St. Tammany Parish Government
...tment of Development
P. O. Box 628
Covington, LA 70434
...one: (985) 898-2529
Fax: (985) 898-3003
planning@stpgov.org

Pat Brister
Parish President

APPEAL # 3

ZC Recommended **Denial** :
4/7/15

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

APPEAL REQUEST

DATE: April 8, 2015

Case Number:

ZC15-04-034

Existing Zoning:	A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District)
Proposed Zoning:	A-7 (Multiple Family Residential District)
Acres:	21.22 acres
Petitioner:	Mark Salvetti
Owner:	Maurmont Properties, LLC
Location:	Parcel located on the south of Brewster Road, east of River Chase Drive, south of Interstate 12, S47, T7S, R11E, 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** UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

James E Maurin

(SIGNATURE)

PRINT NAME: James E Maurin

ADDRESS: 109 Northpark Boulevard, Suite 300
Covington, LA 70433

PHONE # 985-898-2022

DEPT. OF DEVELOPMENT
STATE OF LOUISIANA
PARISH OF ST. TAMMANY

RECEIVED
APR 10 2015
Per Rauna Tobler

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

X:\Planning Shared\Zoning\APPEALSL\APPEALZC

Revised 11/21/2014

ZONING STAFF REPORT

Date: March 30, 2015 **Meeting Date:** April 7, 2015
Case No.: ZC15-04-034 **Determination:** Denied
Posted: 3/19/2015

GENERAL INFORMATION

PETITIONER:	Mark Salvetti
OWNER:	Maurmont Properties, LLC
REQUESTED CHANGE:	From A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) to A-7 (Multiple Family Residential District)
LOCATION:	Parcel located on the south of Brewster Road, east of River Chase Drive, south of Interstate 12; S47, T7S, R11E; Ward 1, District 1
SIZE:	21.22 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Interstate	HC-3 Highway Commercial District
South	Undeveloped	PUD Planned Unit Development
East	Undeveloped	PUD Planned Unit Development, A-6 Multiple Family Residential District
West	Undeveloped	A-4 Suburban District, A-6 Multiple Family Residential District

EXISTING LAND USE:

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

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.

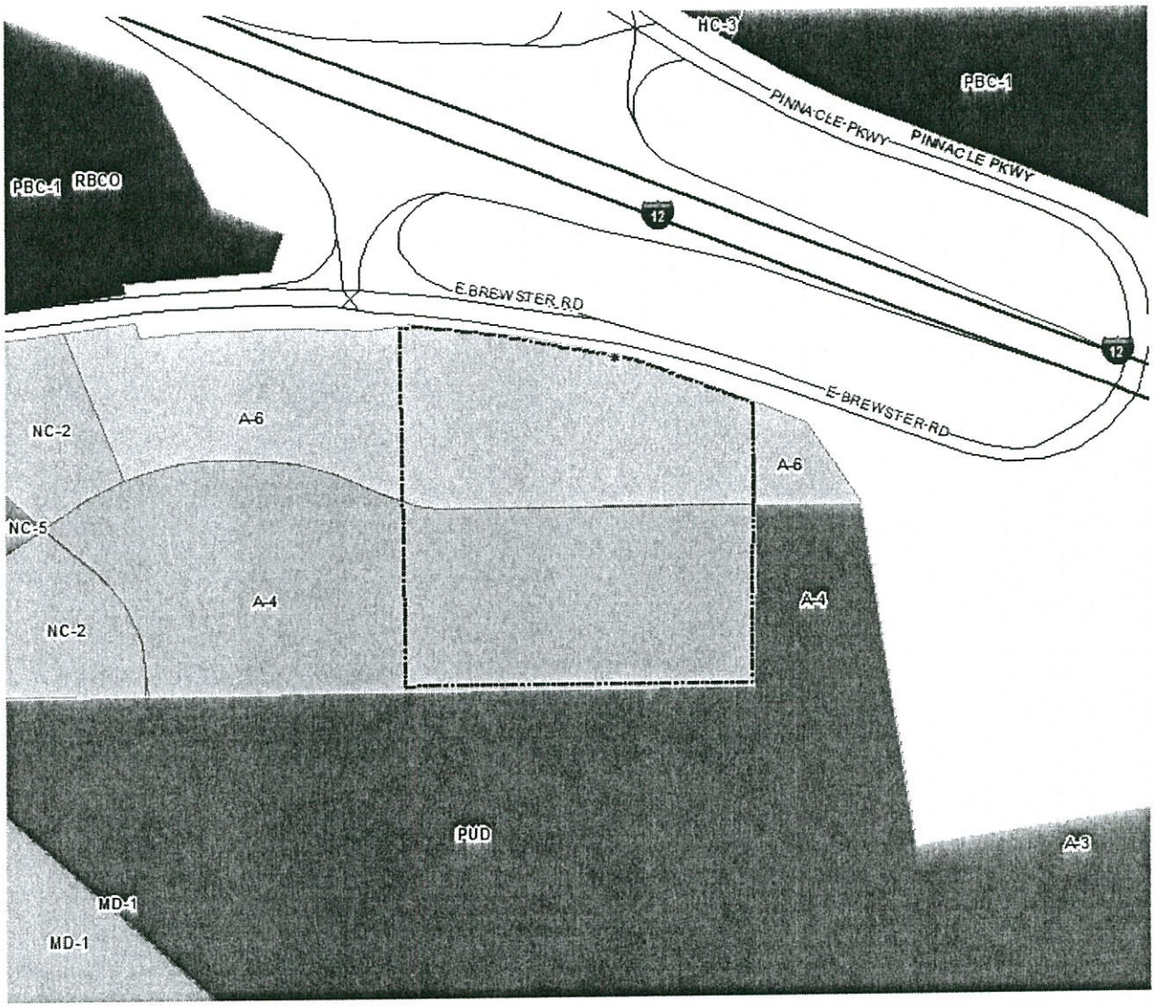
STAFF COMMENTS:

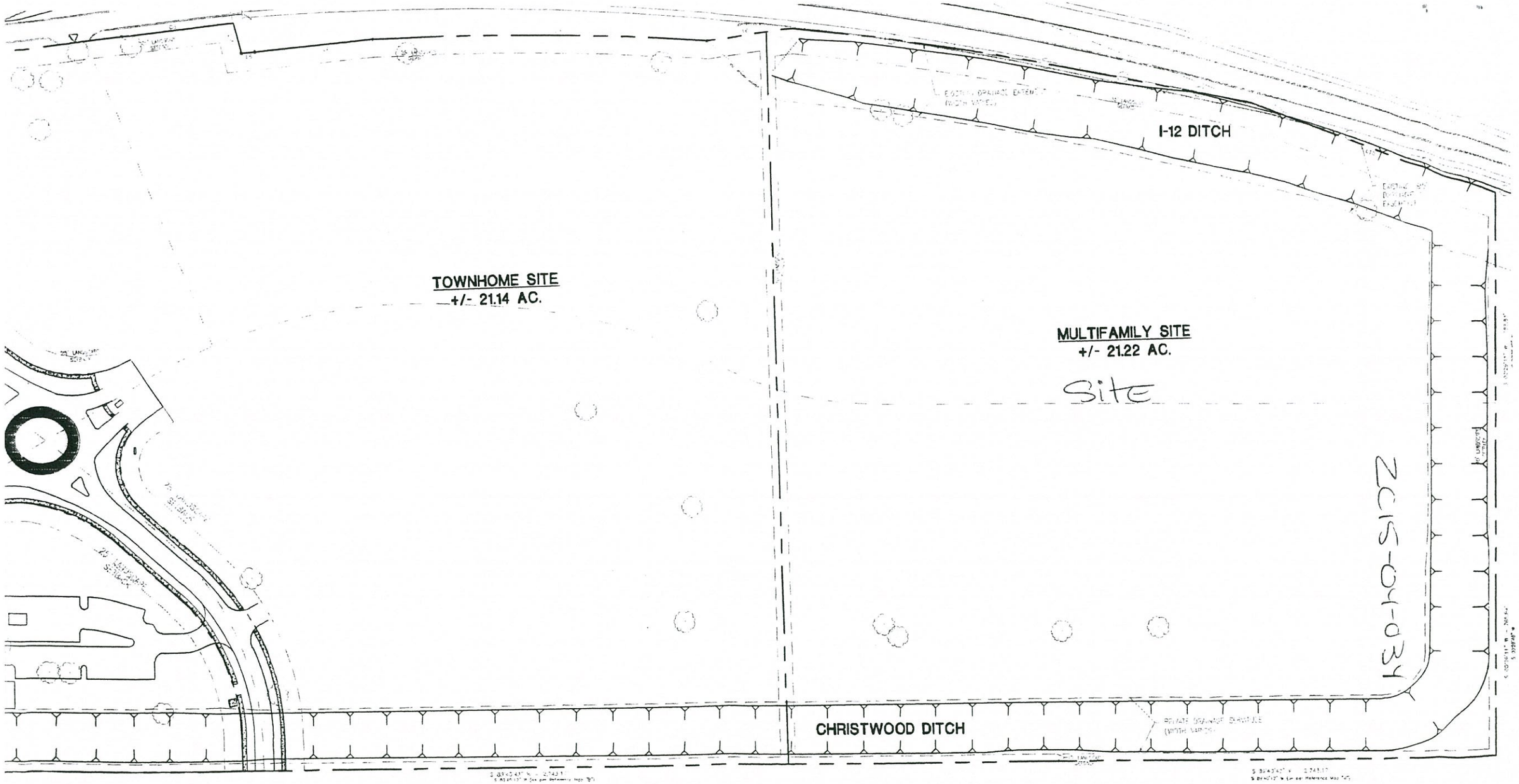
The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) to A-7 (Multiple Family Residential District). The site is located on the south of Brewster Road, east of River Chase Drive, south of Interstate 12. The 2025 Future Land Use Plan calls for the area to be developed as a planned district with single family residences and conservation areas. Staff does not have any objection to the request considering the location of the site, in close proximity to Interstate 12 and to some large existing and proposed commercial developments.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 (Multiple Family Residential District) designation be approved.

CASE NO.: ZC15-04-034
PETITIONER: Mark Salvetti
OWNER: Maurmont Properties, LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) to A-7 (Multiple Family Residential District)
LOCATION: Parcel located on the south of Brewster Road, east of River Chase Drive, south of Interstate 12; S47, T7S, R11E; Ward 1, District 1
SIZE: 21.22 acres




I-12 DITCH
TOWNHOME SITE
+/- 21.14 AC.
MULTIFAMILY SITE
+/- 21.22 AC.
Site
ZCS-01-034
CHRISTWOOD DITCH