



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

Kevin Davis
 Parish President

#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: 10/8/08

(Reference Case Number)

ZC08-10-060
M-1 to ID

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 #: 985-892-4801

ZC08-10-060

Existing Zoning: M-1 (Light Industrial) District
 Proposed Zoning: ID (Institutional) District
 Acres: 1.0 Acres
 Petitioner: Jeffrey D. Schoen
 Owner: Succession of Weldon Wallace Poole , Jr., Genita Schorling Poole, Eriin Marie Poole, Enid Poole Gorringer, Ashley Poole Fuselier, Weldon Wallace Poole III
 Location: Parcel Located on the North side of Champagne Street, West of North Columbia Street, S38, T6S R11E, Ward 3, District 3
 Council District: 3

RECEIVED
 OCT 08 2008
 PLANNING
 DEPT.

ZONING STAFF REPORT

Date: September 29, 2008
Case No.: ZC08-10-060
Posted: September 10, 2008

Meeting Date: October 7, 2008
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Succession of Weldon Wallace Poole, Jr.
REQUESTED CHANGE: From M-1 (Light Industrial) District to ID (Institutional) District
LOCATION: Parcel is located on the north side of Champagne Street, west of North Columbia Street; S38, T6S, R11E; Ward 3, District 3
SIZE: 1 Acre

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	City of Covington
South	Institutional	City of Covington
East	Institutional	City of Covington
West	Undeveloped	City of Covington

EXISTING LAND USE:

Existing development? No Multi occupancy development? No

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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

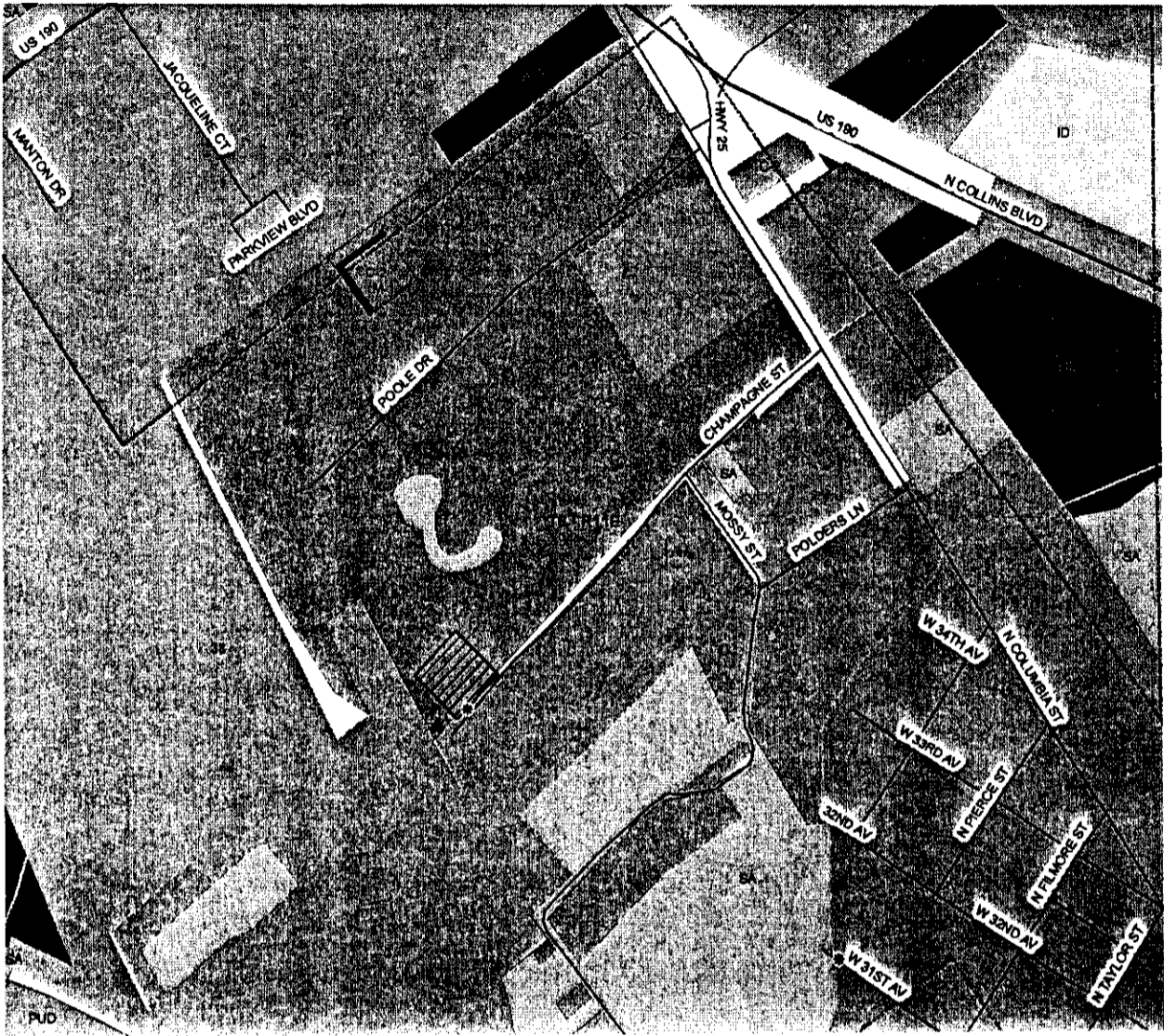
STAFF COMMENTS:

The petitioner is requesting to change the zoning from M-1 (Light Industrial) District to ID (Institutional) District. The site is located on the north side of Champagne Street, west of North Columbia Street. The requested zoning change meets the 2025 future land use plan as it could be developed with institutional uses. Note that a Conditional Use permit (CP08-10-173) application has been submitted for a Work Release Facility to be developed on the site.

STAFF RECOMMENDATION:

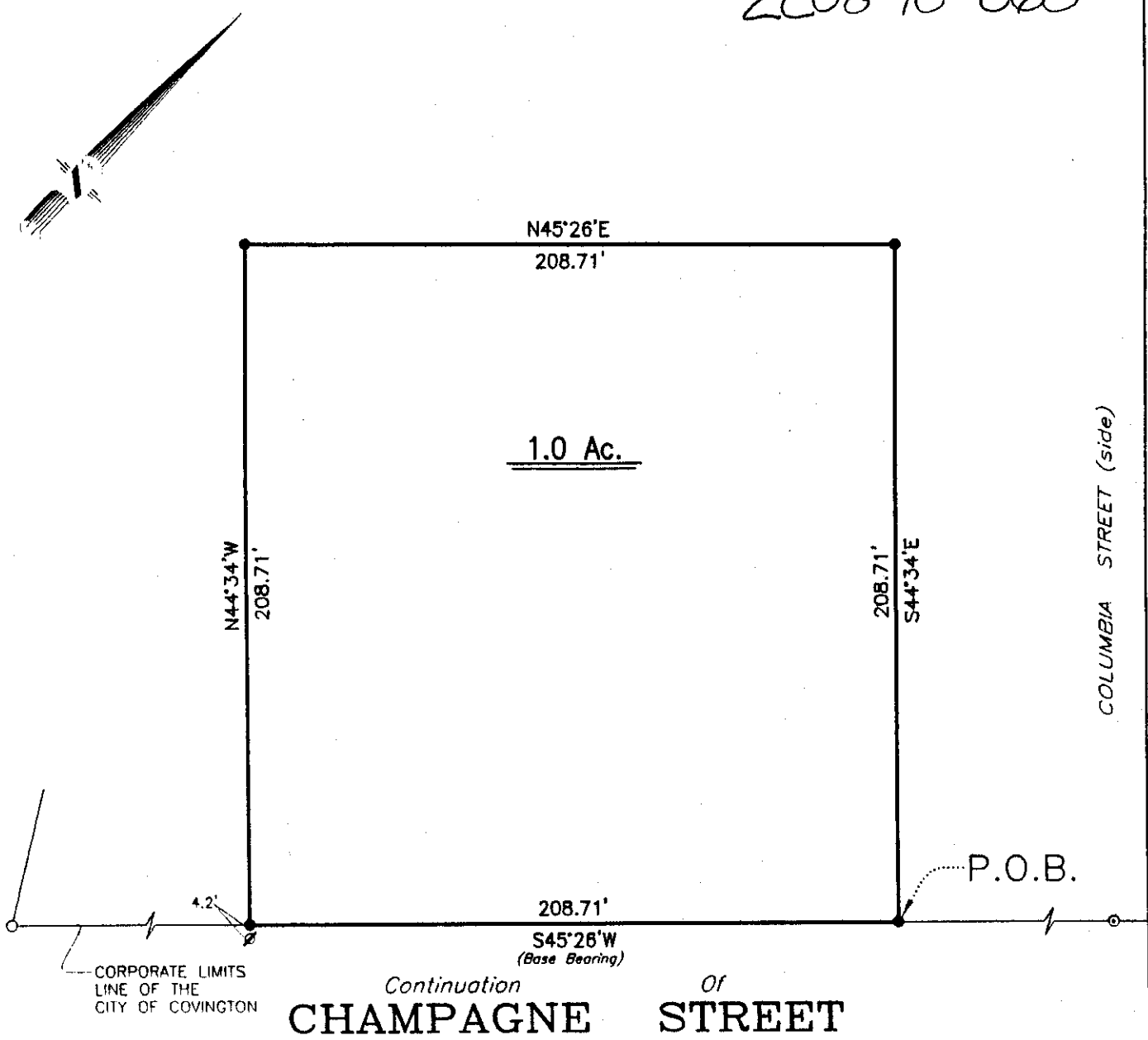
The staff recommends that the request for an ID (Institutional) District designation be approved.

CASE NO.: ZC08-10-060
PETITIONER: Jeffrey D. Schoen
OWNER: Succession of Weldon Wallace Poole, Jr.
REQUESTED CHANGE: From M-1 (Light Industrial) District to ID (Institutional) District
LOCATION: Parcel located on the north side of Champagne Street, west of North Columbia Street; S38, T6S, R11E; Ward 3, District 3
SIZE: 1 Acre



* Indicates location where property was posted

2008-10-060



Continuation of
CHAMPAGNE STREET

NOTE:

THE UNDERSIGNED DOES NOT WARRANT THAT THIS PROPERTY HAS A LEGAL MEANS OF ACCESS.

LEGEND

- = IRON ROD SET
- ⊙ = IRON ROD FOUND
- = IRON PIPE FOUND
- ∅ = UTILITY POLE

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY THIS FIRM, DATED 7-11-2000, PLAT FILE No. 127-058.

NOTE:

ANY UTILITIES, DITCHES, AND/OR SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THE P.O.B. SHOWN HEREON IS LOCATED N54°29'E, 114.5'; N54°29'E, 1696.88'; S31°07'54"E, 285.27'; N60°20'56"E, 302.27'; S31°41'E, 943.39'; S49°02'W, 629.21'; S43°09'25"W, 599.06'; AND S45°26'W, 226.91' FROM THE SOUTHWEST CORNER OF SECTION 45, T6S, R11E, ST. TAMMANY PARISH, LA.

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0230 C, DATED 10-17-89.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF
A PARCEL OF LAND
SITUATED IN
SECTION 38
TOWNSHIP 6 SOUTH
RANGE 11 EAST
ST. TAMMANY PARISH, LA



Fontcuberta
Surveys
INCORPORATED

PROFESSIONAL
LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

PREPARED FOR:
NORTHSHORE WORKFORCE, LLC

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
8-14-2008	1" = 50'		DPB	TJF	486016	131-063