



St. Tammany Parish APPEAL # 6

Depar

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Pat Brister
Parish President

ZC APPROVED: 5/7/13

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: 5/9/13

CASE NUMBER:

ZC13-05-035

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1A (Suburban District)
Acres:	3 acres
Petitioner:	Jeffrey D. Schoen
Owner:	St. Tammany Parish Water District #3
Location:	Parcel located at the north end of Shady Lane & Paillet Drive, S37,T7S,R11E, Ward 4, District 4
Council District:	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]
(SIGNATURE)

Print name here: Christ L. Prignano, Jr.

5100 Shady Lane, Suite 100
Covington, LA 70430

PHONE # (985) 839-1577

ZONING STAFF REPORT

Date: April 29, 2013

Case No.: ZC13-05-035

Posted: 04/10/13

Meeting Date: May 7, 2013

Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: St. Tammany Parish Water District #3
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located at the north end of Shady Lane & Paillet Drive; S37,T7S,R11E; Ward 4, District 4
SIZE: 3 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	Undeveloped	A-1 Suburban District
South	Undeveloped/Residential	A-1 Suburban & A-3 Suburban Districts
East	Undeveloped/Golf Course	A-1 Suburban District
West	Undeveloped/Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

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 land resources so that they remain 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.

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-1 (Suburban District) to A-1A (Suburban District). The site is located at the north end of Shady Lane & Paillet Drive. The 2025 future land use plan calls for the area to be preserved as a conservation area and/or developed with residential uses. The zoning change is being requested to bring the site into compliance with the appropriate zoning designation.

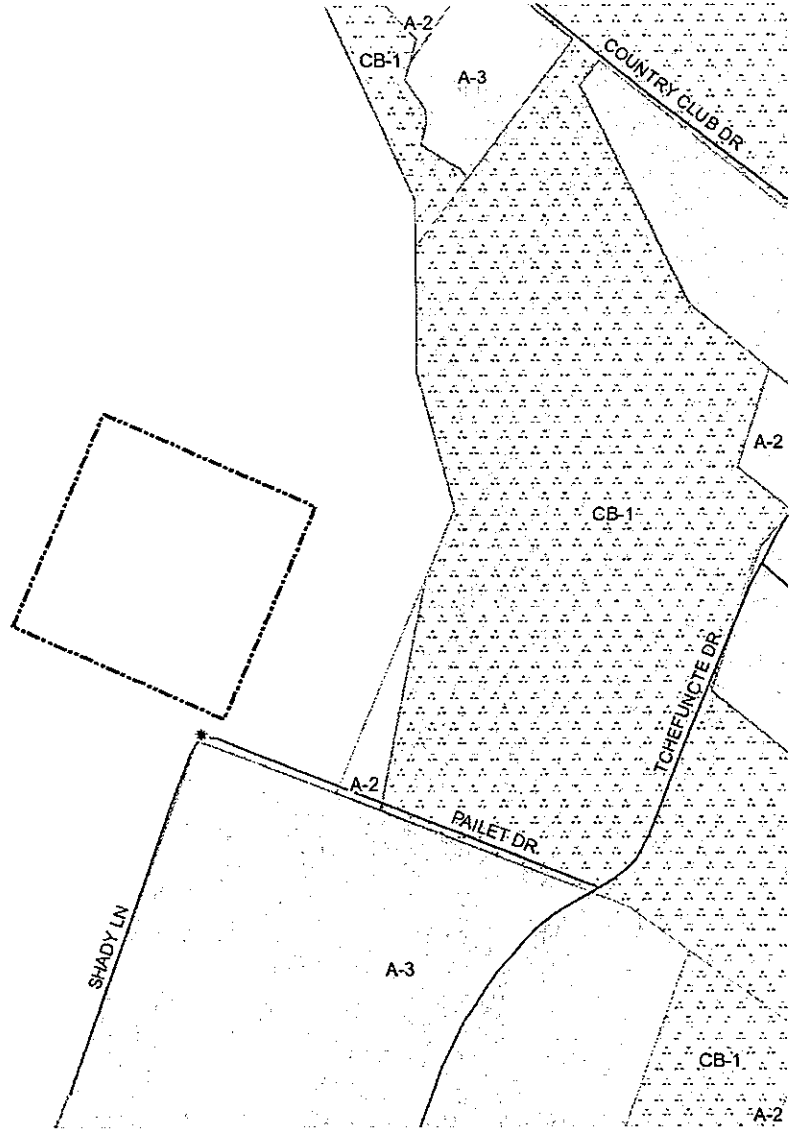
Note that the site is proposed to be developed with a Community Central Water & Sewer Treatment Plant. The proposed use is listed as a permitted use under the A-1A Suburban Zoning District.

STAFF RECOMMENDATION:

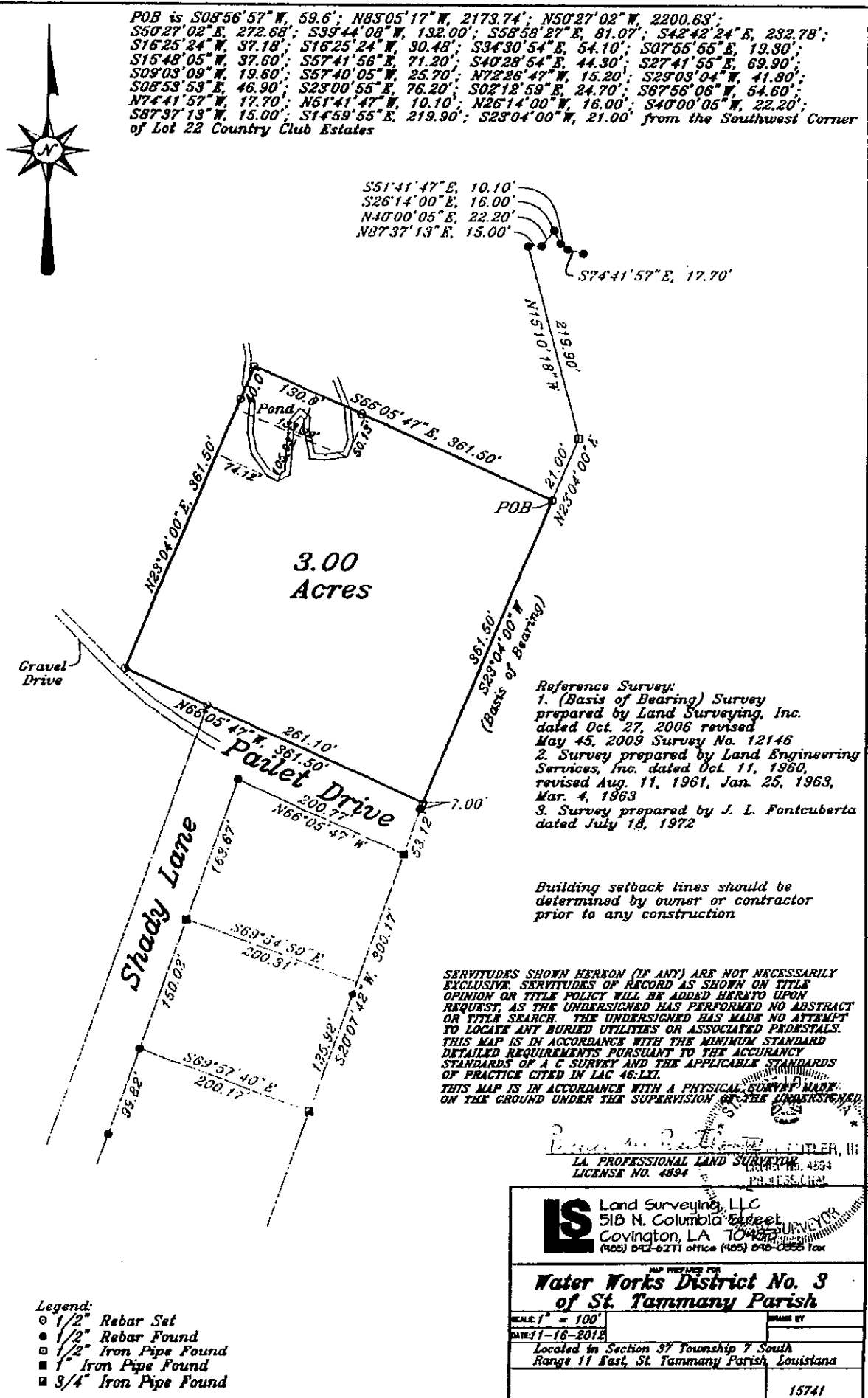
The staff recommends that the request for an A-1A (Suburban District) designation be approved.

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LOCATION: Parcel located at the north end of Shady Lane & Pallet Drive;
S37,T7S,R11E; Ward 4, District 4
SIZE: 3 acres

A-1
T7 - R11E 37



2013-05-035



- Legend:
- 1/2" Rebar Set
 - 1/2" Rebar Found
 - 1/2" Iron Pipe Found
 - 1" Iron Pipe Found
 - 3/4" Iron Pipe Found