



ZC Approved :

3/1/11

ST. TAMMANY PARISH

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: 3-1-11

ZC11-03-021

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-4A (Single Family District)
Acres: 40.087 acres
Petitioner: Jeffrey D. Schoen
Owner: 110 Capital Pool 2, LLC, Team Management LLC,
& Mr. & Mrs Benjamin C. Thomas
Location: Parcel located on the south side of M. P. Planche Road, west of LA Highway 25, S17 & 18, T6S, R11E, Ward 3, District 3
Council District: 3

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

Kit Friedrichs-Baumann
(SIGNATURE)

75654 River Rd.
Covington, LA 70435

RECEIVED
MAR 02 2011

PHONE #: 985-867-2233

ZONING STAFF REPORT

Date: February 21, 2011
Case No.: ZC11-03-021
Posted: 02/15/2011

Meeting Date: March 1, 2011
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: 110 Capital Pool 2, LLC, Team Management LLC, & Mr. & Mrs Benjamin C. Thomas
REQUESTED CHANGE: From A-3 (Suburban District) to A-4A (Single Family District)
LOCATION: Parcel located on the south side of M. P. Planche Road, west of LA Highway 25; S17 & 18, T6S, R11E; Ward 3, District 3
SIZE: 40.087 acres

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-1 (Suburban District)
South	Commercial/Undeveloped	HC-2 (Highway Commercial District)
East	Residential/Undeveloped	A-1 & A-2 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? Yes

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 A-3 (Suburban District) to A-4A (Single Family District). The site is located on the south side of M. P. Planche Road, west of LA Highway 25. The 2025 Future Land Use Plan calls designates the area to be developed with residential uses at a variety of density. The residential development should also aim to preserve the natural environment of the surrounding area. The site is surrounded on the south, east and west sides, with undeveloped land zoned HC-2 (Highway Commercial), A-1 (Suburban) & A-2 (Suburban) Districts. The north side of the site is abutting M.P. Planche Road and some existing single family residences, built on lots of approximately 1 acre in size. Considering that the site is mostly surrounded by undeveloped land, staff feels that there is no compelling reason to recommend approval.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A (Single Family District) designation be denied.

ST. TAMMANY PARISH COUNCIL

ZC approved
3/1/11

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR GOULD/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2011

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of M. P. Planche Road, west of LA Highway 25 and which property comprises a total 40.087 acres of land more or less, from its present A-3 (Suburban District) to an A-4A (Single Family District), (Ward 3, District 3). (ZC11-03-021)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-03-021, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-3 (Suburban District) to an A-4A (Single Family District) see Exhibit "A" for complete boundaries; and

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law; and

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-4A (Single Family District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-3 (Suburban District) to an A-4A (Single Family District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ____ DAY OF _____, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO. 11-_____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: _____, 2011

Published Adoption: _____, 2011

Delivered to Parish President: _____, 2011 at _____

Returned to Council Clerk: _____, 2011 at _____

EXHIBIT "A"

ZC11-03-021

PARCEL 1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 18, Township 6 South, Range 11 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Section Corner common to Sections 17, 18, 19 and 20, Township 6 South, Range 11 East, said point being the Point of Beginning.

From the Point of Beginning, measure North 89 degrees 54 minutes West, a distance of 1321.60 feet to a point; thence measure North 00 degrees 32 minutes West, a distance of 1054.72 feet to a point; thence measure North 88 degrees 23 minutes 49 seconds East, a distance of 620.73 feet to a point; thence measure North 00 degrees 35 minutes West, a distance of 256.75 feet to a point located on the South line of M.P. Planche Road; thence measure North 89 degrees 41 minutes East along the South line of M.P. Planche Road, a distance of 100.0 feet to a point; thence leaving the South line of M.P. Planche Road measure South 00 degrees 35 minutes East, a distance of 254.51 feet to a point; thence measure North 88 degrees 23 minutes 49 seconds East, a distance of 385.06 feet to a point; thence measure South 00 degrees 35 minutes East, a distance of 114.72 feet to a point; thence measure North 89 degrees 25 minutes East, a distance of 215.00 feet to a point; thence measure South 00 degrees 35 minutes East, a distance of 975.44 feet, back to the Point of Beginning, containing 32.59 acres.

PARCEL 2

A CERTAIN PIECE OR PARCEL OF GROUND, situated in Section 18, Township 6 South, Range 11 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Section Corner common to Sections 17, 18, 19 and 20, Township 6 South, Range 11 East, thence measure North 00 degrees 35 minutes West, a distance of 1335.02 feet to the point; thence measure South 89 degrees 41 minutes West, a distance of 100.00 feet to the Point of Beginning.

From the Point of Beginning, measure South 00 degrees 35 minutes East, a distance of 243.28 feet to the point; thence measure North 88 degrees 23 minutes 49 seconds East, a distance of 100.01 feet to a point; thence measure South 00 degrees 35 minutes East, a distance of 118.54 feet to a point; thence measure South 89 degrees 25 minutes West, a distance of 215.00 feet to the point; thence measure North 00 degrees 35 minutes West, a distance of 114.72 feet to a point; thence measure North 88 degrees 23 minutes 49 seconds East, a distance of 15.00 feet to a point; thence measure North 00 degrees 35 minutes West, a distance of 245.53 feet to a point; thence measure North 89 degrees 41 minutes East, a distance of 100.00 feet back to the Point of Beginning, containing 1.137 acres.

PARCEL 3

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 17, Township 6 South, Range 11 East, Greensburg District, Parish of St. Tammany, State of Louisiana, and being more fully described as follows, to-wit:

Commencing at the Section Corner common to Section 17, 18, 19 and 20, Township 6 South, Range 11 East, thence go North 00 degrees 33 minutes 34 seconds West, a distance of 748.73 feet to a point, being the Point of Beginning.

From the Point of Beginning, go North 89 degrees 26 minutes 23 seconds East, a distance of 774.60 feet to a point; thence North 19 degrees 48 minutes 56 seconds West, a distance of 407.50 feet to a point; thence South 88 degrees 31 minutes 00 seconds West, a distance of 239.54 feet to a point; thence North 3 degrees 03 minutes 33 seconds West, a distance of 193.77 feet to a point; thence South 88 degrees 34 minutes West, a distance of 30.01 feet to a point; thence North 07 degrees 06 minutes 34 seconds West, a distance of 7.73 feet to a point; thence South 88 degrees 31 minutes West, a distance of 29.47 feet to a point; thence South 3 degrees 03 minutes 33 seconds East, a distance of 212.90 feet to a point; thence South 88 degrees 31 minutes 00 seconds West, a distance of 341.56 feet to a point; thence South 36 minutes 45 seconds East, a distance of 362.97, back to the Point of Beginning, containing approximately 6.36 acres of land, more or less.

CASE NO.: ZC11-03-021

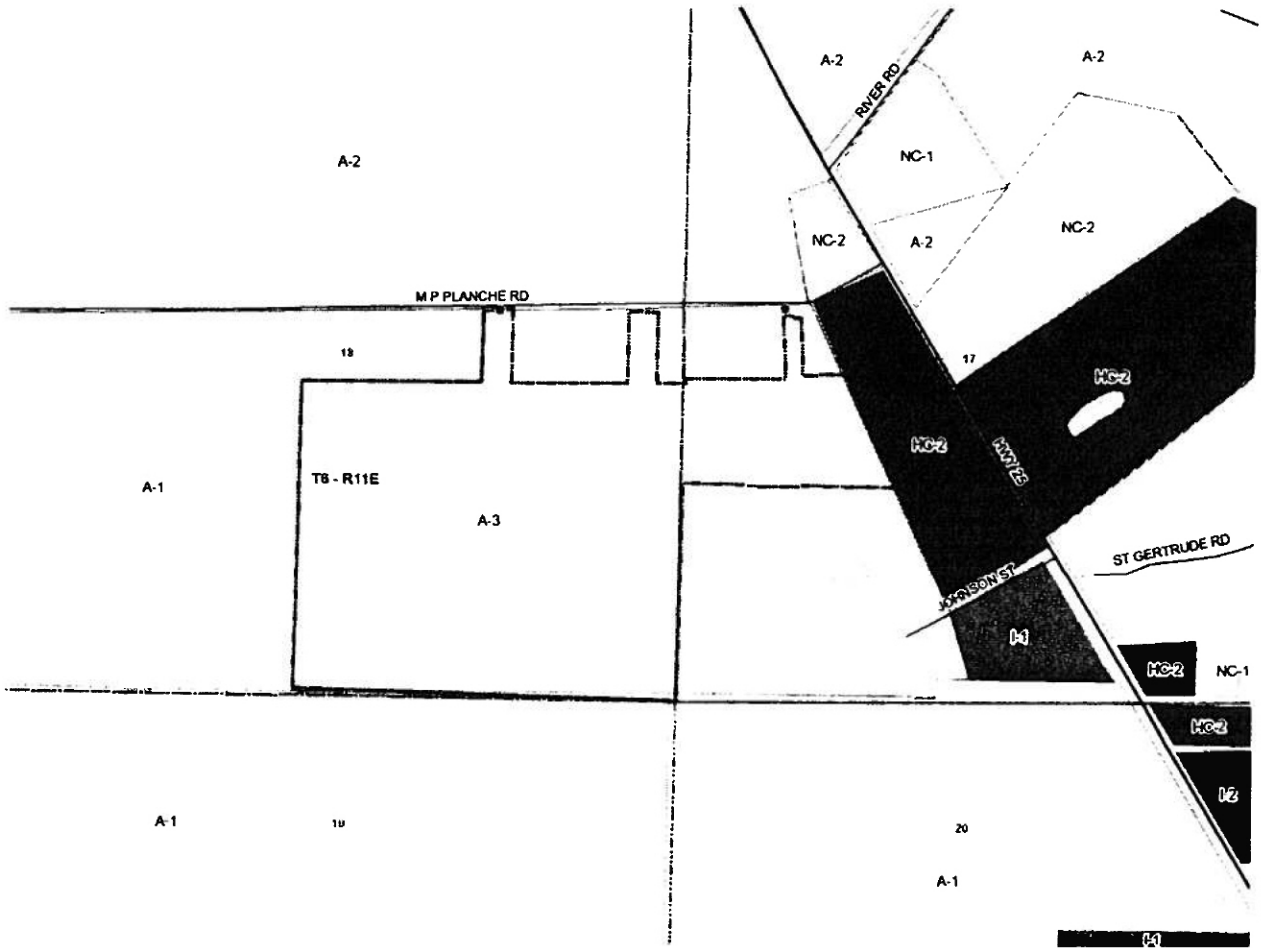
PETITIONER: Jeffrey D. Schoen

OWNER: 110 Capital Pool 2, LLC, Team Management LLC, & Mr. & Mrs Benjamin C. Thomas

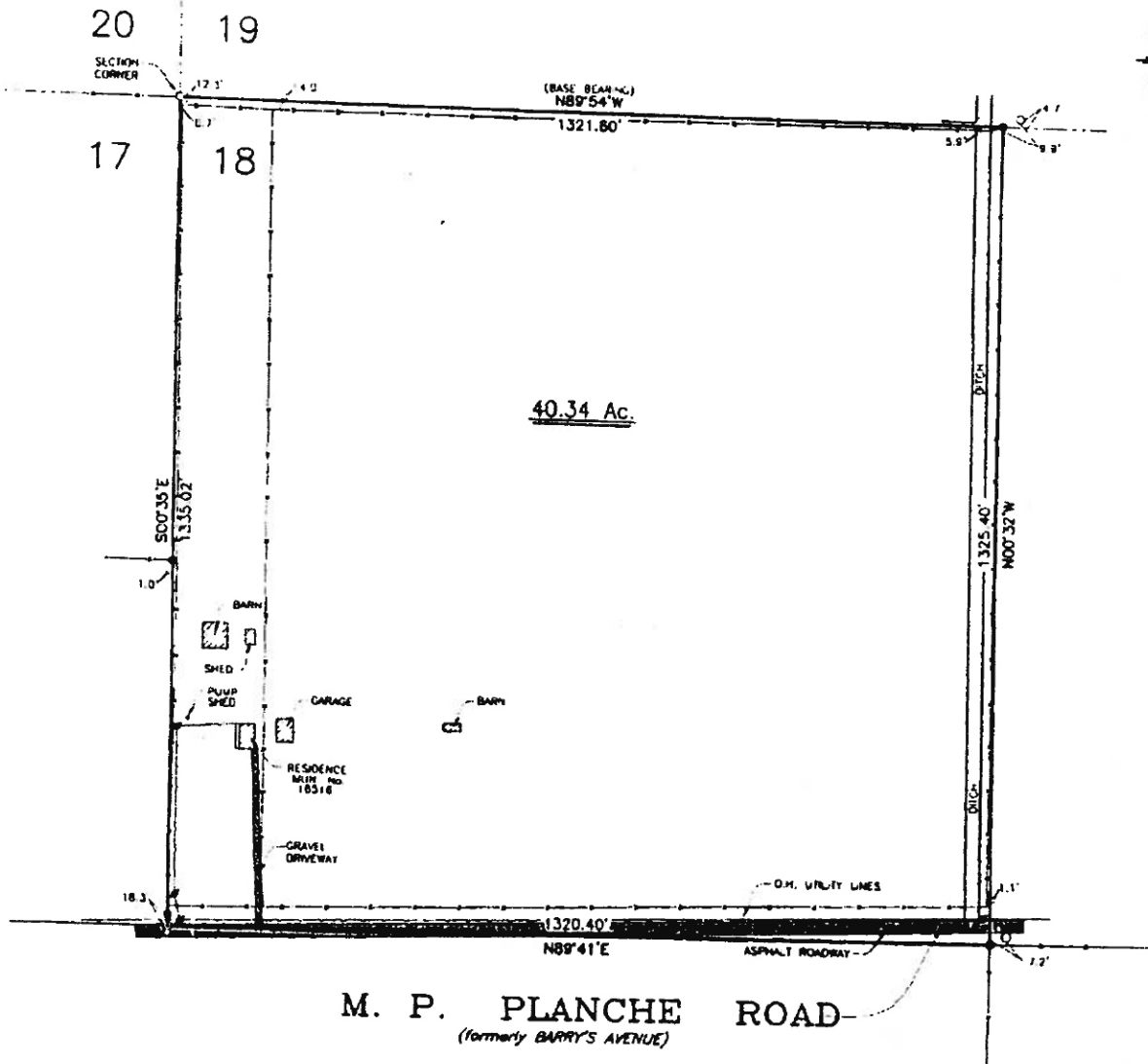
REQUESTED CHANGE: From A-3 (Suburban District) to A-4A (Single Family District)

LOCATION: Parcel located on the south side of M. P. Planche Road, west of LA Highway 25; S17 & 18, T6S, R11E; Ward 3, District 3

SIZE: 40.087 acres



2011-03-021



M. P. PLANCHE ROAD
(formerly BARRY'S AVENUE)

NOTE:
THIS PROPERTY MAY BE SUBJECT TO A RIGHT OF WAY TO ST. TAMMANY PARISH FOR M. P. PLANCHE ROAD AND DITCHES.

- LEGEND**
- = IRON ROD FOUND
 - = IRON PIPE FOUND
 - ⊙ = IRON ROD SET
 - ⊠ = UTILITY POLE

REFERENCE SURVEY AND BASIS FOR BEARINGS:
PLAT OF SURVEY BY ED. MURPHY, SURVEYOR, DATED 7-27-78.

NOTE:
ANY ADDITIONAL UTILITIES, DITCHES, INTERIOR FENCES, SERVITUDES, AND/OR IMPROVEMENTS OF ANY NATURE THAT MAY EXIST WITHIN THIS PARCEL, IF ANY, ARE NOT SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.W.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 23205 0123 C, DATED 10-17-89.

THIS IS TO CERTIFY THAT 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 UNIFORM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF A PARCEL OF GROUND
SITUATED IN
SECTION 18
TOWNSHIP 6 SOUTH
RANGE 11 EAST
ST. TAMMANY PARISH, LA



FONTCUBERTA
Surveys
INCORPORATED
PROFESSIONAL
LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

PREPARED FOR
TEAM MANAGEMENT, LLC
and FIRST COMMUNITY BANK

DATE 11-23-2004	SCALE 1" = 200'	P.O. BOX 1782 COVINGTON, LA. 70434 PHONE (888) 893-7481	DRAWN BY JPB	CHECKED BY TJF	JOB NO. 432423	PLAT FILE NO. 210-416
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