



Pat Brister
Parish President

St. Tammany Parish Government

Department of Planning

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APPEAL # 2

ZC Approved :

2/3/15

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: February 12, 2015

CASE NUMBER: ZC15-01-008

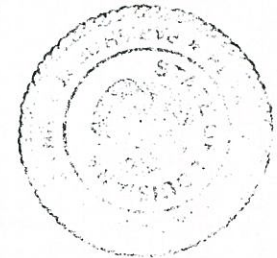
Petitioner: Jason Dalton

Owner: Scarlett Dalton

REquest: From A-1 to AT-1

ZC15-01-008

Existing Zoning: A-1 (Suburban District)
Proposed Zoning: AT-1 (Animal Training/Housing District)
Acres: ~~6.06~~ acres 2 Acres
Petitioner: Jason Dalton
Owner: Scarlett Dalton
Representative: Paul Mayronne
Location: Parcel located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington, S2, T7S, R10E, Ward 1, District 3
Council District: 3



RECEIVED

FEB 13 2015

Per R. Sobel

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: ROBERT FONTCUBERTA

14469 HWY 1085

COVINGTON, LA 70433

PHONE # (985)893-5023

ZONING STAFF REPORT

Date: January 26, 2015 **Meeting Date:** February 3, 2015
Case No.: ZC15-01-008 **Determination:** Amended to rezone 2 acres to AT-1
Prior Action: Postponed (01/06/15)
Posted: 01/14/15

GENERAL INFORMATION

PETITIONER: Jason Dalton
OWNER: Scarlett Dalton
REQUESTED CHANGE: From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington; S2, T7S, R10E; Ward 1, District 3
SIZE: 6.061 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: State **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	Residential/Undeveloped	A-1 Suburban District, PUD Planned Unit Development
East	Residential	A-1A Suburban District
West	Residential/Warehouse	A-1A Suburban District

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

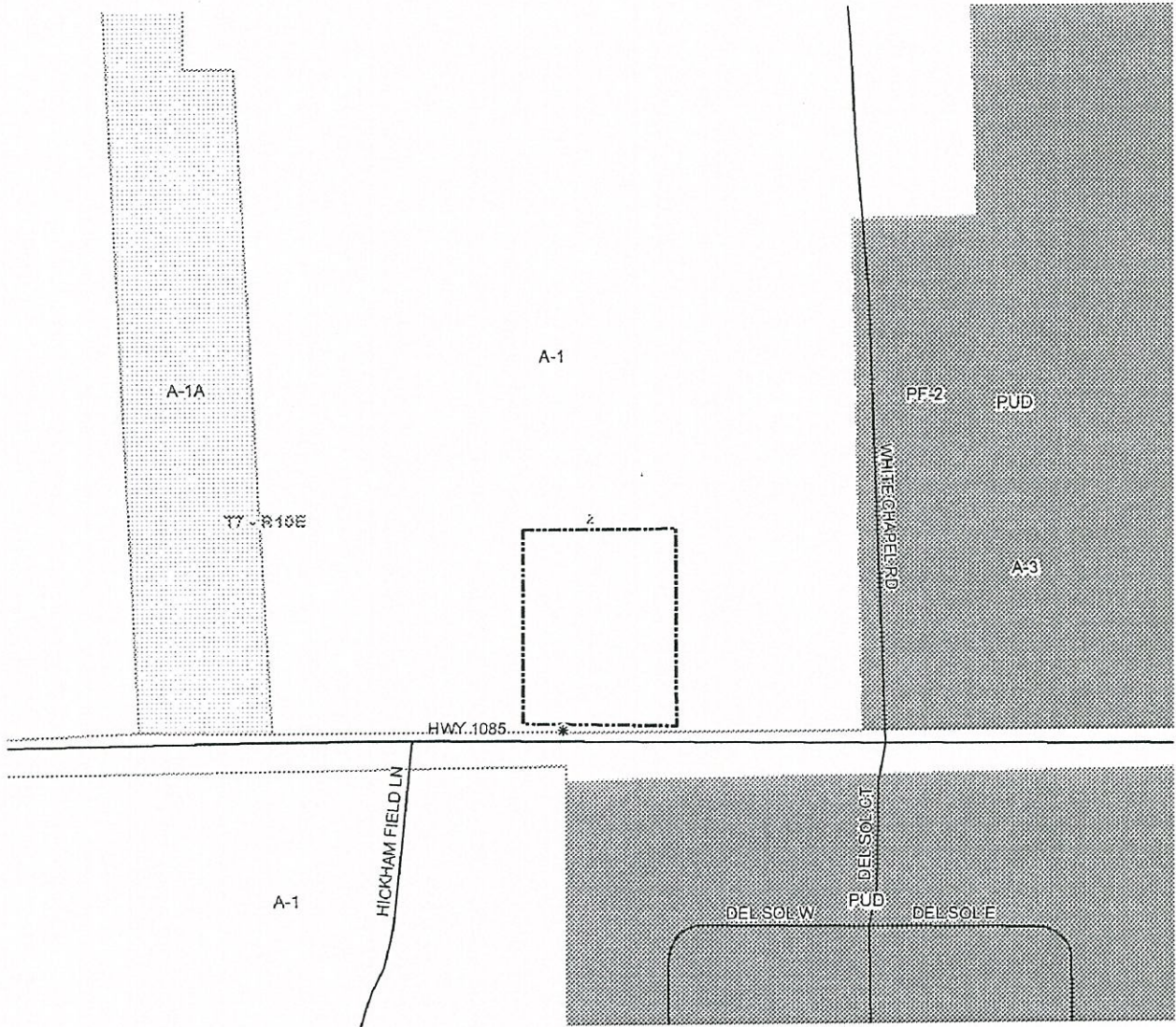
COMPREHENSIVE PLAN:
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural 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-1 (Suburban District) to AT-1 (Animal Training/Housing District). The site is located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington. The 2025 Future Land Use Plan recommends that the area be developed with residential uses. The site is currently developed with a commercial kennel. Staff does not object to the rezoning considering that the objectives of the request is to bring the site into compliance with the appropriate zoning.

Note: The property was zoned SA Suburban Agriculture prior to the Comprehensive Rezoning. A Commercial Kennel was listed as an allowable use under the SA zoning.

STAFF RECOMMENDATION:
The staff recommends that the request for an AT-1 (Animal Training/Housing District) designation be approved.

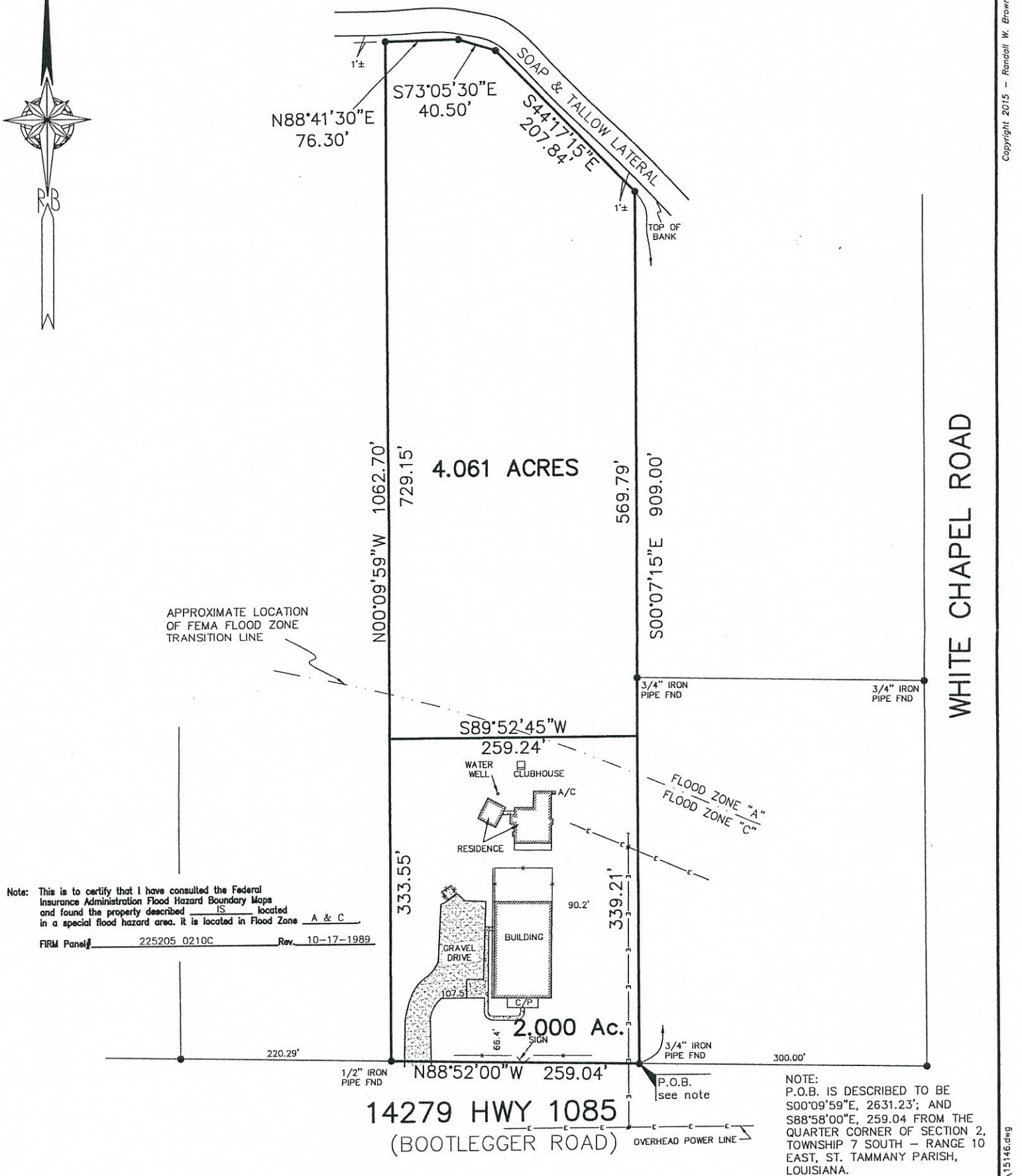
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SIZE: 2 acres



ZC15-01-008

Sketch of

A PORTION OF LOT 3 OF A SUBDIVISION OF THE N.E. 1/4
OF SECTION 2, TOWNSHIP 7 SOUTH – RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA



● DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

REF: Survey by Fontcuberta Surveys, Inc.
Date unknown

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

NOT A BOUNDARY SURVEY

SKETCH

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants

228 W. Causeway App. Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309

Date: FEBRUARY 3, 2015
Survey No. 08386
Scale: 1"=100'±
Drawn By: RJB
Revised:

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10/10/2010 10:10:10 AM