



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

Appeal #12
Kevin Davis
 Parish President

ZC approved 10/5/04

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: 10/5/04

(Reference Case on Zoning Commission Agenda)

ZC04-07-057


Alaska Seaboard Partners Limited Partnership

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



 (SIGNATURE)

Morris C. Gotterman
85379 Above Creek Rd.
Bush, LA 70431-2844
 PHONE #: (985) 893-3814



ZC04-07-057

Existing Zoning:	R (Rural) District
Proposed Zoning:	A-1 (Single Family Residential) District
Acres:	1,859.94 acres
Petitioner:	Alaska Seaboard Partners Limited Partnership
Owner:	Alaska Seaboard Partners Limited Partnership
Location:	Parcel located east of LA Highway 1129, north of Simalusa Estates, S25, 26, 35, 36, 39, & 44, T4S, R11E; and S1 & 2, T5S, R11E, Ward 2, District 2
Council District:	2



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APPEAL REQUEST

DATE: 10-5-2004

(Reference Case on Zoning Commission Agenda)

2004-07-057

Alaska Seaboard Partners Limited Partnership

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SIGNATURE

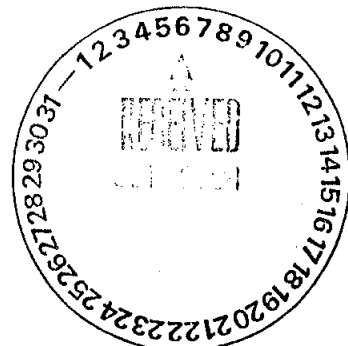
Carolyn K. Palermo
(SIGNATURE)

CAROLYN K. PALERMO

83171 HOUSE CREEK RD

BUSH, LA. 70431

PHONE #: 985-898-1962





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Appeal #2
Kevin Davis
 Parish President

zc approved 10-5-04

**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: 10-5-04

(Reference Case on Zoning Commission Agenda)

zc04-07-057
Alaska Seaboard Partners Limited Partnership

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

Mandy Drake
 (SIGNATURE)

Mandy Drake
84468 John Benne Hrd
Bush, La 70431
 PHONE #: 985-875-7863





ST. TAMMANY PARISH
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Kevin Davis
 Parish President

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: 10-5-04

(Reference Case on Zoning Commission Agenda)

ZC04-07-057
Alaska Seaboard Partners Limited Partnership

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

Linda Bennett
 (SIGNATURE)

Linda Bennett
84468 John Bennett Rd
Bush, LA 70431
 PHONE #: 985-892-1935





ST. TAMMANY PARISH
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 P. O. Box 628
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APPEAL REQUEST

DATE: 10-5-04

(Reference Case on Zoning Commission Agenda)

ZC04-07-057
Alaska Subroad Partners Limited Partnership

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

Mark Taylor

(SIGNATURE)

84374 John Bennett

Bush Jr.

10431

985
 PHONE #: 264-1634





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DATE: 10-5-04

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Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

Susan R. Cuy
(SIGNATURE)

11134 Beaver Bluff Rd.
Bush, LA 70431

PHONE #: 985-898-0087
504-722-2400



ZONING STAFF REPORT

Date: October 5, 2004
Case No.: ZC04-07-057
Prior Action: Tabled (09/07/04)
Posted: 09/22/04

Meeting Date: October 5, 2004
Determination: Approved

GENERAL INFORMATION

PETITIONER: Alaska Seaboard Partners Limited Partnership
OWNER: Alaska Seaboard Partners Limited Partnership
REQUESTED CHANGE: From R (Rural) District to A-1 (Single Family Residential) District
LOCATION: Parcel located east of LA Highway 1129, north of Simalusa Estates; S25, 26, 35, 36, 39, & 44, T4S, R11E; and S1 & 2, T5S, R11E; Ward 2, District 2
SIZE: 1,859.94 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	Single Family Residence	R (Rural) District
South	Single Family Residence	R (Rural) District
East	Single Family Residence	R (Rural) District
West	Single Family Residence	R (Rural) 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 R (Rural) District to A-1 (Single Family Residential) District, on the east of LA Highway 1129, north of Simalusa Estates. The petitioner is proposing a new single family residential subdivision with lot size of a minimum of 5 acres. The site is currently surrounded by large single family residential properties zoned R (Rural) District, rolling hills, valleys, farmland and horses and cattle fields. A few subdivisions zoned A-1 (Suburban) District located in close proximity to the site such as Simalusa Estates located on the south side, Highlands & Bleu Lake Hills Subdivisions on the southwest side, and Bermuda Hills Subdivision on the northwest side.

Note that a subdivision plan showing a portion of the proposed development has been submitted.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1 (Single Family Residential) District designation be denied. The staff originally recommended approval of the requested rezoning. However, the staff was not aware of the unique topography of the site which raises specific concerns in the dramatic changes in elevation within the interior of the property. A rezoning to Planned Unit Development District would then be more appropriate in order to promote and preserve the different features of the site.

*Appeal 2*ZC04-07-057

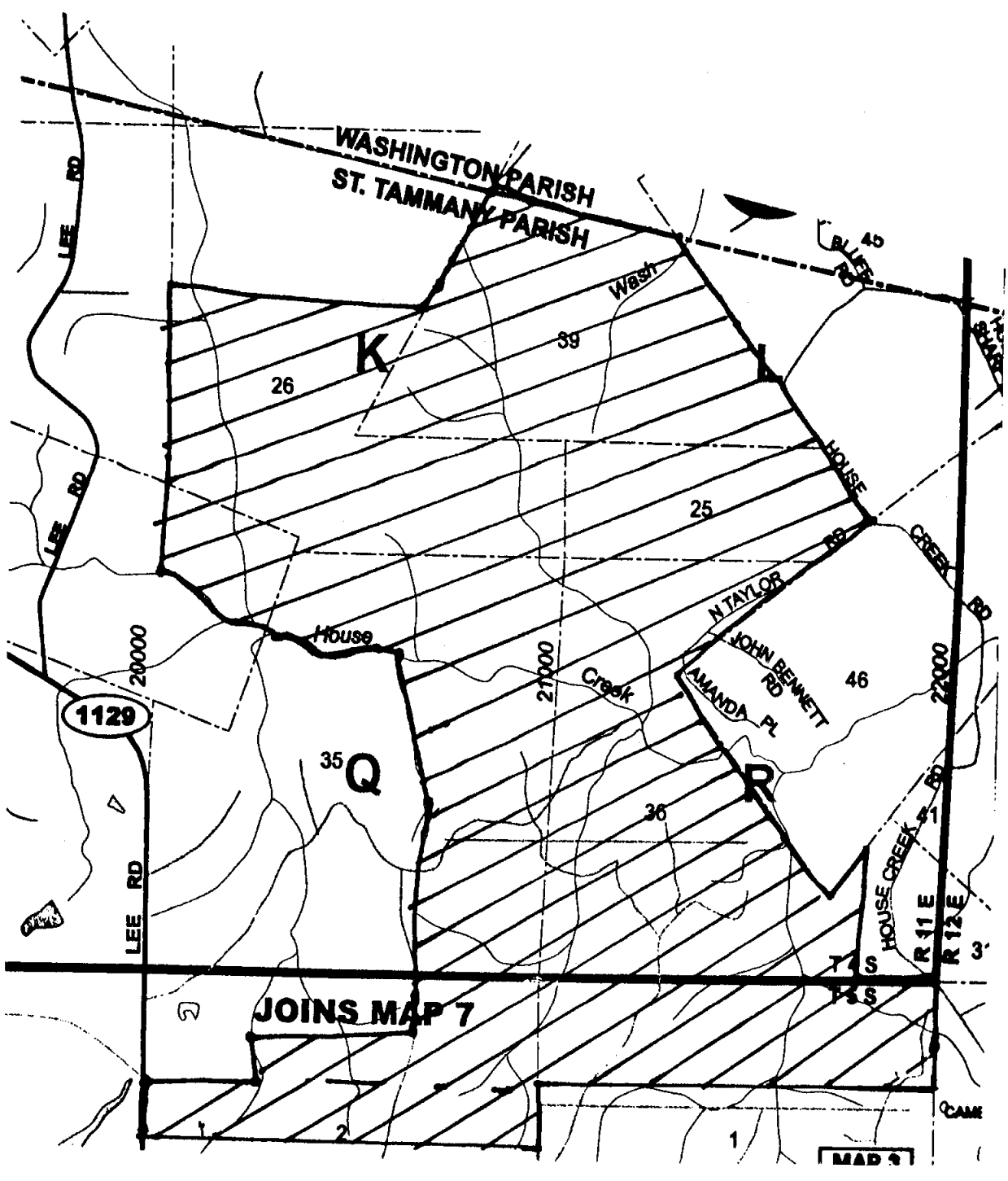
ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, being situated in Sections 1 and 2, Township 5 South, Range 11 East, and Sections 25, 26, 35, 36 and Headrights 39 and 44, Township 4 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

From the Section Corner common to Sections 1, 2, 11 and 12, Township 5 south, Range 11 East, go North 00 degrees 44 minutes 28 seconds West 2,294.93 feet to the Point of Beginning. From the Point of Beginning go South 89 degrees 20 minutes 55 seconds West 5,338.10 feet; thence go North 01 degrees 16 minutes 17 seconds West, 1,402.99 feet; thence go North 89 degrees 24 minutes 54 seconds East 1,444.09 feet; thence go North 00 degrees 36 minutes 55 seconds West 760.78 feet; thence go North 89 degrees 25 minutes 21 seconds East 1,431.01 feet; thence go North 00 degrees 38 minutes 17 seconds West 2,524.63 feet; thence go North 09 degrees 44 minutes 50 seconds West 2,159.11 feet; thence go South 81 degrees 55 minutes 15 seconds West 116.97 feet; thence go South 68 degrees 54 minutes 41 seconds West 191.50 feet; thence go North 78 degrees 52 minutes 29 seconds West 113.57 feet; thence go North 07 degrees 35 minutes 14 seconds West 199.90 feet; thence go North 54 degrees 09 minutes 19 seconds West 138.82 feet; thence go North 89 degrees 27 minutes 18 seconds West 121.29 feet; thence go North 86 degrees 52 minutes 48 seconds West 217.36 feet; thence go North 64 degrees 58 minutes 09 seconds West 284.46 feet; thence go North 35 degrees 41 minutes West 168.64 feet; thence go South 79 degrees 13 minutes 27 seconds West 335.21 feet; thence go North 58 degrees 25 minutes 37 seconds West 273.83 feet; thence go North 26 degrees 26 minutes 23 seconds West 145.03 feet; thence go North 46 degrees 00 minutes 39 seconds West 309.93 feet; thence go North 19 degrees 53 minutes 55 seconds West 234.50 feet; thence go North 81 degrees 58 minutes 39 seconds West 163.53 feet; thence go South 68 degrees 37 minutes 26 seconds West 137.86 feet; thence go North 02 degrees 15 minutes 14 seconds East 1,085.92 feet; thence go North 00 degrees 42 minutes 49 seconds West 1,828.47 feet; thence go North 88 degrees 53 minutes 53 seconds East 3,220.21 feet; thence go North 29 degrees 27 minutes East 2,110.47 feet; thence go South 79 degrees 12 minutes 33 seconds East 2,506.2 feet; thence go South 39 degrees 00 minutes 11 seconds East 3500.72 feet; thence go South 39 degrees 05 minutes 35 seconds East 984.83 feet; thence go South 55 degrees 54 minutes West 2,288.92 feet; thence go South 54 degrees 19 minutes 51 seconds West 1,010.40 feet; thence go south 38 degrees 15 minutes 53 seconds East 105.46 feet; thence go South 42 degrees 47 minutes 32 seconds West 194.03 feet; thence go South 13 degrees 09 minutes 20 seconds West 117.13 feet; thence go South 04 degrees 56 minutes 32 seconds West 149.36 feet; thence go South 31 degrees 26 minutes 50 seconds East 109.13 feet; thence go South 08 degrees 29 minutes 51 seconds West 14.89 feet; thence go South 66 degrees 32 minutes East 177.63 feet; thence go South 79 degrees 58 minutes 48 seconds East 32.02 feet; thence go North 84 degrees 09 minutes East 29.40 feet; thence go North 77 degrees 07 minutes East 184.68 feet; thence go North 80 degrees 19 minutes 39 seconds East 127.82 feet; thence go South 38 degrees 15 minutes 37 seconds East 514.52 feet; thence go South 38 degrees 36 minutes 11 seconds East 2,229.12 feet; thence go North 54 degrees 01 minutes East 349.61 feet; thence go North 38 degrees 18 minutes 08 second East 536.53 feet; thence go South 01 degrees 54 minutes 53 seconds West 1,314.81 feet; thence go South 00 degrees 48 minutes 27 seconds West 399.96 feet; thence go North 89 degrees 45 minutes 54 seconds East 1,007.87 feet; thence go South 01 degrees 06 minutes East 1,518.16 feet; thence go South 89 degrees 24 minutes 22 seconds West, 5,310.52 feet; thence go South 01 degrees 10 minutes 41 seconds East 1,138.91 feet; thence go South

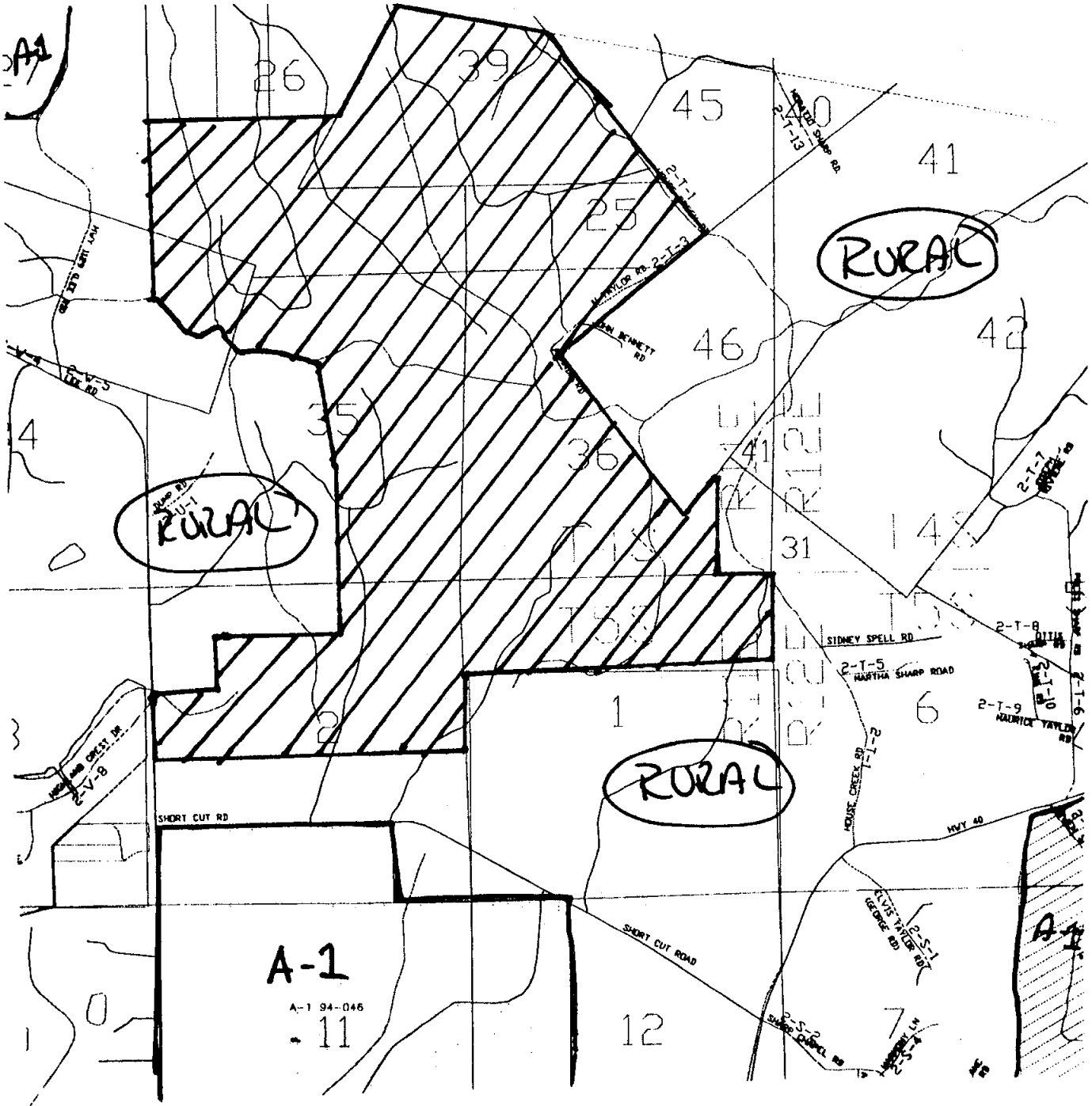
00 degrees 44 minutes 28 seconds East 328.57 feet to the Point of Beginning heretofore set.

Said property containing 1,859.82 acres, all as more fully set forth on the map and plat by John G. Cummings & Associates dated December 19, 2003.

CASE NO.: ZC04-07-057
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OWNER: Alaska Seaboard Partners Limited Partnership
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SIZE: 1,859.94 acres



Sidney Fontenot

From: Carol Ingrassia [rainwalk@bellsouth.net]
Sent: Saturday, October 02, 2004 10:33 AM
To: planning@stpgov.org
Subject: Oct 5 2004 Zoning Meeting- Urgent

I am forwarding this email to you since the Zoning Committee doesn't publish email addresses and time is short prior to the Oct 5, 2004 Zoning meeting. I am hoping that you may be able to forward to the members of the Zoning Committee. Thanks in advance. Unfortunately, my husband and I are going to be out of town during that meeting and will not be able to attend the meeting and voice our opposition to the zoning change request number ZC04-07-057

The current zoning of the 1,859 acres is rural and is most compatible for the area because the area is largely undeveloped and the entire surrounding area completely lacks the infrastructure for this kind of unchecked development. In fact, this is one of the last areas of St. Tammany that is true to the nature of St. Tammany and what it means to most people that live in the rural area of St. Tammany. It is a natural setting, with many species of animal and bird that are near to extinction in St. Tammany.

The roads out here are just adequate enough for rural zoning, and the impact of an A1 development in this area would completely inundate the roads with traffic that can not be managed by the DOTD 25 year plan. Drainage infrastructure, not just the local drainage that would be required for this specific subdivision but the entire area infrastructure, is fine for rural zoning, but the impact of A1 subdivision development in this area would totally inundate the natural drainage systems in this area just as the poorly planned developments in the southern areas of the parish have demonstrated. Poorly planned developments have resulted in substantial increases in flooding especially in Slidell, areas of Mandeville and Madisonville. The natural drainage ways will not miraculously adjust themselves to the subdivisions that are proposed to be built in this area. And my guess is the increased run off is going to heavily impact Covington in a very costly and negative way. That is why, we as guardians of our lands must keep our checks and balances intact. We have a responsibility to our children and future generations to keep St. Tammany the viable and beautiful place that it is. After all, if we clear cut and deforest St. Tammany what is left to attract commerce and homeowners to this area.

We understand that landowners have the right to determine how they choose to make use of their land as long as those uses are compatible with the parishes comprehensive plan and are consistent with the surrounding area and the available infrastructure. We also know that surrounding property owners have the right to be protected from development that is not compatible with the area. This being especially true if those developments will over time, harm or endanger people or property.

I haven't even touched on the impact this development would have on the health, safety, and welfare issues. I know for a fact that even now ambulance services in West St. Tammany are having to transport sick and injured persons to as far away as New Orleans, Slidell and Hammond because the health care facilities cannot handle the ever increasing population in West St. Tammany. Furthermore, the area schools are fine for rural zoning, and I am unaware of any future plans for schools in the area that would address this impact.

In closing all I can say is PLEASE deny this zoning change for all the reasons stated above. And for the future of St. Tammany please don't let us become another urban sprawl area. Keep the needs and desires of the community ahead of the greed of outside developers.

Sincerely,
Anthony and Carol Ingrassia
11 Green Leaf Lane
Covington, La 70435

ZC04-07-057

10/4/2004