



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

#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: 5/5/09

*ZC Denied
5/5/09*

ZC09-05-012

Existing Zoning: A-3 (Suburban) District
 Proposed Zoning: A-7 (Multiple Family Residential) District
 Acres: 2.484 acres
 Petitioner: Mr. Leroy J. Cooper
 Owner: George & Deborah Hallal
 Location: Parcel located on the north side of Hoffman Road, east of Alexander Street, west of State Street, S7, T7S, R12E, Ward 4, District 7
 Council District: 7

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

[Handwritten Signature]

 (SIGNATURE)

PHONE #: 985 898-0182

ZONING STAFF REPORT

Date: April 27, 2009
Case No.: ZC09-05-012
Posted: 04/15/09

Meeting Date: May 5, 2009
Determination: Denied

GENERAL INFORMATION

PETITIONER: Mr. Leroy J. Cooper
OWNER: George & Deborah Hallal
REQUESTED CHANGE: From A-3 (Suburban) District to A-7 (Multiple Family Residential) District
LOCATION: Parcel located on the north side of Hoffman Road, east of Alexander Street, west of State Street; S7, T7S, R12E; Ward 4, District 7
SIZE: 2.484 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Unopened ROW

Road Surface: N/A

Condition: N/A

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial/Undeveloped	A-3 (Suburban) District
South	Undeveloped	A-3 (Suburban) District
East	Residential	A-3 (Suburban) District
West	Commercial	HC-2 (Highway Commercial) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential Infill—New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

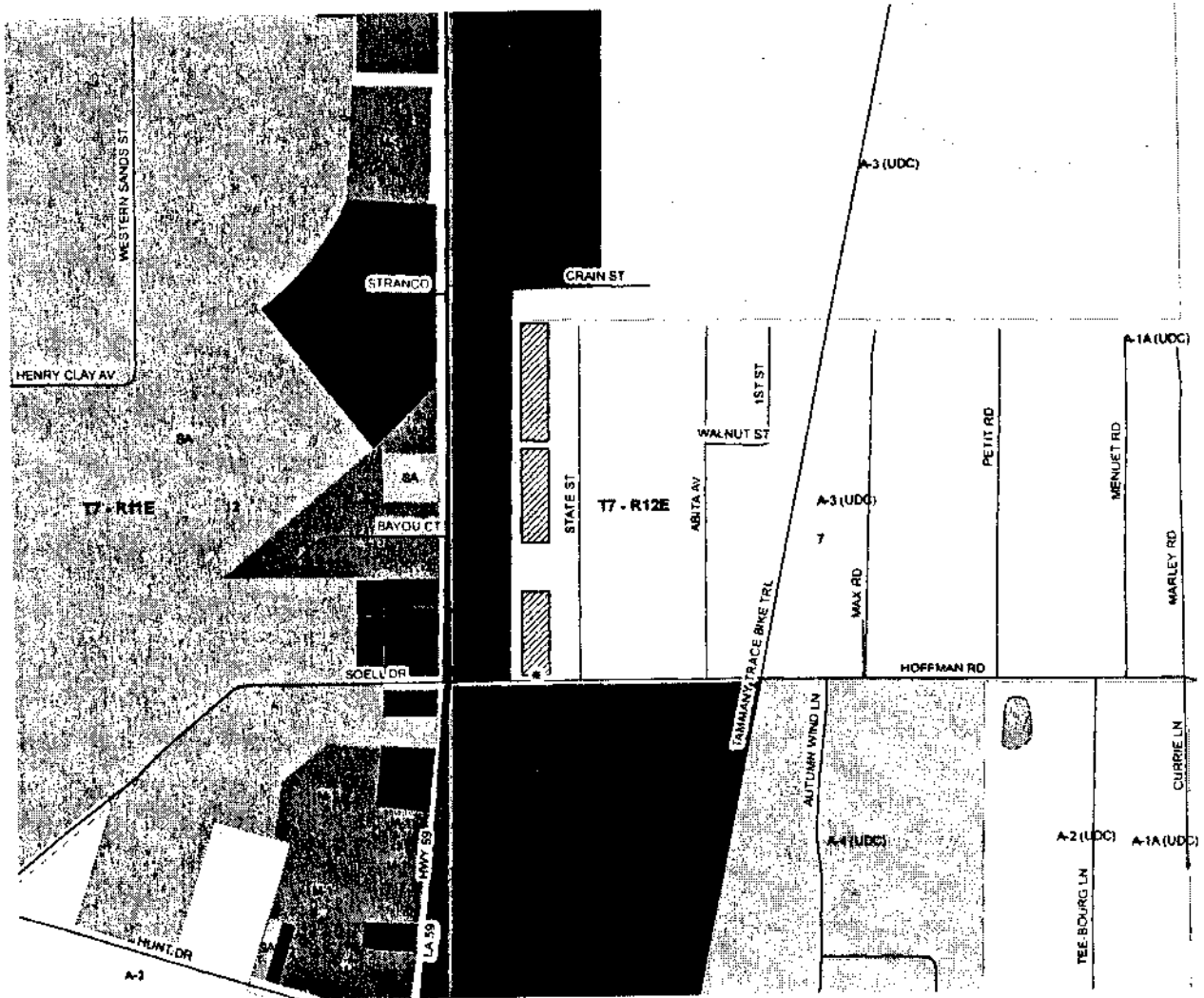
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban) District to A-7 (Multiple Family Residential) District and is proposing a new townhouse development. The 2025 future land use plan designates the area to be developed with residential uses compatible with the area and possibly at a greater density than the abutting uses. The A-7 zoning district is intended to provide high density residential development in an urbanized location where it may serve as a transitional district. Considering that the site is abutting commercial on the west side and A-3 (Suburban) District on the east, which is intended to provide a single family residential development, the requested zoning change would be appropriate and would create a transition between the commercial uses located along Hwy 59 and single family residential uses located in the abutting subdivisions.

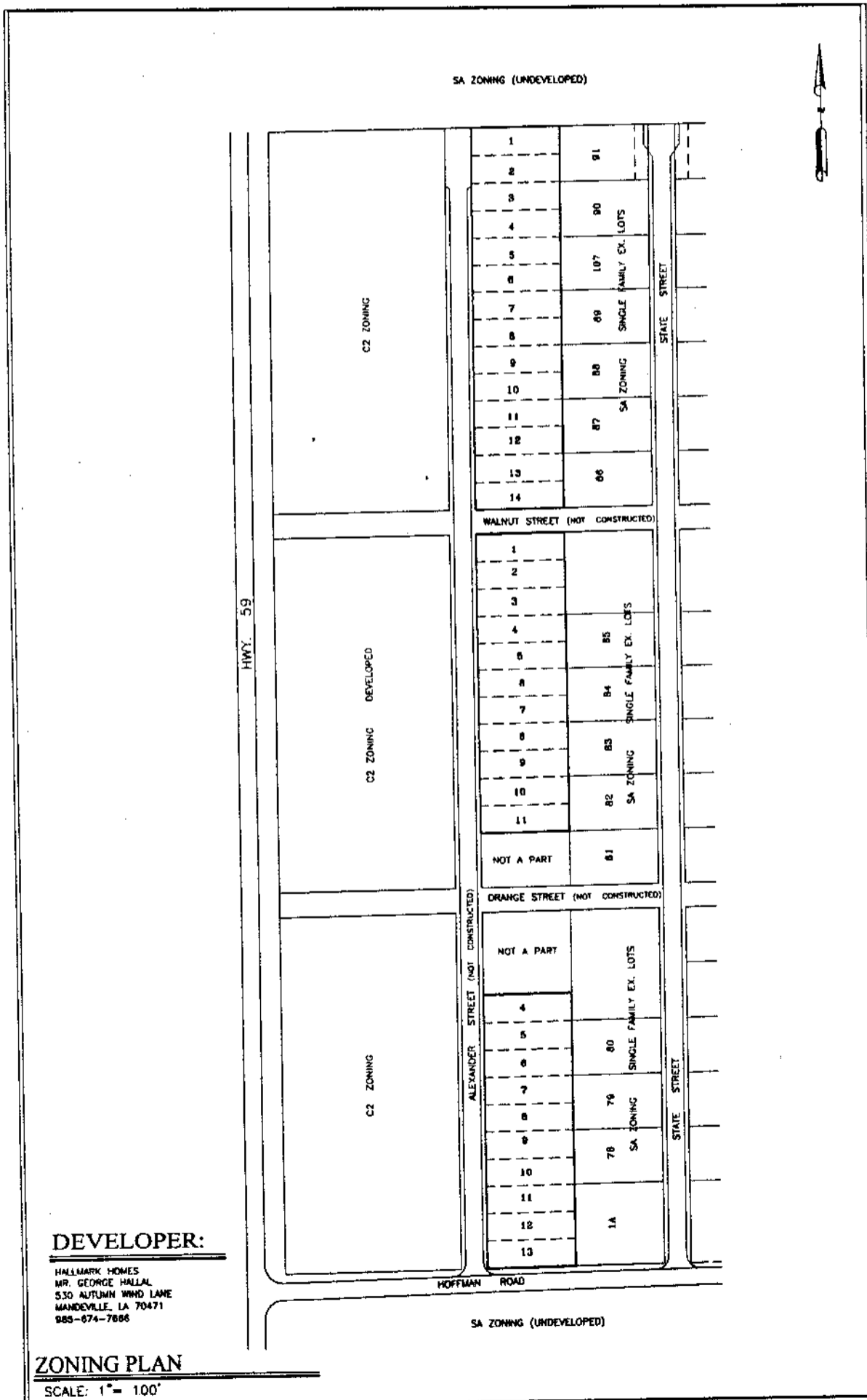
STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 (Multiple Family Residential) District designation be approved.

CASE NO.: ZC09-05-012
PETITIONER: Mr. Leroy J. Cooper
OWNER: George & Deborah Hallal
REQUESTED CHANGE: From A-3 (Suburban) District to A-7 (Multiple Family Residential) District
LOCATION: Parcel located on the north side of Hoffman Road, east of Alexander Street, west of State Street; S7, T7S, R12E; Ward 4, District 7
SIZE: 2.484 acres



2009-05-012



DEVELOPER:

HALLMARK HOMES
 MR. GEORGE HALLAL
 530 AUTUMN WIND LANE
 MANDEVILLE, LA 70471
 985-674-7886

ZONING PLAN

SCALE: 1" = 100'

07-025

ABITA TERRACE - ALEXANDER ST.

CEI COOPER ENGINEERING, INC.

CEI COOPER ENGINEERING, INC.

P.O. Box 1870

Covington, LA 70434

(985) 898-0182
Fax: (985) 898-0184

May 18, 2009

Honorable Al Hamauei
Councilman, District 7
St. Tammany Parish
P.O. Box 628
Covington, LA 70434
(985) 898-2591

Re: Abita Terrace- Alexander Street
Zoning Number: ZC09-05-012
Mr. George Hallal
CEI Reference No.: 07-025

Dear Mr. Hamauei:

It is requested that the appeal for rezoning of Mr. Hallal's property, from A-3 to A-7, be tabled indefinitely.

Mr. Hallal does plan to come forward with a plan in the future, and is reviewing alternatives at this time. Your cooperation in this regard is, as always, most appreciated. With best regards,

Sincerely,

COOPER ENGINEERING, INC.



Leroy J. Cooper, P.E.

LJC/pjsn

Encl.

cc: Ms. Helen Lambert
Mr. George Hallal

(AH-03-LTR.wpd)

COPY



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. BOX 628
COVINGTON, LA 70434
PHONE: (985) 898-2529
FAX: (985) 898-2785
e-mail: planning@stpgov.org

Kevin Davis
Parish President

May 6, 2009

Mr. Leroy J. Cooper
P O Box 1870
Covington, LA 70434

RE: ZC09-05-012

Dear Mr. Leroy J. Cooper:

On May 5, 2009 the Zoning Commission, in regards to the above captioned case, recommended that the requested zoning change from SA (Suburban Agricultural) District to A-7 (Multiple Family Residential) District be denied.

Since the case was denied, you have 10 days from the date of the meeting to file an appeal.

Should you have any questions, please call me at (985) 898-2529.

Sincerely,

A handwritten signature in cursive script that reads "Helen Lambert".

Helen Lambert
Assistant Director

xc: George & Deborah Hallal
File

ZONING STAFF REPORT

Date: April 27, 2009
Case No.: ZC09-05-012
Posted: 04/15/09

Meeting Date: May 5, 2009
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SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Unopened ROW

Road Surface: N/A

Condition: N/A

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial/Undeveloped	A-3 (Suburban) District
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EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential Infill—New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban) District to A-7 (Multiple Family Residential) District and is proposing a new townhouse development. The 2025 future land use plan designates the area to be developed with residential uses compatible with the area and possibly at a greater density than the abutting uses. The A-7 zoning district is intended to provide high density residential development in an urbanized location where it may serve as a transitional district. Considering that the site is abutting commercial on the west side and A-3 (Suburban) District on the east, which is intended to provide a single family residential development, the requested zoning change would be appropriate and would create a transition between the commercial uses located along Hwy 59 and single family residential uses located in the abutting subdivisions.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 (Multiple Family Residential) District designation be approved.

Theresa L. Ford

From: Helen Lambert
Sent: Tuesday, May 19, 2009 10:17 AM
To: Theresa L. Ford
Subject: FW: Alexander Street (ZC09-05-012) CEI # 07-025

Attachments: Scan 001.pdf



Scan 001.pdf
(105 KB)

This is a request to table one of the appeal on the agenda for the June 4th Council Meeting.

-----Original Message-----

From: Peggy Naquin [mailto:cooperengineerin@bellsouth.net]
Sent: Monday, May 18, 2009 4:08 PM
To: Albert M. Hamauei; Helen Lambert
Cc: George Hallal
Subject: Alexander Street (ZC09-05-012) CEI # 07-025

Mr. Hamauei and Ms. Lambert,

Attached please find a letter from Leroy Cooper, P.E. We are sending hard copies to you via US Mail.

If there are any questions or comments, please do not hesitate to contact our office.

Thank you,

Peggy Naquin
Cooper Engineering, Inc.
(985) 898-0182
Fax: (985) 898-0184

cc: Mr. George Hallal

-Please open the attached document. It was scanned and sent to you directly using a Xerox WorkCentre.-

CEI COOPER ENGINEERING, INC.

P.O. Box 1870

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cc: Ms. Helen Lambert ✓
Mr. George Hallal

(AH-03-LTR.wpd)

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Kevin Davis
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Assistant Director

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STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 (Multiple Family Residential) District designation be approved.