



Pat Brister
Parish President

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

APPEAL # 6

ZC Approved :

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: 4/7/15

Case Number: 2015-04-037

ZC15-04-037

Existing Zoning:	A-2 (Suburban District) & HC-1 (Highway Commercial District)
Proposed Zoning:	A-5 (Two Family Residential District)
Acres:	23.37 acres
Petitioner:	Greg Intravia
Owner:	GBG, LLC
Representative:	Paul Mayronne
Location:	Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road , S4, T7S, R10E, 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 YOUR ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.



Kay S. Corriere for Havo Rd. Residents
(SIGNATURE)

PRINT NAME: Kay S. Corriere

ADDRESS: 128 Havo Rd. P.O. Box 69 (mailing) Madisonville, LA 70447

PHONE # 515/559-4257 cell

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

RECEIVED

APR 15 2015

Per R. Doble

Revised 11/21/2014



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Representative: Paul Mayronne

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Debra Faurer
(SIGNATURE)

PRINT NAME: Debra Faurer

ADDRESS: 150 Hano Rd, Madisonville

RECEIVED

APR 13 2015

Per: H. Sobler



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Janwell C. Parker
(SIGNATURE)

PRINT NAME: Janwell C. Parker

ADDRESS: 168 Hano Rd - Madisonville, LA 70447

PHONE # 985-630-4010



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

RECEIVED

APR 16 2015
Per R. Robb

Revised 11/21/2014



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APPEAL REQUEST

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Sherrri Perniciano

(SIGNATURE)

PRINT NAME: Sherrri Perniciano

ADDRESS: 124 HANO Rd.

PHONE # 504-415-0472



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

RECEIVED

APR 17 2015

Per [Signature]



St. Tammany Parish Government

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P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
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Sheri W. Graham
(SIGNATURE)

PRINT NAME: Sheri W. Graham

ADDRESS: 377 Hwy. 1085 N. La. 70447

PHONE # 985-845-8329



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

RECEIVED

Revised 11/21/2014

X:\Planning Shared\Zoning\APPEALS\APPEALZC

APR 17 2015

Per R. Sobel

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-037

Posted: 03/18/15

Meeting Date: April 7, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Greg Intravia
OWNER: GBG, LLC
REQUESTED CHANGE: From A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-5 (Two Family Residential District)
LOCATION: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road ; S4, T7S, R10E; Ward 1, District 1
SIZE: 23.37 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	I-12	
South	Office Warehouse & Residential	HC-2 Highway Commercial District & NC-4 Neighborhood Institutional District
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped	A-2 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.

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.

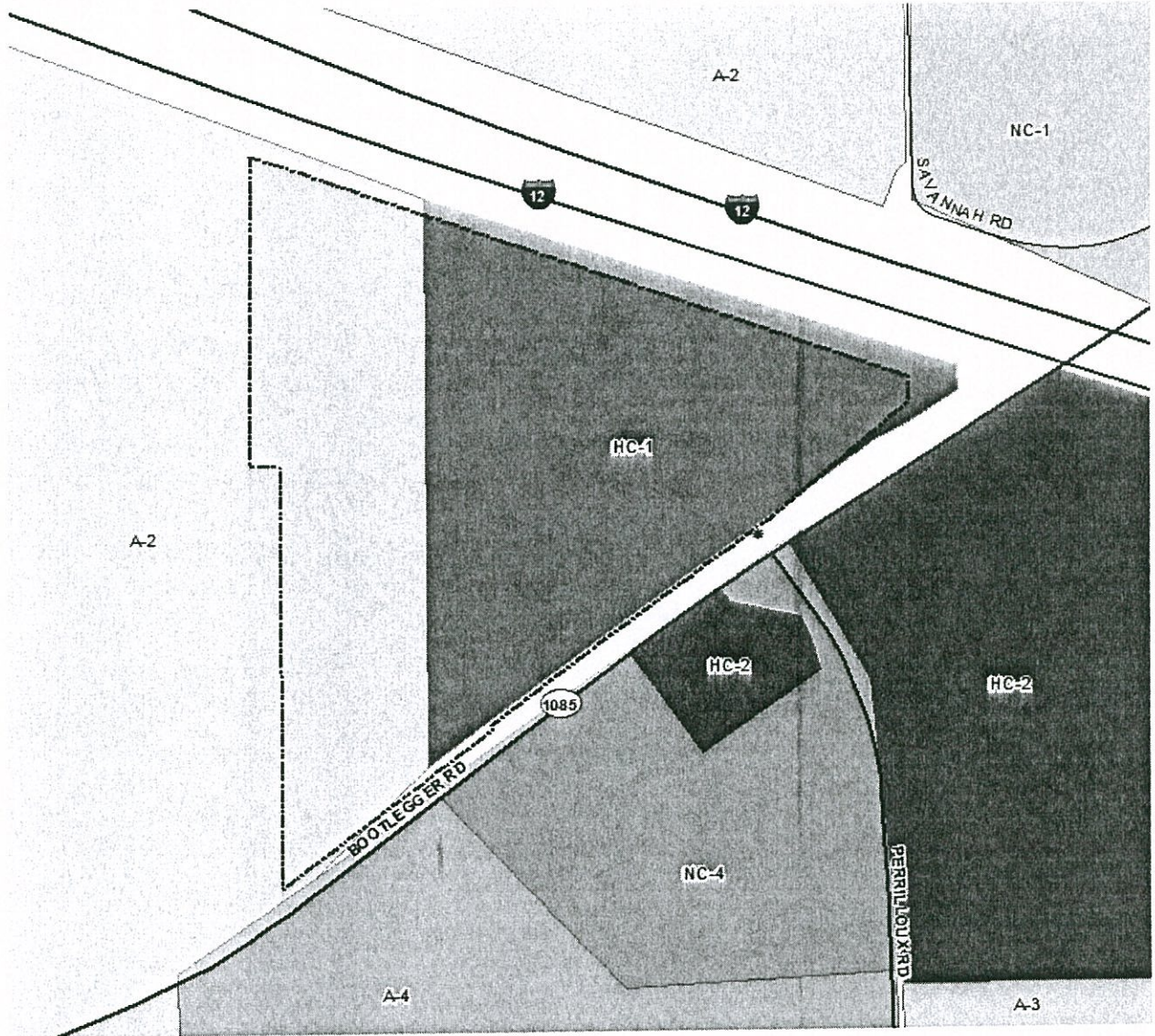
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-5 (Two Family Residential District). The site is located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residence including conservation areas. Considering the location of the site, directly abutting Interstate 12, staff is not opposed to the requested zoning change. However, in order to meet the objectives of the 2025 future land use plan, staff would suggest that the site be developed as a Planned Unit Development Overlay, which would allow the site to be developed in a manner to be more compatible with the surrounding uses and allow for the preservation of the conservation elements of the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 (Two Family Residential District) designation be approved.

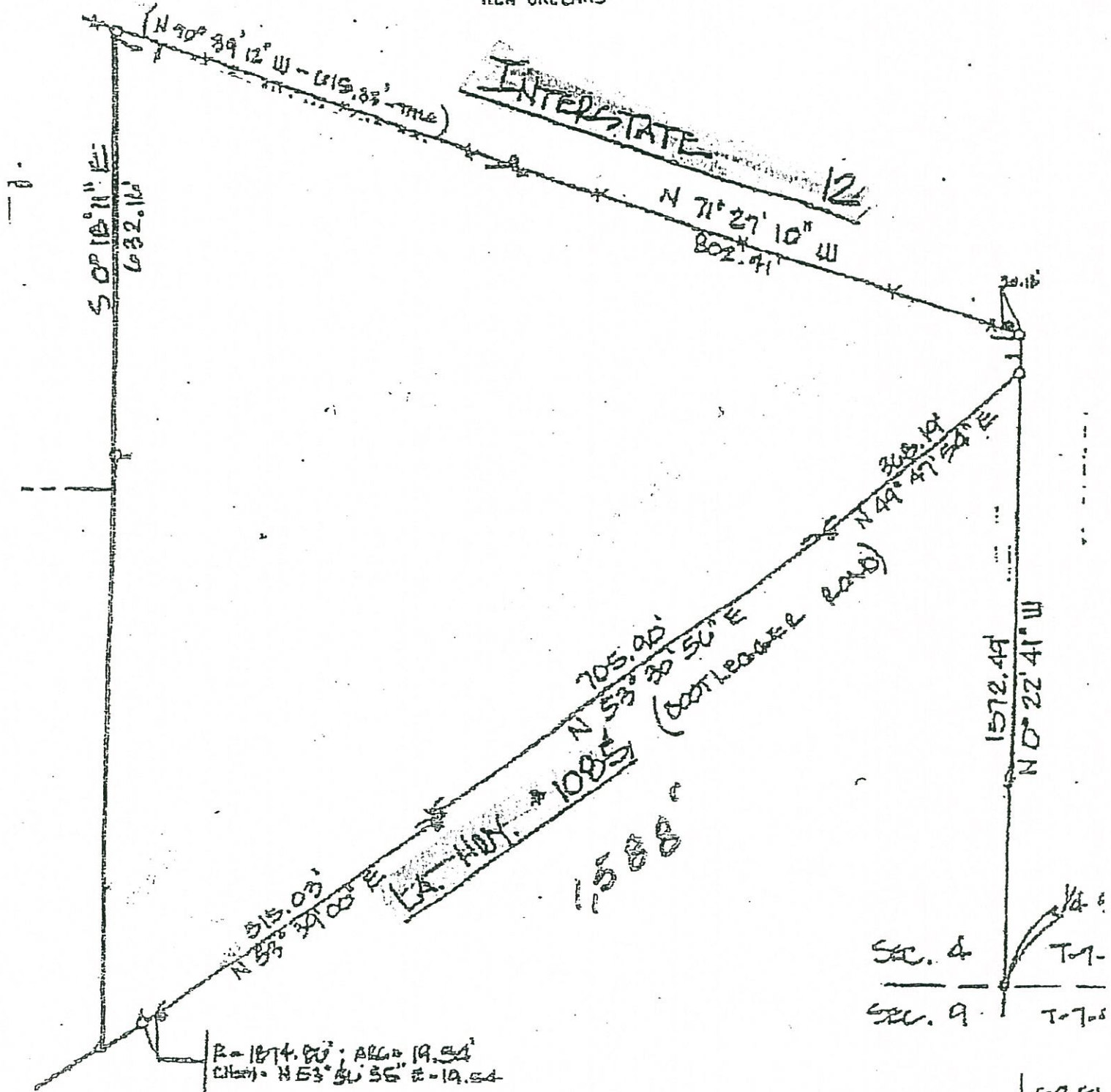
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2015-04-037

ARCHDIOCESE N.O.

A SURVEY OF THE PROPERTY
OF
THE ROMAN CATHOLIC CHURCH OF THE ARCHDIOCESE OF
NEW ORLEANS



$R = 1874.00'$; $ARC = 19.54'$
 $CHORD = N 53° 51' 36\" E - 19.54'$

SEC. 4 T-7-
 SEC. 9 T-7-6

LEGEND

- 1/2" IRON ROD
- ⊙ 1" IRON PIPE
- ⊠ CONC. HIGHWAY FOUND

RTAIN PIECE OR PORTION OF GROUND situated in Section 4, Township 7 South,
 st. SE. Tammany Parish, Louisiana, and more fully described as follows:

the Quarter Section Corner common to Sections 4 and 9, go North 00 degrees
 51 seconds West 1572.49 feet to an 1/2-inch iron rod located on the northwesterly
 line of Louisiana Highway 1085 (Boatlegger Road) and the point of beginning. From the point of
 continue North 00 degrees 22 minutes 41 seconds West 49.84 feet to an 1/2-inch iron rod located
 light-of-way line of Interstate 12; thence go along the south-