



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 892-4801
 FAX: (985) 892-4800
 e-mail: planning@stpp.gov

Kyrin Davis
 Parish President

Appeal 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 PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: June 7, 2006

(Reference Case on Zoning Commission Agenda)

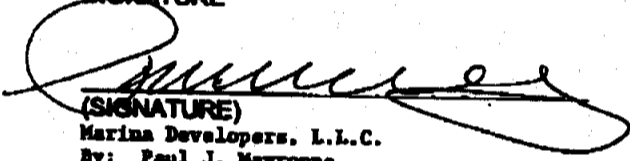
ZC-06-05-049
 Petitioner: Marina Developers, L.L.C.
 Owner: Marina Developers, L.L.C.
 Existing Zone: R (Rural) District
 Requested Change: A-4 District

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)
 Marina Developers, L.L.C.
 By: Paul J. Mayronne

P.O. Box 1810

Covington, Louisiana 70434

PHONE #: 985/892-4801



ZONING STAFF REPORT

Date: May 30, 2006
Case No.: ZC06-06-049
Posted: 05/17/06

Meeting Date: June 6, 2006
Determination: Denied

GENERAL INFORMATION

PETITIONER: Marina Developers, L.L.C.
OWNER: Marina Developers, L.L.C.
REQUESTED CHANGE: From R (Rural) District to A-4 (Single Family Residence) District
LOCATION: Parcel located on the north side of LA Highway 22, south of Brewster Road; S17, T7S, R10E; Ward 1, District 1
SIZE: 65.435 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	Undeveloped	R (Rural) District
South	Undeveloped	R (Rural) District
East	Undeveloped	R (Rural) District
West	Undeveloped	R (Rural) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

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.

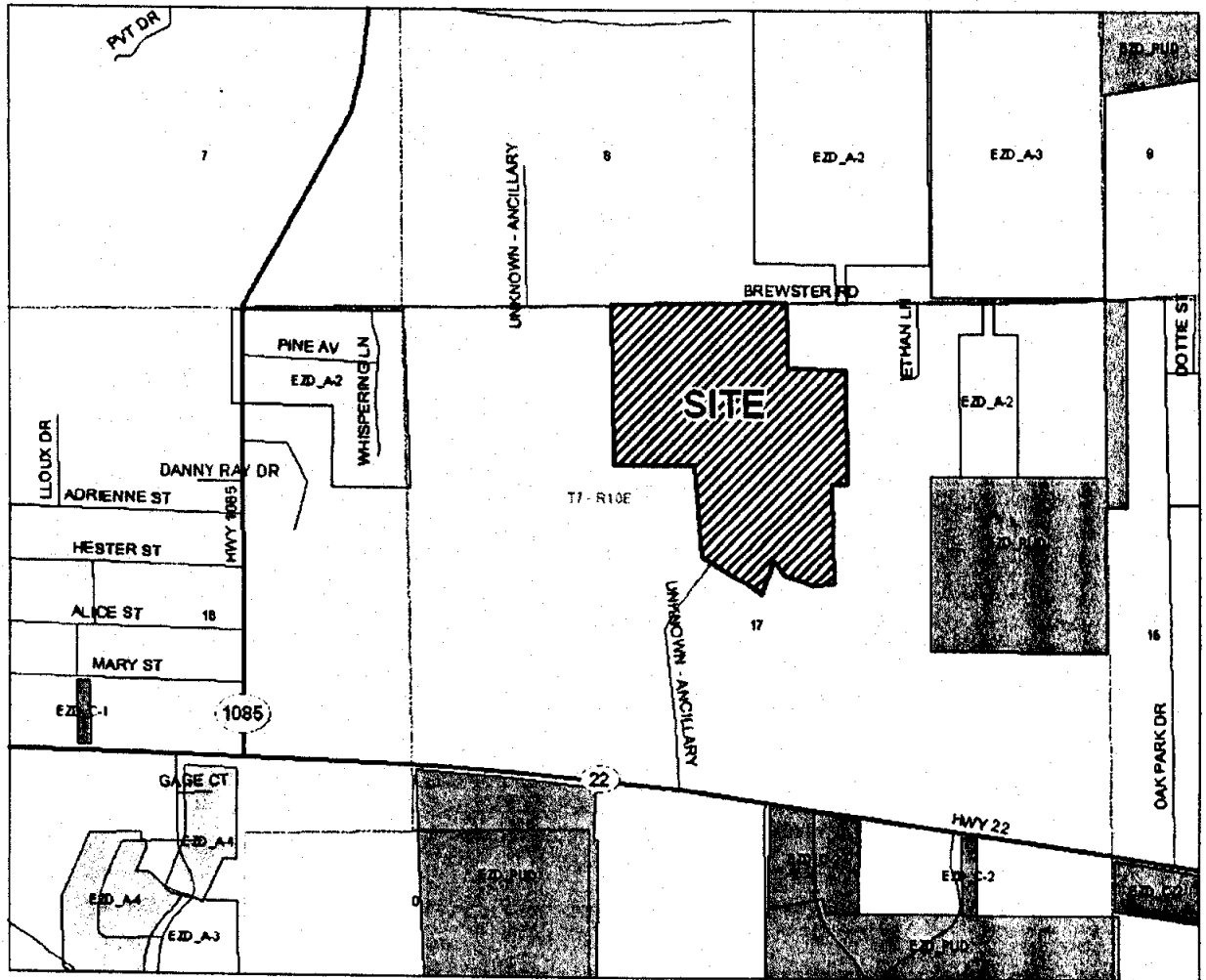
STAFF COMMENTS:

The petitioner is requesting to change the zoning from R (Rural) District to A-4 (Single Family Residence) District. The site is located on the north side of LA Highway 22, south of Brewster Road. The comprehensive plan calls for the area to be developed with residential uses. Staff feels that the requested zoning change is not appropriate for the area since the site is currently surrounded by large parcels of property zoned Rural. Also, the closes subdivision are zoned A-2 (Suburban) District. Under A-2, the minimum lot size is 40,000 sq.ft.

STAFF RECOMMENDATION:

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

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BREWSTER ROAD

1/4 SECTION CORNER

SECTION 8
SECTION 17

2006-06-04

EAST 1331.45'

N 00°03'12" E 1221.30'

65.435 ACRES

S 89°59'33" W 618.55'

N 04°18'15" W 691.37'

N 04°18'15" W 1744.36'

N 36°15'08" W 138.07'

N 59°14'15" W 543.97'

S 20°37'17" W 267.36'

N 72°13'45" W 83.49'

N 66°46'25" W 139.81'

S 89°00'06" W 169.90'

S 00°59'21" E 768.88'

N 89°26'49" W 114.90'

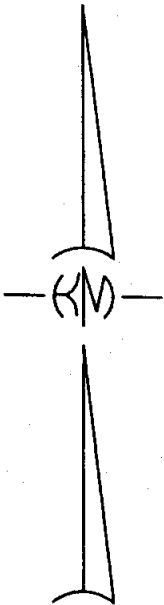
S 89°26'49" E 443.72'

S 00°43'27" E 857.09'

S 00°54'58" E 494.22'

19.26'

17.11'



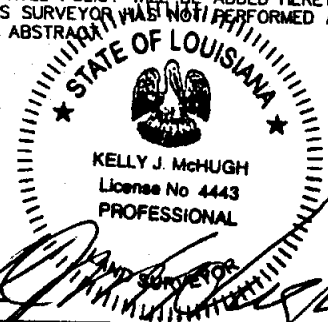
LEGEND:

- = 1/2" IRON ROD FOUND
- ◐ = 5/8" IRON ROD FOUND
- = 1/2" IRON ROD SET

LA. HWY. 22

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0215 C; REV. 10-17-89

NOTE: SERVIDUES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVIDUES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.



KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

PREPARED FOR: MARINA DEVELOPERS, L.L.

BOUNDARY SURVEY OF:

65.435 ACRES IN SECTION 17, T-7-S, R-10-E, ST. TAMMANY PARISH, LA

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 400'	DATE: 04-11-06
DRAWN: DRJ	JOB NO.: 05-055-PH2 ZON
REVISED:	