original request to rezone the site from I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District) is proposed to be amended to A-3 Suburban District. The staff does not object to the amended request and recommends that the A-3 (Suburban District) designation be approved.

CASE NO.:	ZC14-11-101
PETITIONER:	Henry Billiot
OWNER:	REIHER LLC
REQUESTED CHANGE:	From I-2 (Industrial District) & A-2 (Suburban District) to A-3 (Suburban District)
LOCATION:	Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. ; S3, T7S, R10E; Ward 1, District 3
SIZE:	17.04 acres





2014-11-101

LEGEND

⊗ = 1" IRON PIPE FOUND
O = 1/2" IRON ROD FOUND
◎ = 1/2" IRON ROD SET
RS= REFERENCE SURVEY #1

s property is located in Flood Zones A
C, per F.E.M.A. Map No. 225205 0205 C,
ted October 17, 1989.

REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
RIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED.
UBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
RSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEYS:

1. Plat of Bootlegger Run by Thomas J. Fontcuberta, Surveyor, dated 11–15–97, revised 1–08–98.

2. Plat of Willow Bend Subdivision, Ph. 1, by Kelly J. McHugh, Surveyor, dated 3–10–03, latest revision 4–19–06.

(985) 892-1549

John G. Cummings and Associates

ERSON AVE. Professional Land Surveyors COVINGTON, LA. 70433

ED FOR: *DAVID SCHERER*

URVEY OF: A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

ESENTS A PHYSICAL SURVEY MADE ON
ME, OR THOSE UNDER MY DIRECTION,
TO ALL APPLICABLE STANDARDS SET
STATE OF LOUISIANA, AND BEARS A
Y.

PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA
JOHN G. CUMMINGS
REG. NO. 4770
REGISTERED PROFESSIONAL LAND SURVEYOR

1" = 200'	JOB NO. 06308	DATE: 9–22–06	REVISED: 2–13–07

ZC14-11-101

November 24, 2014

Dear Mrs. Lambert,

Please consider my request to change the zoning (ZC14-11-101) from I-2 & A-2 to A-4 to be amended to A-3. If you have any questions, please don't hesitate to contact me.

Sincerely,
Henry Billiot