



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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Kevin Davis
Parish President

*Appeal #10
zc denied 3/1/2005*

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: MARCH 2, 2005

ZC05-03-012
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: A-3 (Suburban) District & C-2 (Highway Commercial) District
Acres: 168.385 acres
Petitioner: Richard C. Lambert
Owner: Succession of Emilie Kolb/ Kristina Kolb Johnson & Fred R. Klob
Location: Parcel located at the southwest corner of I-12 & LA Highway 21, behind the Target Shopping Center, 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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

James E. Maurin (JAMES E. MAURIN)
(SIGNATURE)

STIRLING PROPERTIES, INC.
109 NORTH PARK BLVD. SUITE 300
COVINGTON, LA. 70433 (985) 898-2022
PHONE #: (985) 898-2022
(504) 453-7074 (ALTERNATE CONTACT = JIM REHKOPF)



ZONING STAFF REPORT

Date: February 21, 2005

Meeting Date: March 1, 2005

Case No.: ZC05-03-012

Determination: Denied

Posted: 02/11/05

GENERAL INFORMATION

PETITIONER: Richard C. Lambert
OWNER: Succession of Emilie Kolb/ Kristina Kolb Johnson & Fred R. Klob
REQUESTED CHANGE: From SA (Suburban Agricultural) District to A-3 (Suburban) District & C-2 (Highway Commercial) District
LOCATION: Parcel located at the southwest corner of I-12 & LA Highway 21, behind the Target Shopping Center; S47, T7S, R11E; Ward 1, District 1
SIZE: 168.385 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	I-12	
South	School & Undeveloped	ID (Institutional) District & SA (Suburban Agricultural) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Shopping Center	C-2 (Highway Commercial)

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 SA (Suburban Agricultural) District to A-3 (Suburban) District & C-2 (Highway Commercial) District. The site is located behind the existing commercial Target Shopping Center, along Interstate 12. The petitioner's main intent is to expend the existing commercial development along Interstate 12 and towards the future Rest Area, as shown on the attached plan. The southern portion of the development, which would mainly be accessed through the future extension of East Brewster Road, would consist of a single family residential development with lots of a minimum of 20,000 square feet.

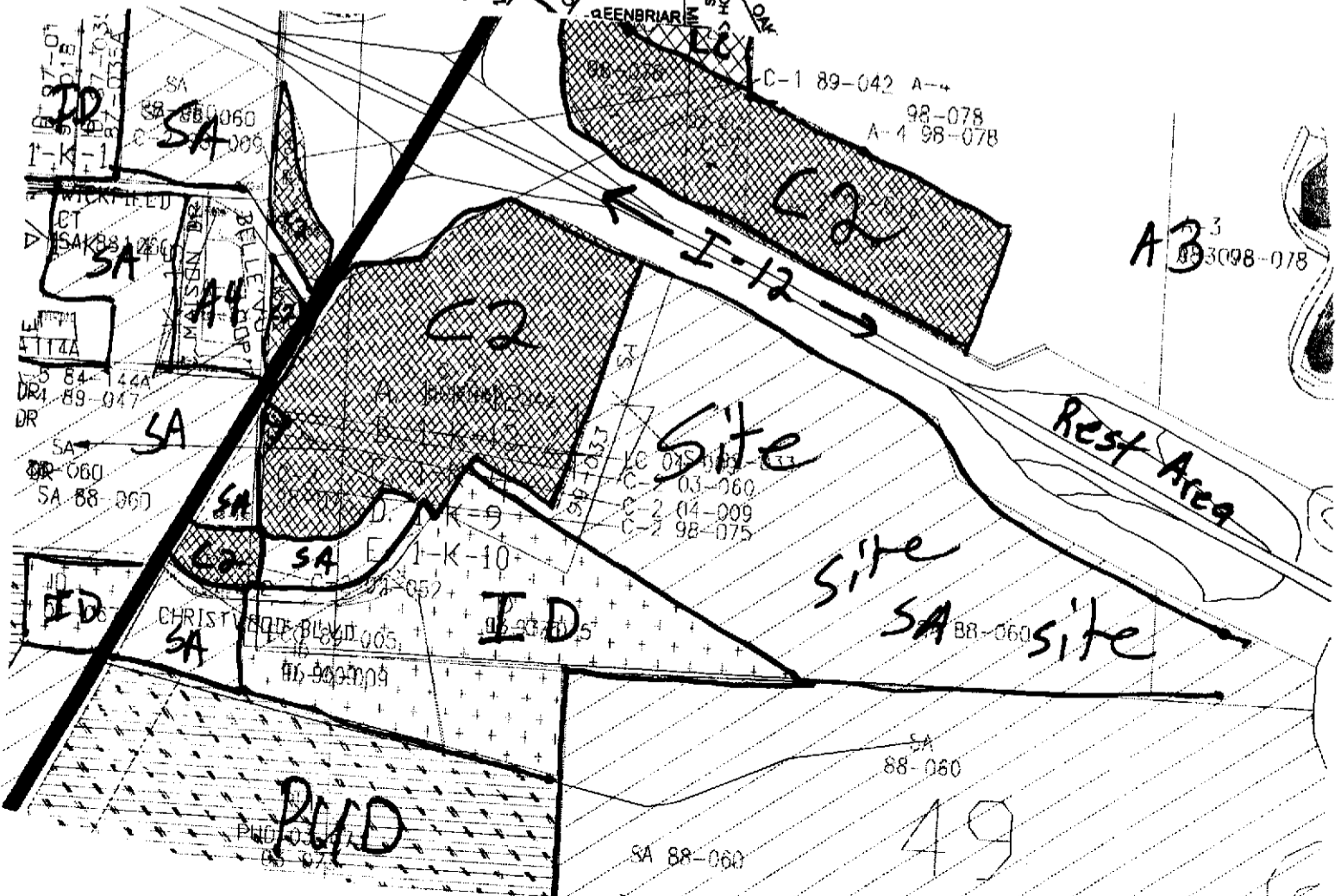
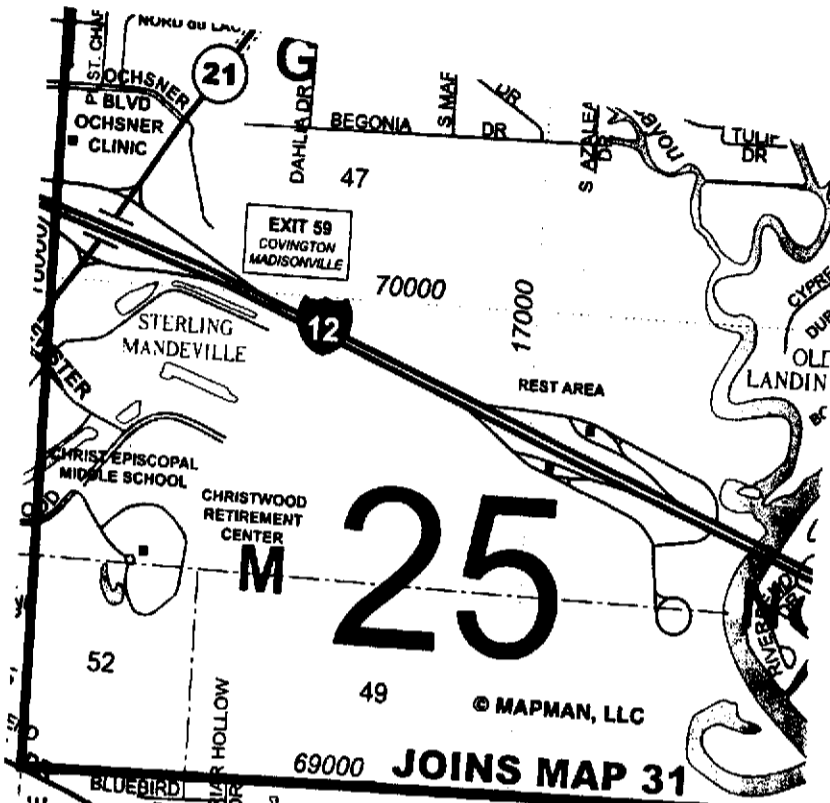
The 2025 land use map designates this area for "Single Family Residential - Conservation" use. The proposed zoning change to commercial definitely does not meet the definition of this land use classification which is mainly designated for residential development. The zoning change request to A-3 (Suburban) District meets the 2025 objective. However, it would not be possible to ensure that the Comprehensive Plan's objective which designates the area as one that "results in the placement of buildings and improvements on a part of the land to be subdivided in order to preserve the natural and scenic quality of the remainder of the land." be met.

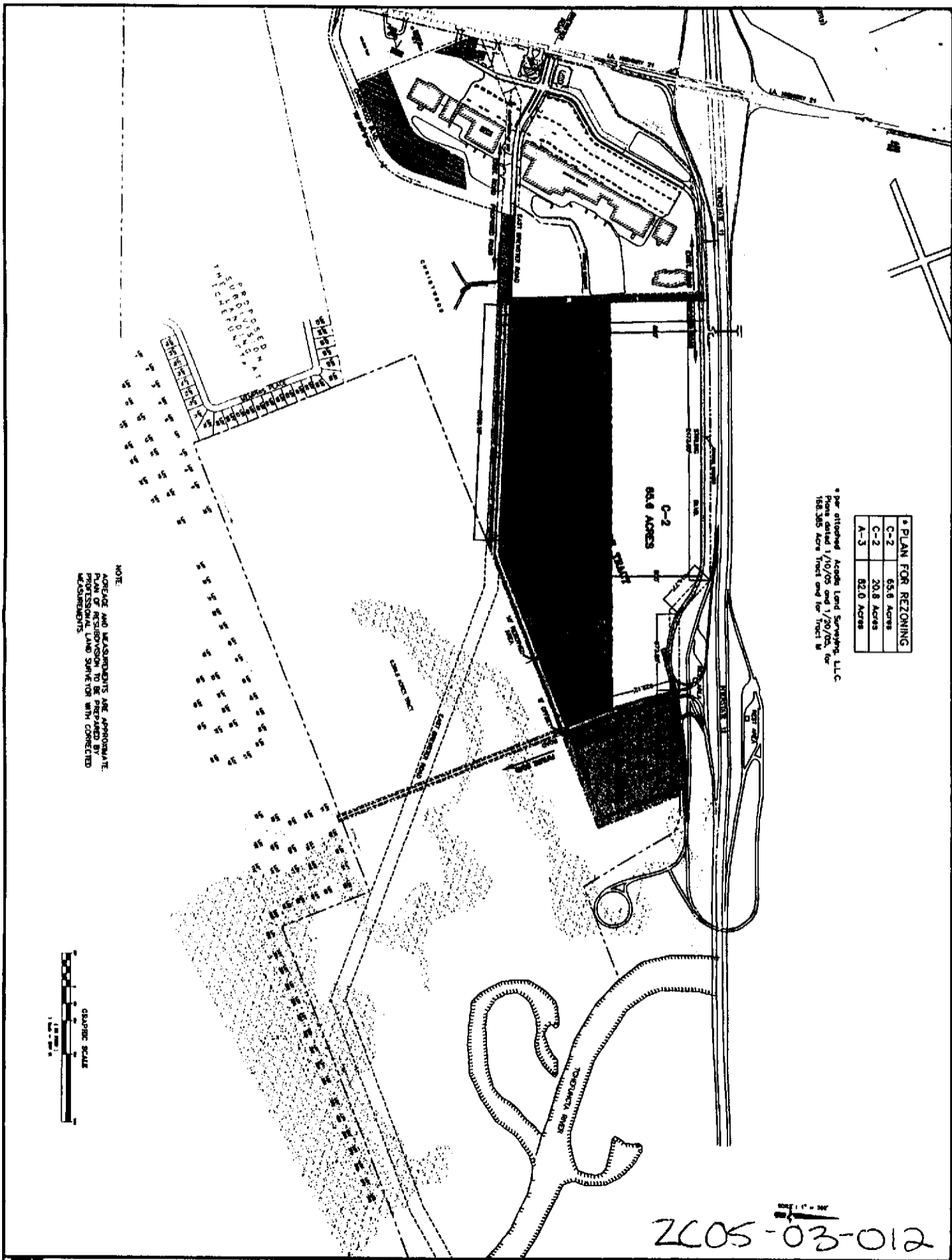
The proposed rezoning conforms to the "Planned Districts" classification is that this designation which calls for "a density - within the overall tract - which is similar to the adjoining residential and commercial uses." The proposed concept would be similar in density to the adjoining uses. However, it would not be appropriate for the area.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 (Suburban) District & C-2 (Highway Commercial) District designation be tabled.

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* PLAN FOR REZONING

C-2	65.8 Acres
C-2	20.8 Acres
A-3	82.0 Acres

* per attached Acquire Land Survey, LLC
 Plans dated 1/30/05 and 1/20/05, for
 168.345 Acre Tract and for Tract B

NOTE:
 ALL DISTANCES AND MEASUREMENTS ARE APPROXIMATE.
 PLAN OF RESUBDIVISION TO BE PREPARED BY
 PROFESSIONAL LAND SURVEYOR WITH CORRECTED
 MEASUREMENTS.



2005-03-012

**REZONING PLAN
 STIRLING PROPERTIES
 I- 12 PROJECT
 ST. TAMMANY PARISH, LOUISIANA**

CONTRACTOR'S
 DOCUMENTS
 PRELIMINARY
 NOT FOR
 CONSTRUCTION