



Pat Brister  
Parish President

# St. Tammany Parish Government

Department of Development

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## APPEAL # 5

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 PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

### APPEAL REQUEST

DATE: 4/15/15

**ZC15-04-036**

**Petitioner:** Brian Intravia  
**Owner:** Trepagnier, L.L.C. & Wanda and Kevin Wager

**ZC15-04-036**

Existing Zoning: A-2 (Suburban District) & HC-1 (Highway Commercial District)  
Proposed Zoning: A-4 (Single Family Residential District)  
Acres: 71 acres  
Petitioner: Brian Intravia  
Owner: Trepagnier, L.L.C. & Wanda & Kevin Wager  
Representative: Brian Intravia  
Location: Parcel located on the south side of LA Highway 22, west of Trepagnier Road, S16 & 21, T7S, R10E, Ward 1, 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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

YANIN, LLC

BY: [Signature]

BRIAN INTRAVIA

P.O. Box 609

Covington, LA 70434

PHONE # 985-966-3636



RECEIVED

APR 16 2015

Per [Signature]



# ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-036

Determination: Denied

Posted: 03/19/15

## GENERAL INFORMATION

**PETITIONER:** Brian Intravia  
**OWNER:** Trepagnier, L.L.C. & Wanda & Kevin Wager  
**REQUESTED CHANGE:** From A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the south side of LA Highway 22, west of Trepagnier Road; S16 & 21, T7S, R10E; Ward 1, District 4  
**SIZE:** 71 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	Residential & Commercial	HC-1 & HC-2 Highway Commercial District & NC-4 Neighborhood Institutional District
South	Undeveloped	A-1 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	

#### 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-2 (Suburban District) & HC-1 (Highway Commercial District) to A-4 (Single Family Residential District). The site is located on the south side of LA Highway 22, west of Trepagnier Road. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential uses and conservation areas. Staff does not see any compelling reason to recommend approval of the request, considering that it could potentially create an increase in density from two units acre to four units per acre.

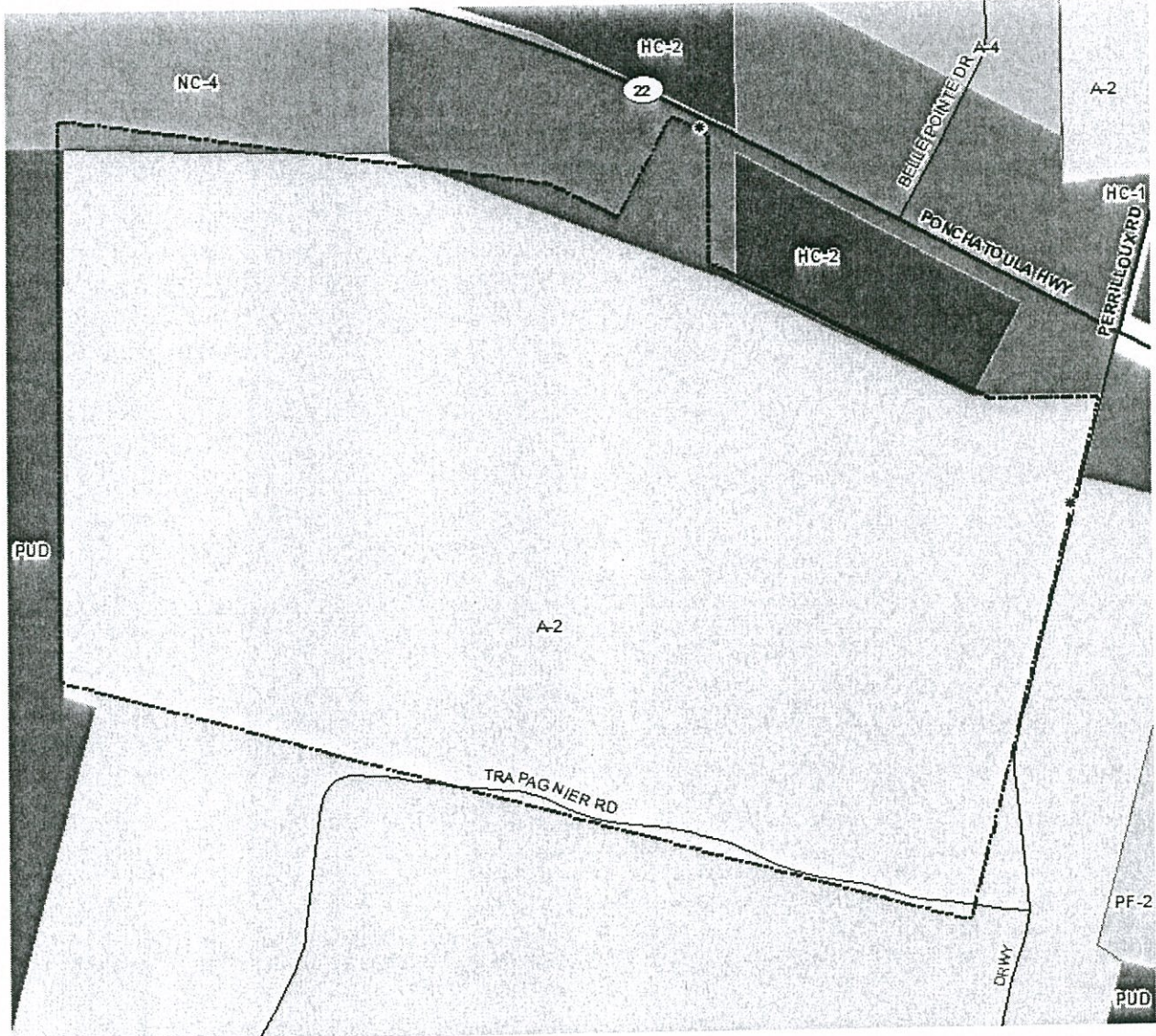
Note that a zoning change (ZC15-04-035) to Planned Unit Development Overlay has also been requested for the same site.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 (Single Family Residential District) designation be denied.



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2015-04-036

*Kevin Wager*  
 #1207075  
 KEVIN WAGER  
 (NOT A PART)

This corner is located N001°5'W 873.59'  
 & S81°51'26"E 818.65' from the Section  
 Corner common to Sections 16, 17,  
 20, & 21, T7S, R10E.

PLAT PREPARED FOR  
**Kevin Wager**

SCALE  
 1" = 100'

DATE  
 2-23-2010

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION AND CONTROL, IN ACCORDANCE WITH THE STANDARDS FOR PROFESSIONAL BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA, AND BEING A CLASS C SURVEY.

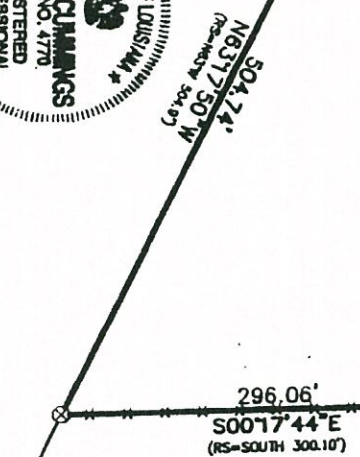
PROFESSIONAL LAND SURVEYOR

*John G. Cummings*

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

**JOHN G. CUMMINGS & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 503 N. JEFFERSON AVE.  
 MONROE, LA. 70433

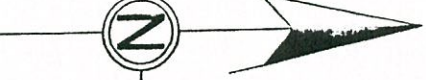
JOB NO.  
 11027



REFERENCE BEARING:  
 Along the West Line of Section 16  
 N001°5'W  
 (per Reference Survey No. 3)

LEGEND

- ☒ LHC MONUMENT FOUND
- ⊗ ANGLE IRON FOUND
- ⊖ 1-1/4" IRON PIPE FOUND
- ⊙ 1/2" IRON ROD FOUND
- ⊕ 1/2" IRON ROD SET
- RS - REFERENCE SURVEY NO. 1



NOTE  
 This property is located in Flood Zone C,  
 per F.E.M.A. Map No. 225205 0215 C,  
 dated April 2, 1991.

REFERENCE SURVEYS:

1. Survey for the Henry Wager Estate by Gilbert Sullivan, Surveyor, dated October 10, 1970.
2. Survey for Mr. & Mrs Robert Clem by Eddie J. Champagne, Surveyor, dated September 4, 1975.
3. Survey for Kevin Wager by Edward J. Murphy, Civil Engineer, dated July 6, 2001.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SENTENCES AND/OR RESTRICTIONS HAVE BEEN FULLY SET FORTH AND/OR IN THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THOSE SET FORTH. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN CONSULTING DATA FOR THIS SURVEY.