



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

P. O. Box 628
COVINGTON, LA 70434
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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: 10/16/09

ZC09-10-031

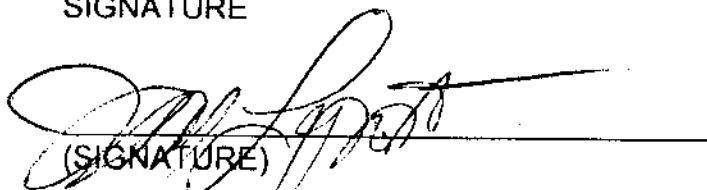
Existing Zoning: A-4 (Single Family Residential) District
Proposed Zoning: NC-1 (Professional Office) District
Acres: 28,800 sq.ft.
Petitioner: Jeffrey LaPorte
Owner: Cornerstone Builders, LLC
Location: Parcel located on the north side of 9th Avenue, east of Falconer Drive, west of
K West Street, S10, T7S, R11E, Ward 3, District 5
Council District: 5

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)

101085 ATKINS RD

SLIDEL, LA 70460

Jeffrey LaPorte

PHONE #: 985-460-2282

ZONING STAFF REPORT

Date: September 28, 2009
Case No.: ZC09-10-031
Posted: 09/16/09

Meeting Date: October 6, 2009
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jeffrey LaPorte
OWNER: Cornerstone Builders, LLC
REQUESTED CHANGE: From A-4A (Single Family Residential) District to NC-1 (Professional Office) District
LOCATION: Parcel located on the north side of 9th Avenue, east of Falconer Drive, west of K West Street ; S10, T7S, R11E; Ward 3, District 5
SIZE: 28,800 sq.ft.

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	A-4A (Single Family Residential) District
South	Undeveloped	HC-1 (Highway Commercial) District
East	Undeveloped	A-4A (Single Family Residential) District
West	Single Family Residential	A-4A (Single Family Residential) District

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.

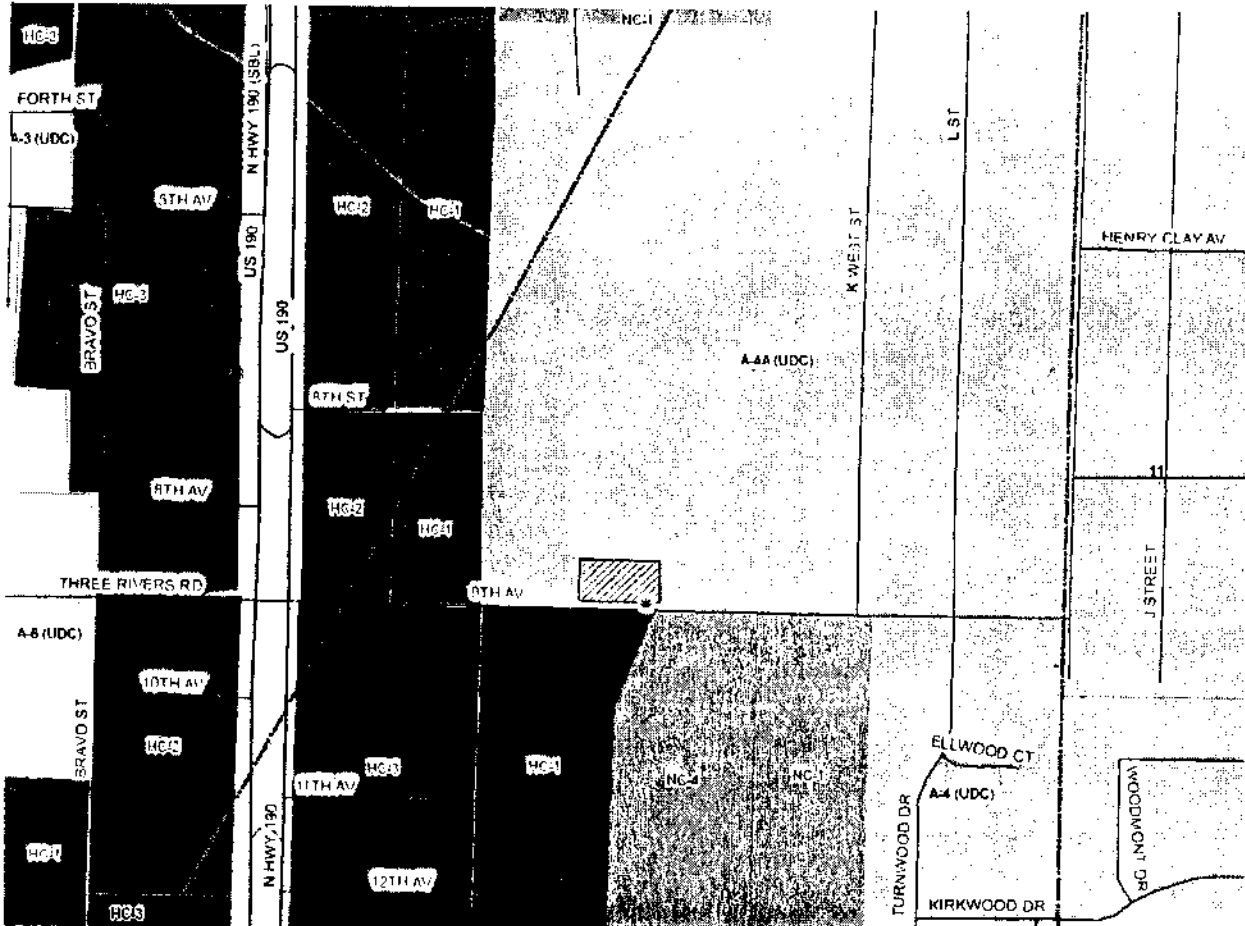
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A (Single Family Residential) District to NC-1 (Professional Office) District. The site is located on the north side of 9th Avenue, east of Falconer Drive, west of K West Street. The site is currently surrounded by undeveloped land & single family residences to the west. The 2025 future land use plan designates the area to be developed with a mix of residential & commercial uses and conservation areas. Considering that the site is surrounded by residential zoning on 3 sides and directly abutting single family residences on the west side, staff feels that there is no compelling reason to recommend approval of the requested zoning change.

STAFF RECOMMENDATION:

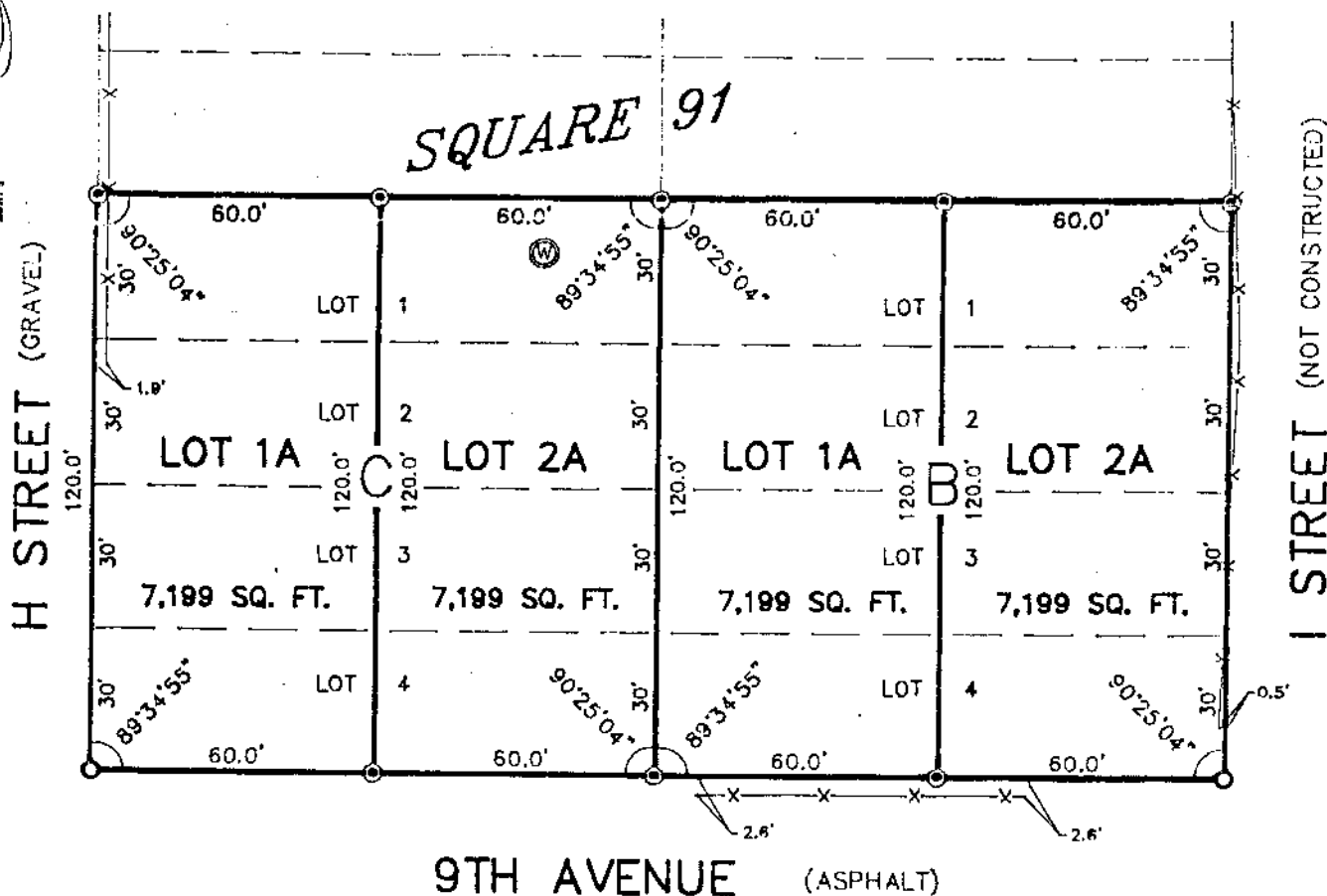
The staff recommends that the request for a NC-1 (Professional Office) District designation be denied.

CASE NO.: ZC09-10-031
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2009-10-031

8TH AVENUE (SIDE)



9TH AVENUE (ASPHALT)

APPROVAL:

A RESUBDIVISION OF LOTS 1, 2, 3, & 4, OF SECTION C, INTO LOTS 1A & 2A OF SECTION C, AND LOTS 1, 2, 3, & 4, OF SECTION B, INTO LOTS 1A & 2A OF SECTION B, SQUARE 91, ALEXIUSVILLE SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

LEGEND

- = 1/2" IRON ROD FOUND
● = 1/2" IRON ROD SET

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
2. Improvements not located hereon.

REFERENCE SURVEYS:

1. Plat of Alexiusville Subdivision by J. M. Yates, Surveyor, dated March 31, 1903.
2. Survey for Anthony E. Maurin, Jr. by John G. Cummings, Surveyor, dated March 8, 2005.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

SECRETARY/PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE

FILED

John G. Cummings and Associates

503 N. JEFFERSON AVE.

Professional Land Surveyors

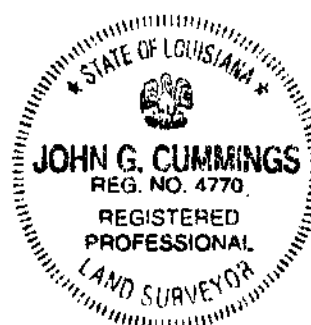
COVINGTON, LA. 70433

PLAT PREPARED FOR: James Underwood & Jeanne N. Canatella

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 1, 2, 3, & 4, OF SECTION C INTO LOTS 1A & 2A OF SECTION C, & LOTS 1, 2, 3, & 4 OF SECTION B INTO LOTS 1A & 2A OF SECTION B, SQUARE 91, ALEXIUSVILLE SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'

JOB NO. 05040A

DATE: 7-13-05

REVISED: