



**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](mailto:planning@stpgov.org)

*Kevin Davis*

*Parish President*

*Appeal # 1*

**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 9 2006



**ZC06-06-039**

Existing Zoning:	A-1 (Suburban) District
Proposed Zoning:	ID (Institutional) District
Acres:	20 acres
Petitioner:	Robert J. Bodet, Jr.
Owner:	St. Tammany Modern Development LLC
Location:	Parcel located at the end of Little Creek Road, north of I-12, S29, T7S, R12E, Ward 4, District 7
Council District:	7

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

ROBERT J. BODET, JR.

PRINT NAME

*[Signature]*

(SIGNATURE)

POB 750033

MAILING ADDRESS

NEW ORLEANS LA 70175

PHONE #: 504 650 9888

## ZONING STAFF REPORT

Date: May 30, 2006

Meeting Date: June 6, 2006

Case No.: ZC06-06-039

Determination: Denied

Posted: 05/17/06

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### GENERAL INFORMATION

**PETITIONER:** Robert J. Bodet, Jr.  
**OWNER:** St. Tammany Modern Development LLC  
**REQUESTED CHANGE:** From A-1 (Suburban) District to ID (Institutional) District  
**LOCATION:** Parcel located at the end of Little Creek Road, north of I-12; S29, T7S, R12E; Ward 4, District 7  
**SIZE:** 20 acres

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### 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	Vacant	A-1 (Suburban) District
South	Vacant	SA (Suburban Agricultural) District
East	Vacant	A-1 (Suburban) District
West	Vacant	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.

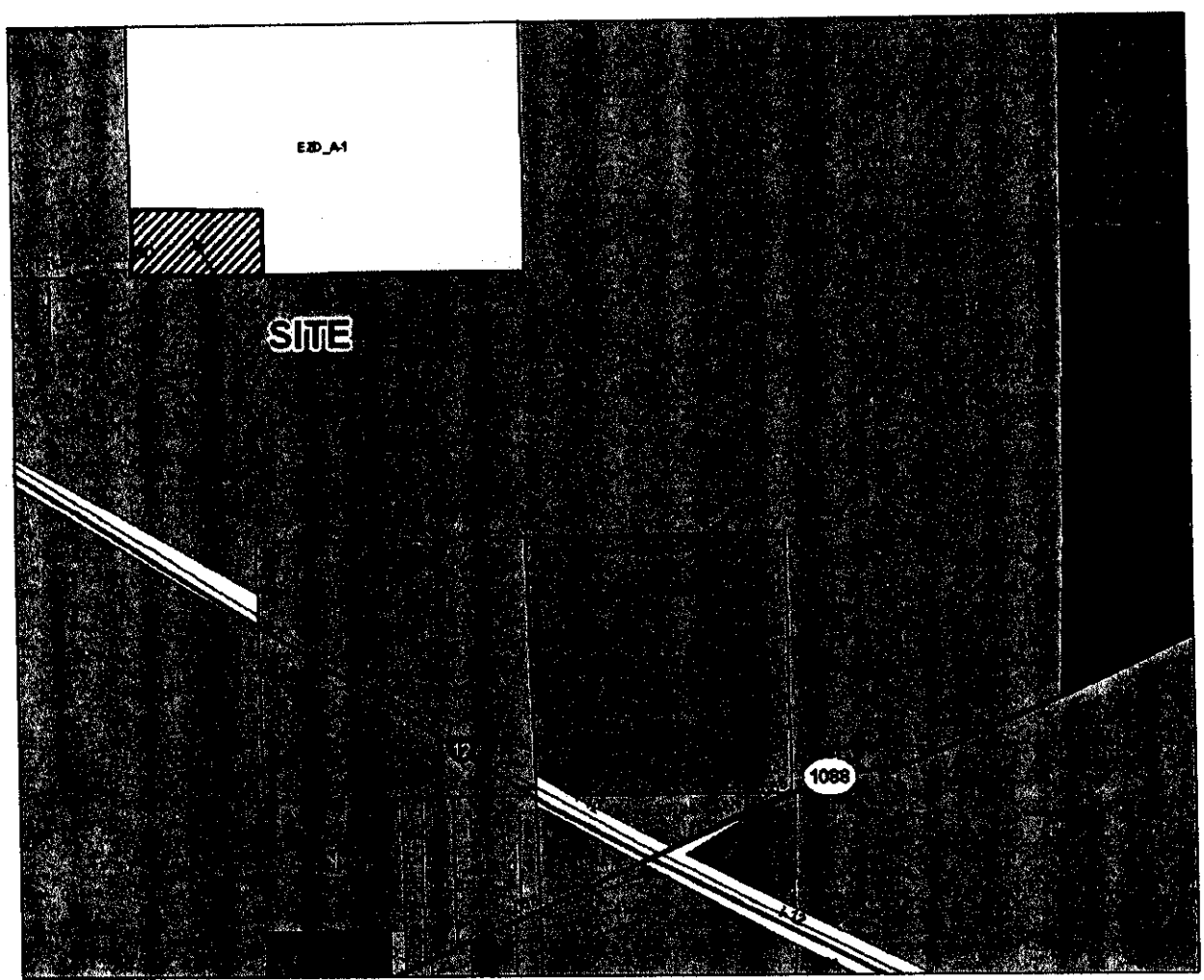
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to ID (Institutional) District. The site is located at the end of Little Creek Road, north of I-12. The 2025 land use plan designates the area to be developed with residential, commercial and possibly institutional and recreational uses. The 2025 land use plan also designates the area to be mainly developed with residential uses and conservation areas. Staff feels that the requested zoning change would be appropriate for the area.

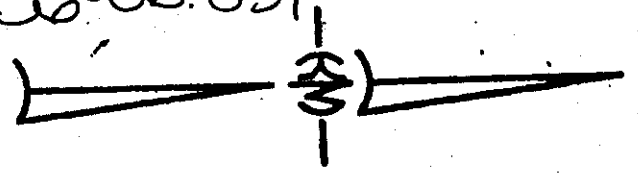
#### STAFF RECOMMENDATION

The staff recommends that the request for an ID (Institutional) District designation be approved.

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ZC06-06-039



LITTLE CREEK RD.

N 00°31'32" E 600.00'

600.00'

1/2" GRIND  
1/2" GRIND DRIVE

470.00'

S 00°31'32" W  
129.24'

N 00°31'32" E  
129.14'

S 89°22'53" E 1320.00'

780.00'

S 00°31'32" W 600.00'

N 89°22'53" W 1320.00'

R=470.00' L=738.27'  
GRAVEL ROAD  
R=550.00' L=832.52'

AREA WEST OF GRAVEL ROAD 5.381 ACRES  
AREA EAST OF GRAVEL ROAD 13.359 ACRES  
AREA N GRAVEL ROAD ROW 1.260 ACRES  
TOTAL AREA 20.000 ACRES

SW CORNER OF THE SE 1/4  
OF THE NW 1/4 OF SECTION  
29, T-7-S, R-12-E

LEGEND  
O = 1/2" RON ROD FOUND

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE C  
BASE FLOOD ELEV. N/A  
FLOOD PANEL NO. Z25205 0245 C  
REV. 10-17-89

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



*[Signature]*  
KELLY & ASSOCIATES, INC.  
SURVEYORS  
LOUISIANA NO. 4443  
6-22-04

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

REFERENCE: SURVEY BY THE FIRM DATED 5-26-1984,  
JOB NO. 88-034.

FOURTH SURVEY OF  
20.000 ACRES  
SECTION 29, T-7-S, R-12-E,  
ST. TAMMANY PARISH, LA.