



DEPARTMENT OF PLANNING  
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Kevin Davis  
 Parish President

*Approved 1  
 Tabled 1/17/08*

**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: 12/5/07

(Reference Case Number)

ZC 07-12-082  
 PPQ Development

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

*Jeffrey D. Schoen* Attorney for Petitioner  
 (SIGNATURE)

Jeffrey D. Schoen

P. O. Box 1810

Covington, LA 70433

PHONE #: 985-892-4801

**ZC07-12-082**

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	A-6 (General Multi Family Residential) District
Acres:	14.66 acres
Petitioner:	PPQ Devel/Jeff Schoen
Owner:	All State Financial Co.
Location:	Parcel located on the north side of I-12, at the end of the future extension of Oshner Blvd., S12, T7S, R10E, Ward 1, District 1
Council District:	1

# ZONING STAFF REPORT

Date: December 3, 2007  
Case No.: ZC07-12-082  
Posted: 11/19/07

Meeting Date: December 4, 2007  
Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** PPQ Devel/Jeff Schoen  
**OWNER:** All State Financial Co.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to A-6 (General Multi Family Residential) District  
**LOCATION:** Parcel located on the north side of I-12, at the end of the future extension of Oshner Blvd. ; S12, T7S, R10E; Ward 1, District 1  
**SIZE:** 14.66 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane Condition: Good

### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Undeveloped/Future Retirement Community	PUD (Planned Unit Development) 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.

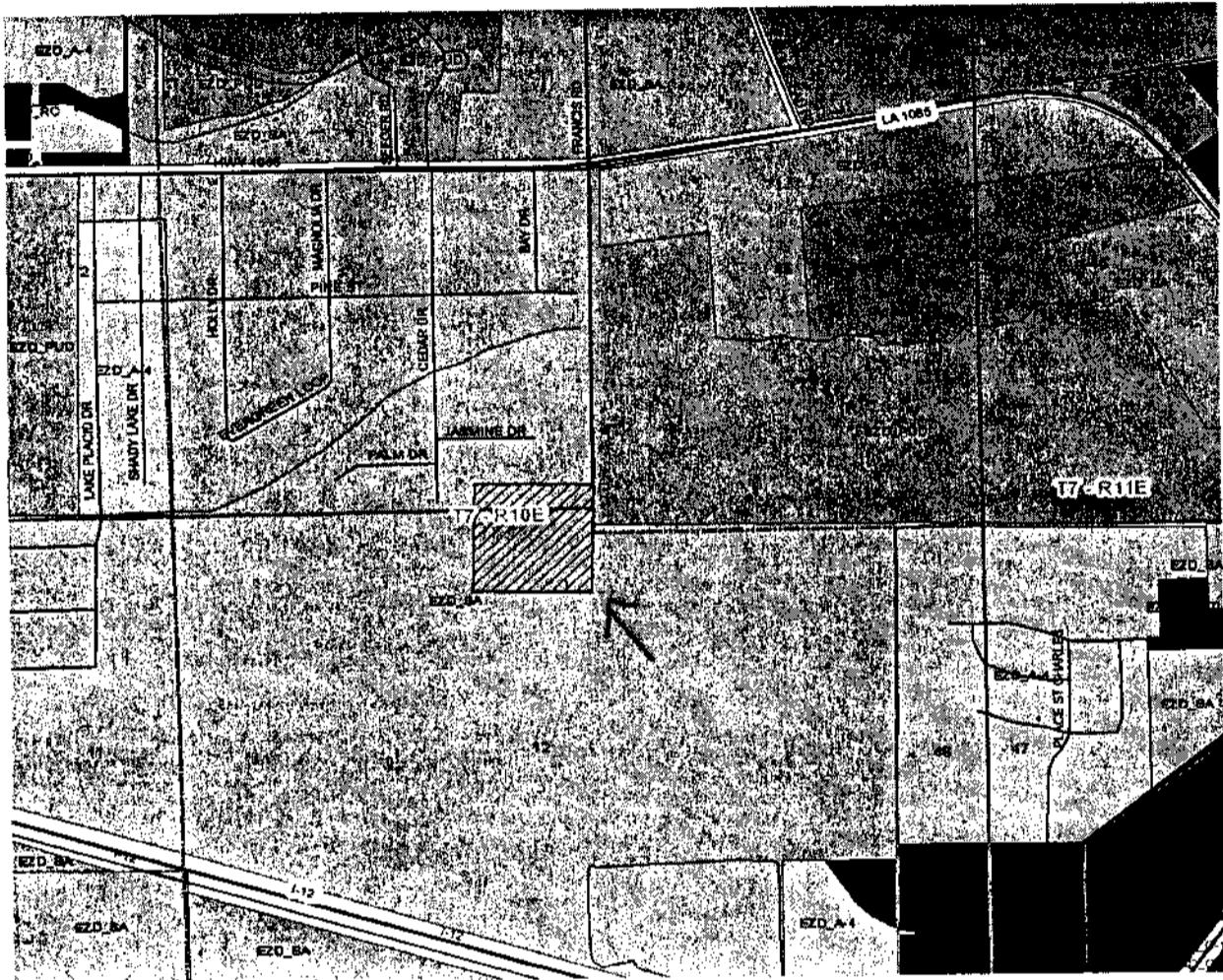
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to A-6 (General Multi Family Residential) District. The site is proposed to be developed with an apartment complex. At this time, there is not access to the site, and it is surrounded by undeveloped land and residential uses. The 2025 future land use plan designates the area to be developed with single family residential uses. At this time, there is no compelling reasons to recommend approval of the requested zoning change, considering that the site is surrounded by undeveloped land and single family residential lots zoned SA (Suburban Agricultural) District. Note that after the completion of the extension of Oshner Blvd. and the adoption of the comprehensive rezoning, the requested zoning change of the site may be appropriate for the area.

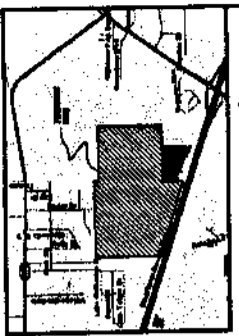
#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-6 (General Multi Family Residential) District designation be denied.

**CASE NO.:** ZC07-12-082  
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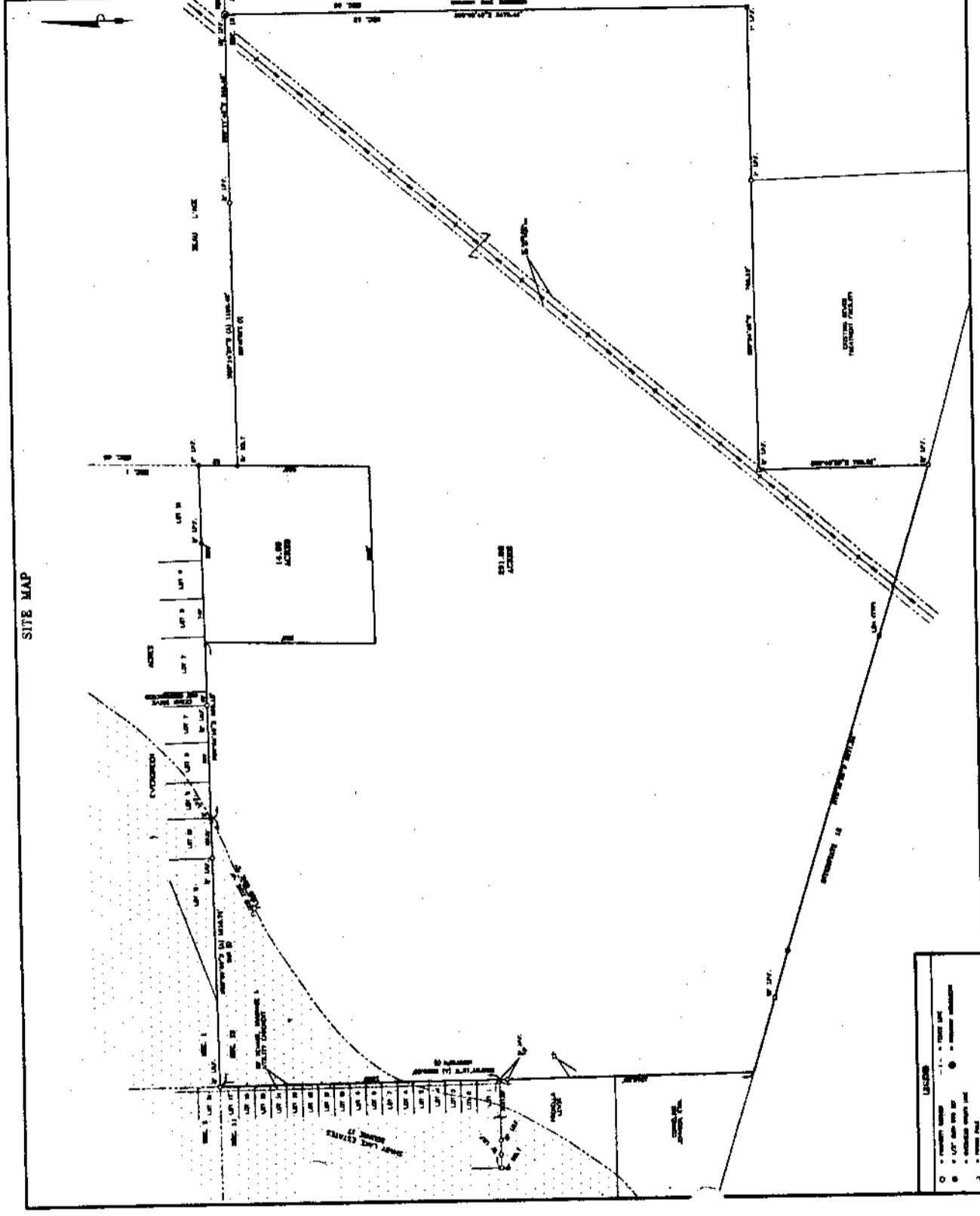
DATE	2/28/02
SCALE	1" = 100'
PROJECT	281.88 & 14.88 ACRES
PREPARED BY	J.E. BONNEAU
CHECKED BY	J.E. BONNEAU
DATE	2/28/02



280-12-082

GENERAL NOTES  
 1. ALL PROPERTY LINES SHOWN ON THIS MAP ARE BASED UPON THE SURVEY AND FIELD MEASUREMENTS OF JOHN E. BONNEAU & ASSOCIATES, INC. ON 2/28/02.  
 2. THE BOUNDARIES OF THIS PARCEL OF LAND ARE BASED UPON THE SURVEY AND FIELD MEASUREMENTS OF JOHN E. BONNEAU & ASSOCIATES, INC. ON 2/28/02.  
 3. ALL DIMENSIONS AND BEARINGS ARE IN FEET AND DECIMALS THEREOF.  
 4. THE AREA OF THIS PARCEL OF LAND IS 281.88 ACRES & A 14.88 ACRE PARCEL OF LAND.  
 5. THE TOTAL AREA OF THIS PARCEL OF LAND IS 296.76 ACRES.

JOHN E. BONNEAU & ASSOCIATES, INC.  
 Professional Land Surveyors - Planners - Geomatics  
 1115 W. 30th St., Suite 200, Lake Charles, LA 70601  
 Tel: (337) 533-1111, Fax: (337) 533-1112  
 www.jebon.com



LEGEND

- PROPERTY BOUNDARY
- LOT CORNER POINT
- PROPERTY LINE
- - - - - EASEMENT
- ▲ SURVEY POINT
- ▲ - - - - - PROPERTY LINE

SITE MAP