



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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Kevin Davis
Parish President

*Appeal # 4
ZC denied 3/1/2005
by failed motion
tabled 4/7/05*

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: 3/9/05



(Reference Case on Zoning Commission Agenda)

ZC05-02-008

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

Tim Jackson

(SIGNATURE)

TIM JACKSON

4937 HEARST STREET Suite A

METairie, LA 70001

PHONE #: 504-885-9892

ZC05-02-008

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	A-4 (Single Family Residential) District
Acres:	54.543 acres
Petitioner:	Tim Jackson
Owner:	Adrian and Paula Camp
Location:	Parcel located on the north side of LA Highway 1085, east of White Chapel Road, across from Village des Bois & Lake Placid Drive, S2, T7S, R10E, Ward 1, District 1
Council District:	1

ZONING STAFF REPORT

Date: February 21, 2005

Meeting Date: March 1, 2005

Case No.: ZC05-02-008

Determination: No Recommendation

Prior Action: Tabled (02/01/05)

Posted: 02/11/05

GENERAL INFORMATION

PETITIONER: Tim Jackson
OWNER: Adrian and Paula Camp
REQUESTED CHANGE: From SA (Suburban Agricultural) District to A-4 (Single Family Residential) District
LOCATION: Parcel located on the north side of LA Highway 1085, east of White Chapel Road, across from Village des Bois & Lake Placid Drive; S2, T7S, R10E; Ward 1, District 1
SIZE: 54.543 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	Undeveloped	SA (Suburban Agricultural) District
South	Single Family Residence	SA (Suburban Agricultural) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Undeveloped	SA (Suburban Agricultural) 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 SA (Suburban Agricultural) District to A-4 (Single Family Residential) District. The site is located on the north side of LA Highway 1085, east of White Chapel Road, across from Village des Bois & Lake Placid Drive. The petitioner is proposing a new single family residential subdivision with lot size of a minimum of 12,500 square feet. The 2025 Land Use Plan designates this particular area for a Single Family

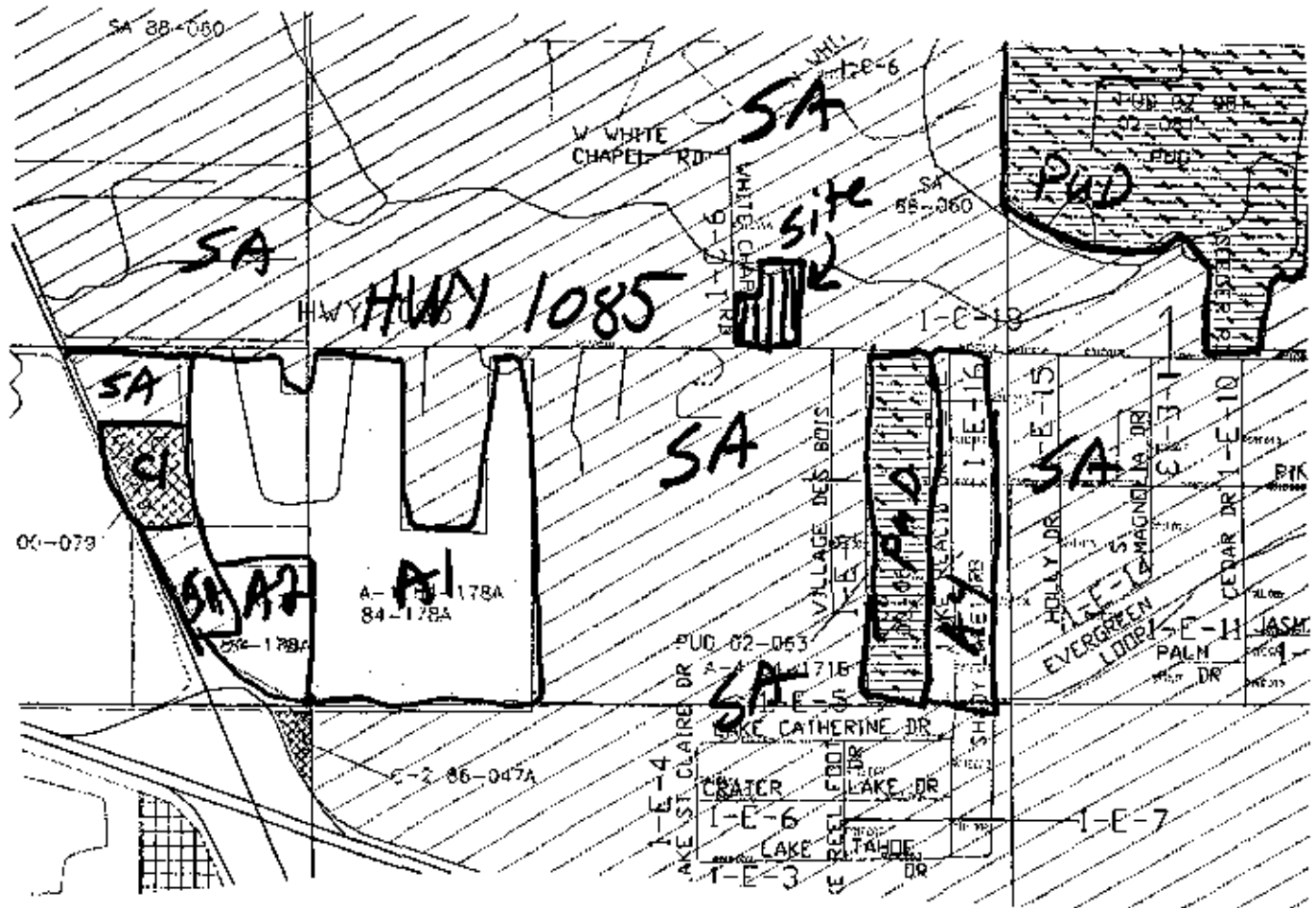
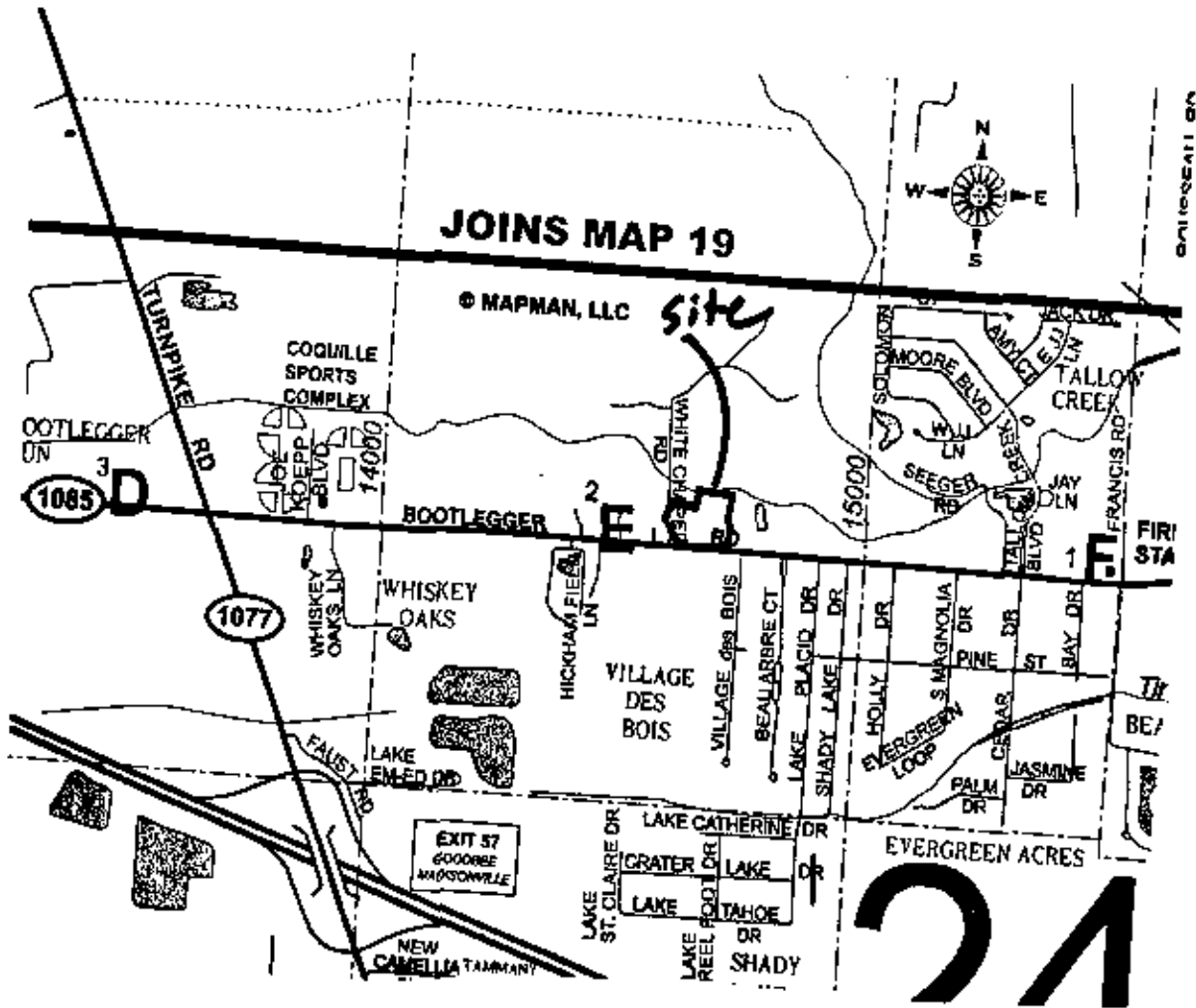
Residential/Conservation & Planned District. Considering that the petitioner is proposing a change to a residential classification, the proposed rezoning is consistent with the land use plan's vision for this location.

However, the Staff would emphasize the Land Use Plan's stipulation that planned districts should "improve environmental qualities (and) preserve natural environments." The proposed plan should provide ample open space, drainage mitigation measures, and should aim to achieve contiguity with adjacent developments and conservation areas.

STAFF RECOMMENDATION:

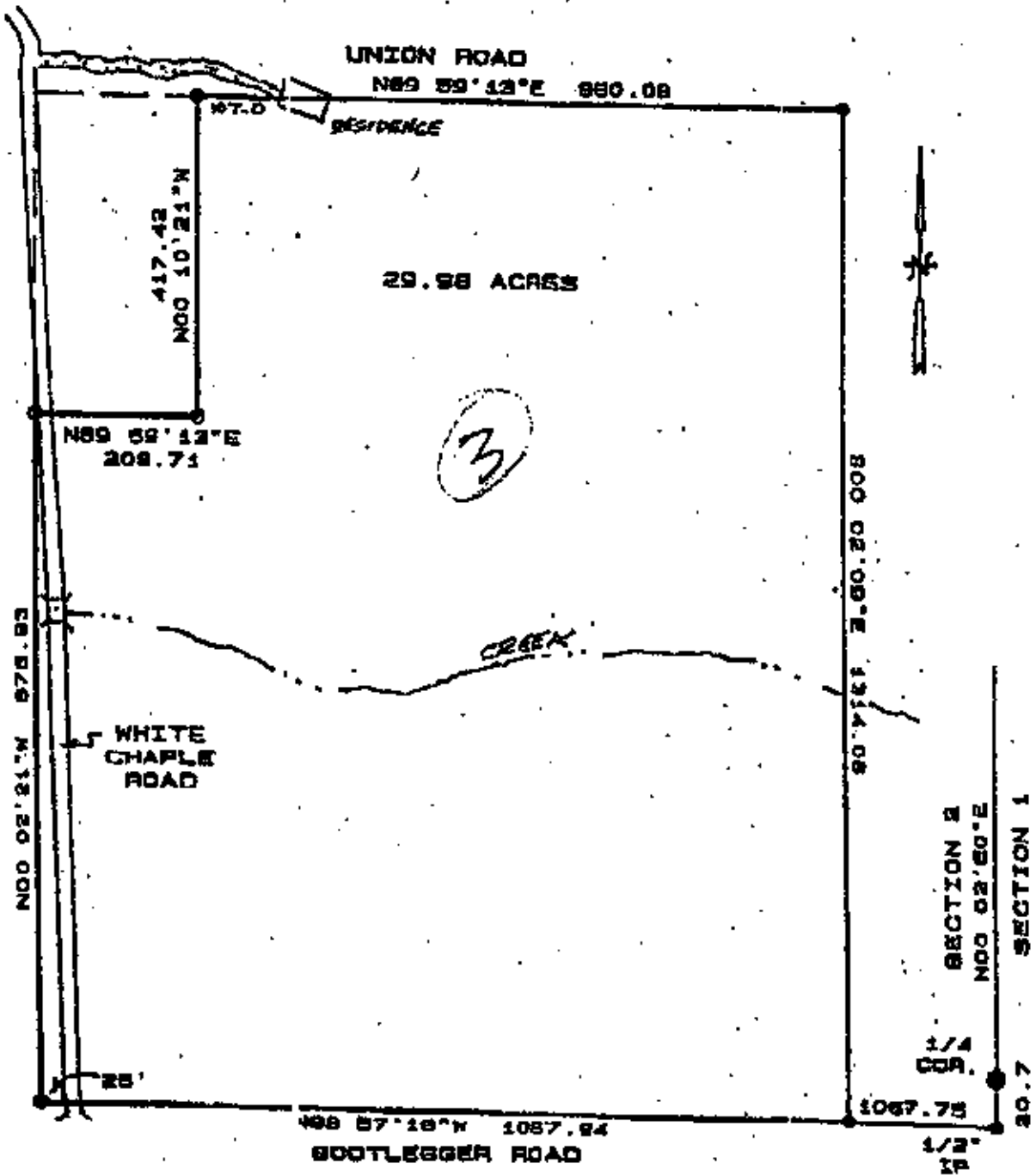
The staff recommends that the request for an A-4 (Single Family Residential) District designation be approved.

CASE NO.: ZC05-02-008
PETITIONER: Tim Jackson
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SIZE: 54.543 acres



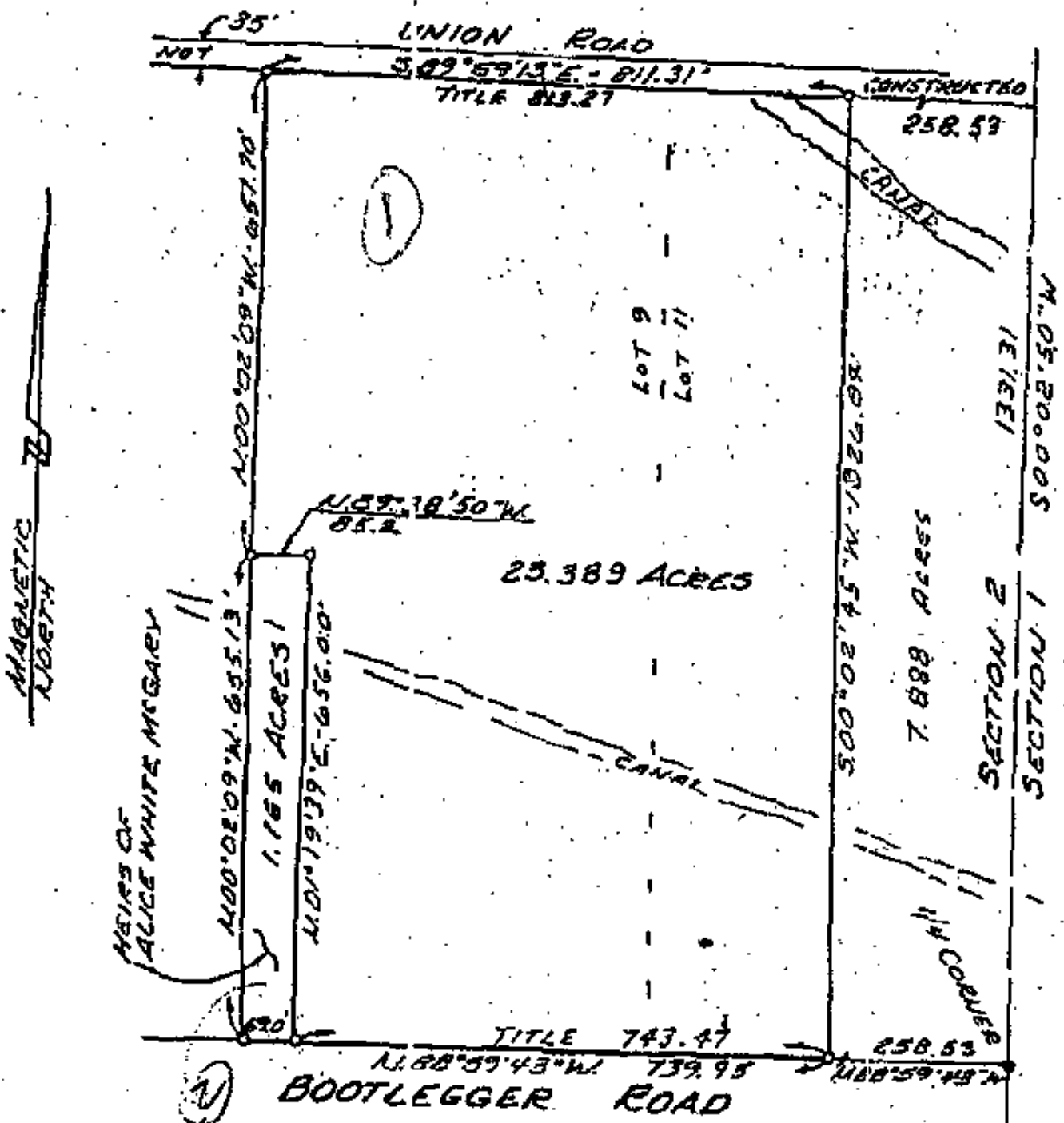
LEGAL DESCRIPTION:

A Parcel of land located in Section 2, Township 7 South Range 10 East, St. Tammany Parish, Louisiana as shown hereon.



2005-02-008

LOCATED IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 10 EAST,
ST. TAMMANY PARISH, LOUISIANA; as shown hereon.



Reference Survey by Howard Burns, dated May 7th and 8th, 1918; and Survey by C. R. Schultz, dated 18 June, 1973.

205-02-008