



Appeal #5

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: 7/5/07

ZC07-07-047

Existing Zoning: MH (Mobile Home) District
Proposed Zoning: ID (Institutional) District
Acres: 10.040 acres
Petitioner: Adrian Lenczewski
Owner: KBL Development, LLC
Location: Parcel located on the south side of Hardin Road, south of U.S. Highway 190,
west of Pace Street, S18, T9S, R15E, Ward 8, District 14
Council District: 14

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.

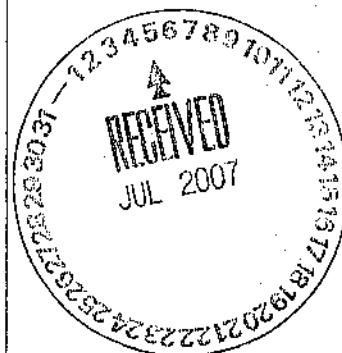
Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

(SIGNATURE)

Jeffrey D. Schoen
P.O. Box 1810
Covington, LA 70434
PHONE #: 892-4801



ZONING STAFF REPORT

Date: June 22, 2007

Case No.: ZC07-07-047

Posted: 6/13/07

Meeting Date: July 3, 2007

Determination: Denied

GENERAL INFORMATION

PETITIONER: Adrian Lenczewski
OWNER: KBL Development, LLC
REQUESTED CHANGE: From MH (Mobile Home) District to ID (Institutional) District
LOCATION: Parcel located on the south side of Hardin Road, south of U.S. Highway 190, west of Pace Street; S18, T9S, R15E; Ward 8, District 14
SIZE: 10.040 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Industrial	M-1 (Light Industrial) District
South	Undeveloped	A-3 (Suburban) District
East	Undeveloped	A-3 (Suburban) District
West	Residential/Undeveloped	A-3 (Suburban) 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.

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:

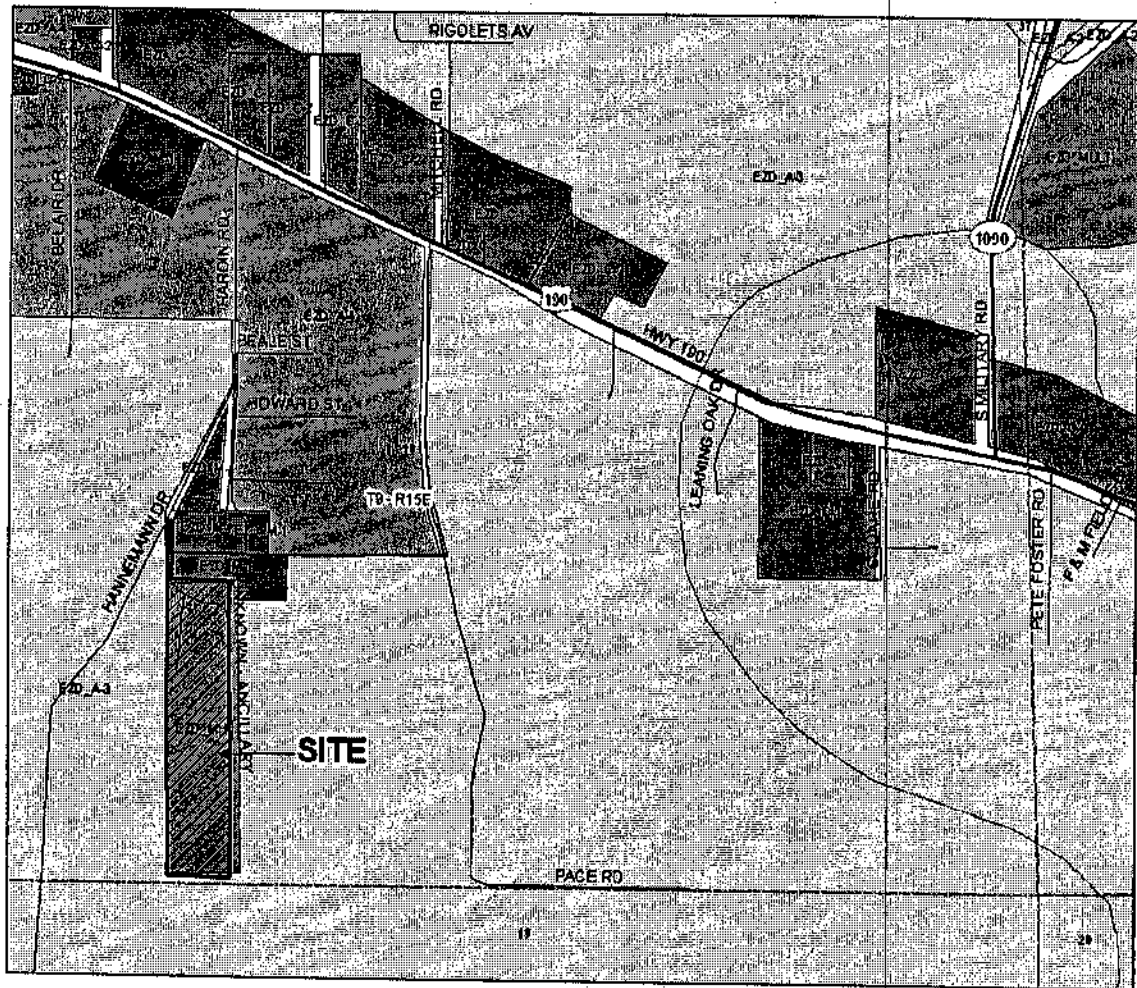
The petitioner is requesting to change the zoning from MH (Mobile Home) District to ID (Institutional) District. The site is located on the south side of Hardin Road, south of U.S. Highway 190, west of Pace Street. The subject property is mainly surrounded by undeveloped land, single-family residences and an industrial development on the north side, along the access to the site. The 2025 Future Land Use Plan calls for a portion of the site to be developed with residential uses and the southern part of the site to be preserved as a conservation area where the natural systems should be preserved.

Staff has concerns with the compatibility of some of the conditional uses listed under the ID (Institutional) District with the area. However, some ID (Institutional) District uses could be appropriate.

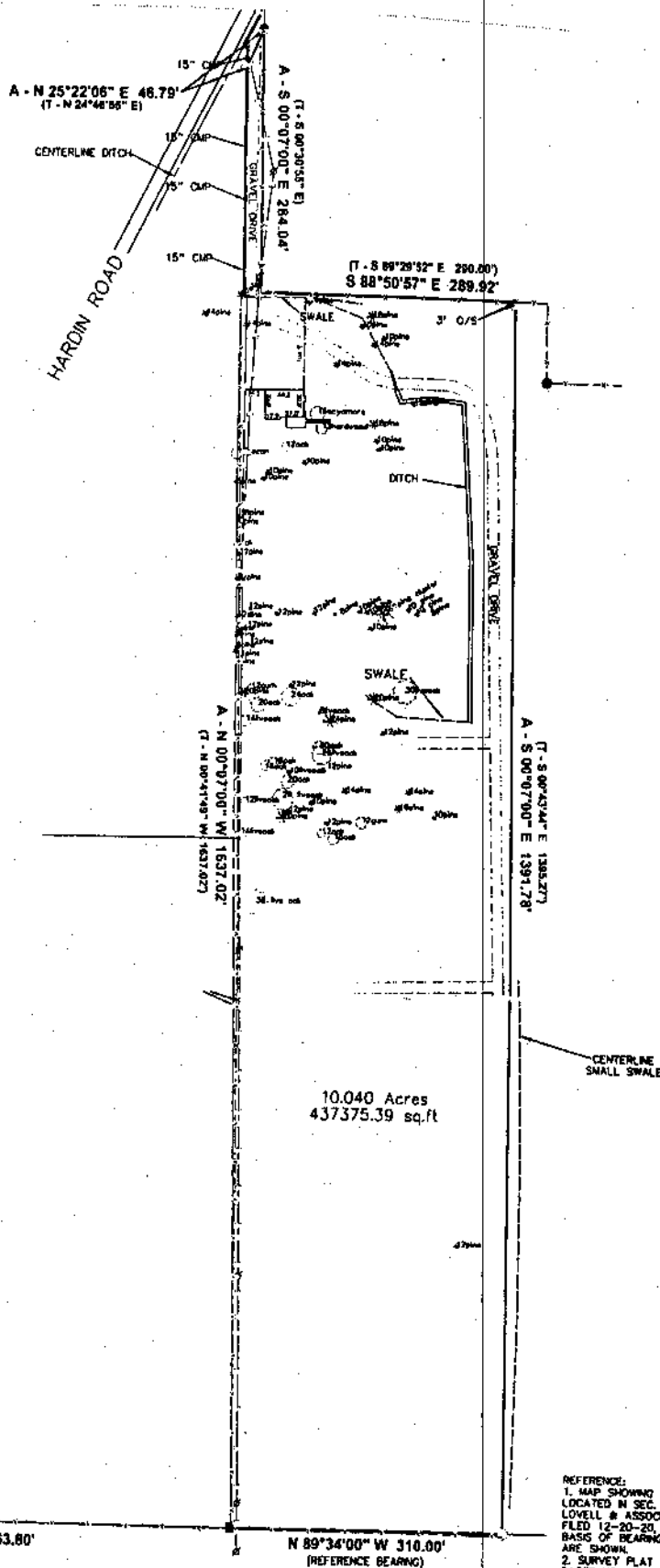
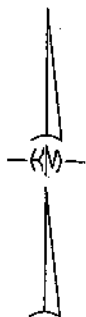
STAFF RECOMMENDATION:

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

CASE NO.: ZC07-07-047
PETITIONER: Adrian Lenczewski
OWNER: KBL Development, LLC
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SIZE: 10.040 acres



207-07-047



SEC. 13
SEC. 10
SEC. 24
SEC. 10

S 89°34'00" E 963.80'

N 89°34'00" W 310.00'
(REFERENCE BEARING)

REFERENCE:
1. MAP SHOWING SURVEY OF A 10.04 AC. PARCEL OF LAND LOCATED IN SEC. 18, T-9-S, R-15-E, BY ALBERT A. LOVELL & ASSOCIATES, DATED 8-31-1984, JOB NO. 97777, FILED 12-20-20, MAP FILE NO. 2637.02 FROM WHICH BASIS OF BEARING WAS TAKEN NO SETBACKS OR SERVICE ARE SHOWN.
2. SURVEY PLAT OF 2.2005 ACRES, BY J.V. BURNES & ASSOC., DATED NOV. 1, 1984, JOB #531248, MAP ID #64810 ST. TAMMANY PARISH CLERK OF COURT.

BOUNDARY AND TREE SURVEY OF:

10.040 ACRES LOCATED IN
SECTION 18 T-9-S, R-15-E
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

ADRIAN LENCZEWSKI

NOTE: SERVICE SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVICE OF RECORD IS SHOWN ON TITLE. SERVICE OF TITLE POLICY WILL BE ADDED HEREON UPON REQUEST. AS SURVEYOR HAS NOT WORKED 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 DENOTES CORRECT PLAT.

-- LEGEND --

- = 1/2" RIM PIPE FOUND
- = 1/2" RIM ROD SET
- = 1" RIM PIPE FOUND

THIS PROPERTY IS LOCATED IN FLOOD ZONE A10; BASE FLOOD ELEV. 9.0'; FIRM PANEL NO. 223205 0440 D; REV. 4-21-99.

REVISIONS		DATE	
NO.	DATE	DATE	DATE

KELLY McHUGH & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA.
828-5611

SCALE: 1" = 100' DATE: 1-31-07
DRAWN: BWM JOB NO.: 07-006