



*Appeal # 4*

**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: November 2, 2005

ZC 05-09-062

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

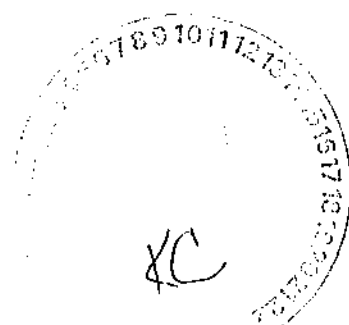
*[Handwritten Signature]*  
\_\_\_\_\_  
(SIGNATURE) JEFFREY D. SCHOEN

Attorney for PETE PALISI

\_\_\_\_\_  
P. O. Box 1810

\_\_\_\_\_  
Covington, LA 70434

PHONE #: 985-892-4801



**ZC05-09-062**

Existing Zoning:	R (Rural) District
Proposed Zoning:	A-4 (Single Family Residential) District
Acres:	111.29 acres
Petitioner:	Pete Palisi
Owner:	Edward R. Morris, Jr./ Janice Sharp/ Patricia Robichaux/ Paula Osborne/ Connie Davis/ Beverly Stein/ Malcolm Stein, Jr./ David Stein/ Faith Cooper/ Don Stein/ Diane Graham/ Irvin Stein, Jr./ Joe Stein/ Mary Stein
Location:	Parcel located on the east side of Trepagnier Road, west of Koepp Road, south of LA Highway 22, S37, T7S, R10E, Ward 1, District 1
Council District:	1

# ZONING STAFF REPORT

Date: October 21, 2005

Meeting Date: November 1, 2005

Case No.: ZC05-09-062

Determination: Denied

Posted: 10/06/05

## GENERAL INFORMATION

**PETITIONER:** Pete Palisi  
**OWNER:** Edward R. Morris, Jr./ Janice Sharp/ Patricia Robichaux/ Paula Osborne/ Connie Davis/ Beverly Stein/ Malcolm Stein, Jr./ David Stein/ Faith Cooper/ Don Stein/ Diane Graham/ Irvin Stein, Jr./ Joe Stein/ Mary Stein  
**REQUESTED CHANGE:** From SA (Suburban Agriculture) District to A-4 (Single Family Residential) District  
**LOCATION:** Parcel located on the east side of Trepagnier Road, west of Koeppe Road, south of LA Highway 22; S37, T7S, R10E; Ward 1, District 1  
**SIZE:** 111.29 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: None

Road Surface: None

Condition: None

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Rural/Single Family Residential	R (Rural) District
South	Undeveloped/Woods	R (Rural) District
East	Single Family Residential	A-2 (Suburban) District
West	Rural/Single Family Residential	R (Rural) District

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**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 adjoin 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.

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple

referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

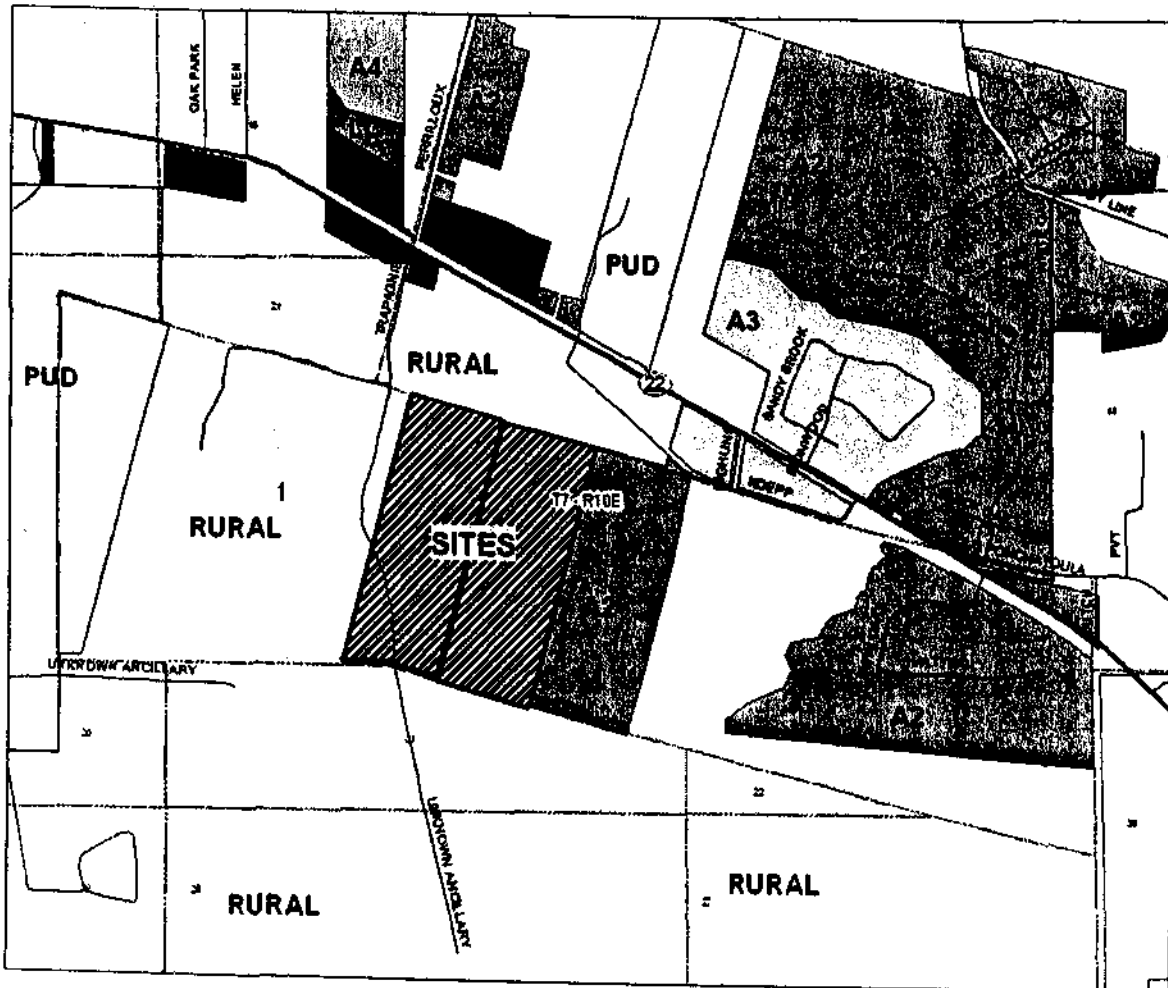
**STAFF COMMENTS:**

The petitioner is requesting to change the zoning to A-4 (Single Family Residential) District. The site is located on the east side of Trepagnier Road, west of Koepp Road, south of LA Highway 22. The surrounding area is predominately rural in character and consists of large lots with single family homes or undeveloped land. The comprehensive plan defines this area as single family residential-conservation which calls for "a density within an overall tract which is similar to the adjoining residential uses." Also, the area is classified as Conservation which consists of developing the land with the preservation of the natural system. Staff feels that the proposed A-4 zoning classification would not be similar in density and is not compatible with the surrounding neighborhood.

**STAFF RECOMMENDATION:**

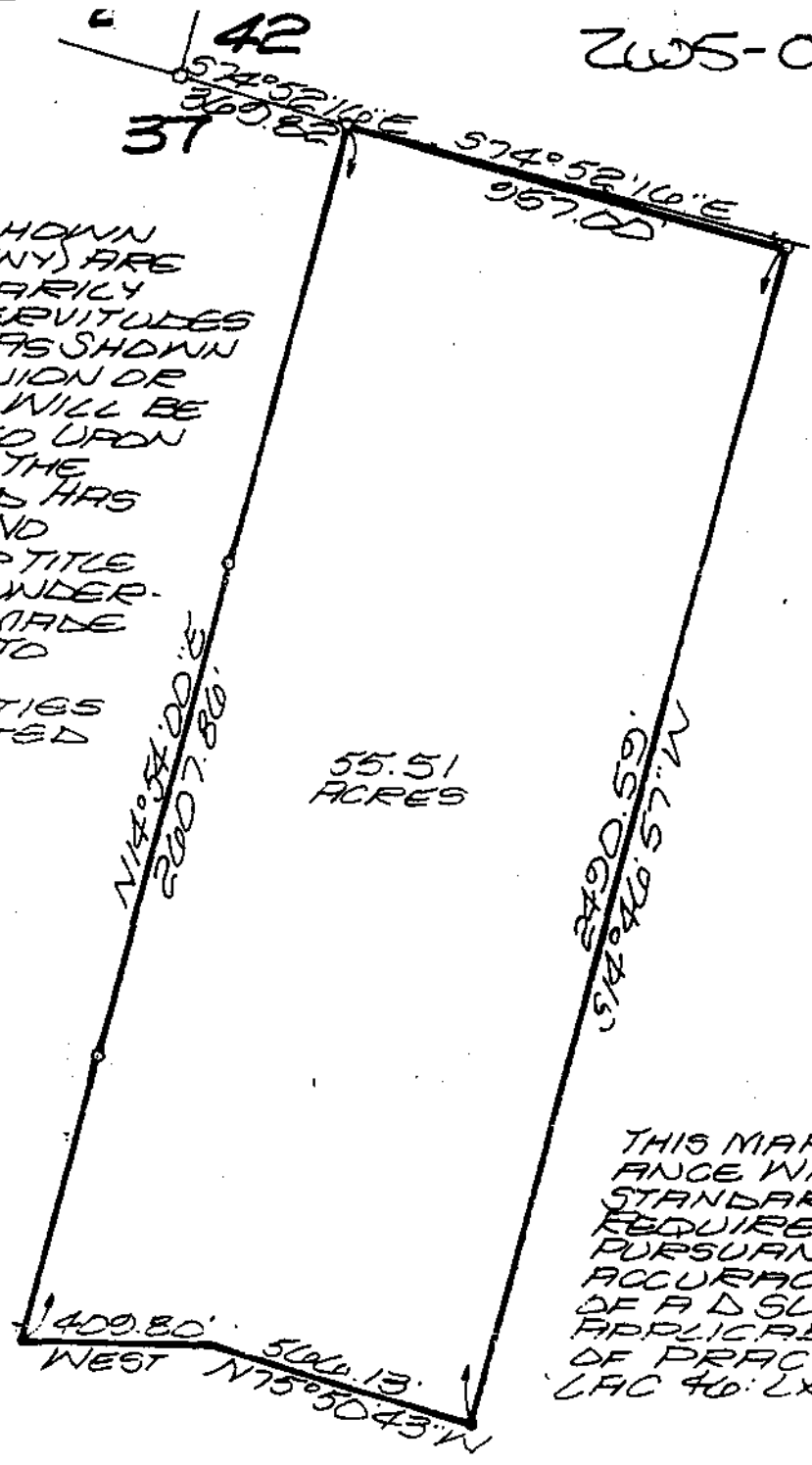
The staff recommends that the request for an A-4 (Single Family Residential) District designation be denied.

**CASE NO.:** ZC05-09-062  
**PETITIONER:** Pete Palisi  
**OWNER:** Edward R. Morris, Jr./ Janice Sharp/ Patricia Robichaux/ Paula Osborne/ Connie Davis/ Beverly Stein/ Malcolm Stein, Jr./ David Stein/ Faith Cooper/ Don Stein/ Diane Graham/ Irvin Stein, Jr./ Joe Stein/ Mary Stein  
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**SIZE:** 111.29 acres



2005-09-062

42  
37



55.51  
ACRES

SERVITUDES SHOWN  
 HEREDN (IF ANY) ARE  
 NOT NECESSARILY  
 EXCLUSIVE. SERVITUDES  
 OF RECORD AS SHOWN  
 ON TITLE OPINION OR  
 TITLE POLICY WILL BE  
 ADDED HERETO UPON  
 REQUEST, AS THE  
 UNDERSIGNED HAS  
 PERFORMED NO  
 ABSTRACT OR TITLE  
 SEARCH. THE UNDER-  
 SIGNED HAS MADE  
 NO ATTEMPT TO  
 LOCATE ANY  
 BURIED UTILITIES  
 OR ASSOCIATED  
 PEDESTALS.

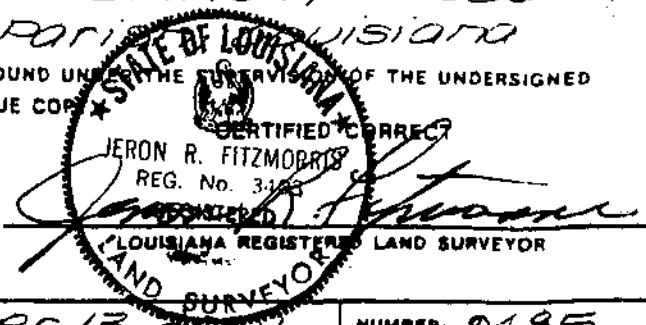
THIS MAP IS IN ACCORD-  
 ANCE WITH THE MINIMUM  
 STANDARD DETAILED  
 REQUIREMENTS  
 PURSUANT TO THE  
 ACCURACY STANDARDS  
 OF A D SURVEY AND THE  
 APPLICABLE STANDARDS  
 OF PRACTICE CITED IN  
 LAC 40:21.

1/2" REBAR SET  
 3/4" REBAR FOUND  
 RAILROAD SPIKE FOUND

MAP PREPARED FOR **JOSEPH KOEPP AND EDWARD R. MORRIS, JR et al**  
 SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **SECTION 37 TOWNSHIP 7 SOUTH, RANGE 10 EAST, St. Tammany Parish Louisiana**

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED  
 SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY

**LAND SURVEYING Inc.**  
 COVINGTON, LOUISIANA



SCALE: 1" = 400'      DATE: November 13, 2001      NUMBER 9485



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

*Kevin Davis*  
 Parish President

*Appeal # 5*

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**APPEAL REQUEST**

DATE: 11-8-05

**CP05-11-097 - Use: Dirt Pit**  
 Zoning: R (Rural) District  
 Use Size: 80 acres  
 Petitioner: Trelena Huhn  
 Owner: Weller Jay Huhn  
 Location: Parcel located at the southeast corner of LA Highway 1083 & Cleland Road, S9, T6S, R12E, Ward 10, District 6  
 Council District: 6

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.

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Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
 SIGNATURE

*Trelena Huhn*  
 (SIGNATURE)

Trelena Huhn  
24130 Cleland Rd  
Covington, LA 70435  
 PHONE #: 985-867-8387

