



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

Kevin Davis
 Parish President

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.

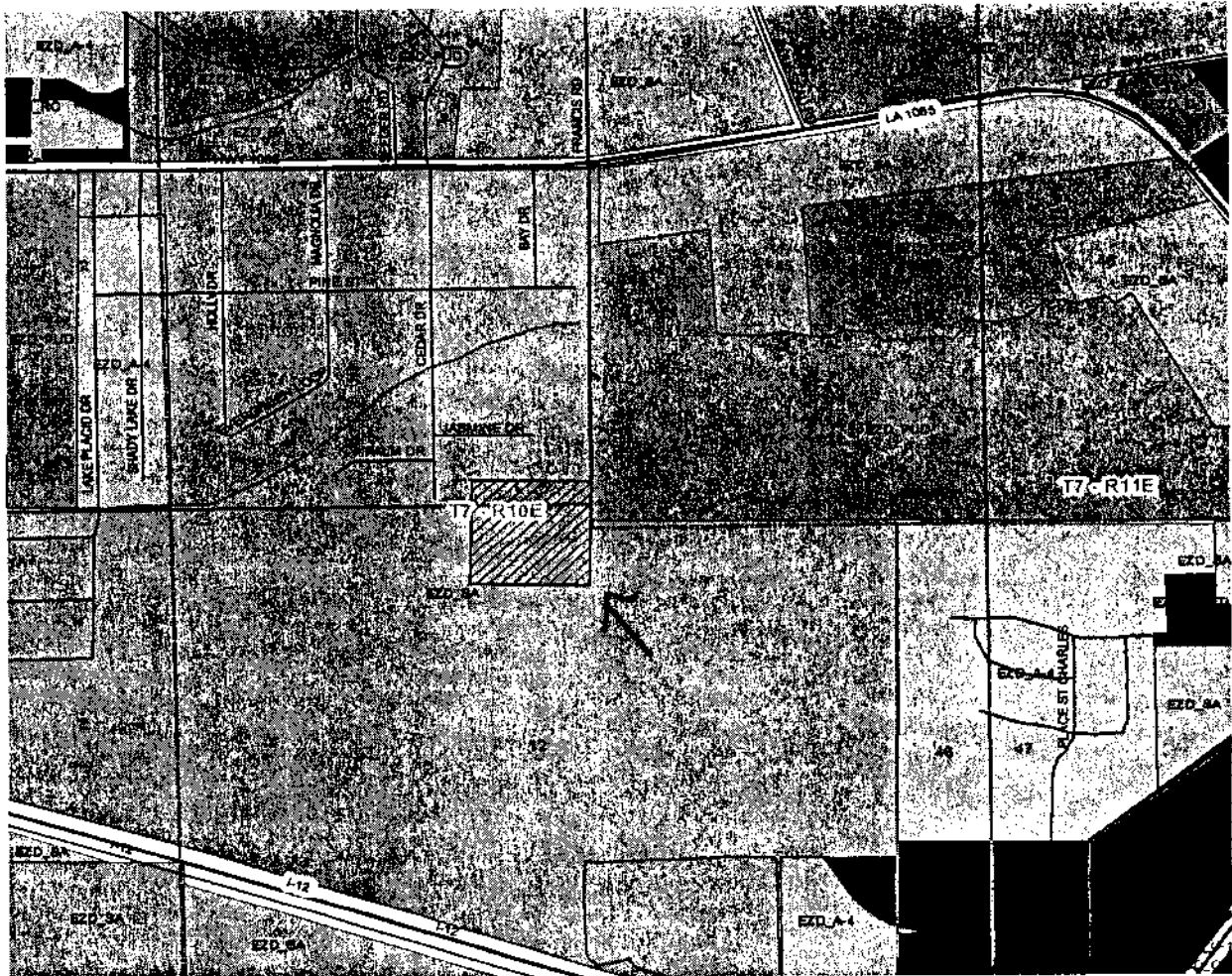
STAFF COMMENTS:

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.

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WAINER BROTHERS

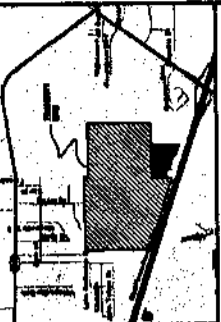
SITE MAP OF A 291.88 ACRES & A 14.88 ACRE PARCEL OF LAND
SITUATED IN 12 T-7-5, R-10-E ST. TAMMANY PARISH, STATE OF
LOUISIANA



Professional Land Management - Planning - Construction
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Phone: (504) 581-1111
Fax: (504) 581-1112
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NO.	DATE	DESCRIPTION
1	12/28/07	PRELIMINARY
2	01/15/08	REVISED
3	02/01/08	REVISED
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280-12-082



CERTIFICATE OF TITLE
This map is a true and correct copy of the original map as filed in the office of the Clerk of the Board of Supervisors, Parish of St. Tammany, Louisiana, on this 12th day of December, 2007. The original map is on file in the office of the Clerk of the Board of Supervisors, Parish of St. Tammany, Louisiana, under the name of JOHN E. BONNEAU & ASSOCIATES, INC. The original map is on file in the office of the Clerk of the Board of Supervisors, Parish of St. Tammany, Louisiana, under the name of JOHN E. BONNEAU & ASSOCIATES, INC. The original map is on file in the office of the Clerk of the Board of Supervisors, Parish of St. Tammany, Louisiana, under the name of JOHN E. BONNEAU & ASSOCIATES, INC.

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