



# St. Tammany Parish Government

Department of Planning  
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Pat Brister  
Parish

**APPEAL # 1**

**ZC DENIED: 7/3/12**

**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: 7/5/12

Case Number: ZC12-03-021

A-3 to A-2 (83.3 Acres)

- 1. **ZC12-03-021**  
 Existing Zoning: A-2 (Suburban District)  
 Proposed Zoning: A-3 (Suburban District)  
 Acres: 186.39 acres  
 Petitioner: Jeff Schoen  
 Owner: Tallow Creek Shooting Grounds, LLC  
 Location: Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, south of US Highway 190, S33 & 34, T6S, R10E, Ward 1, District 3  
 Council District: 3

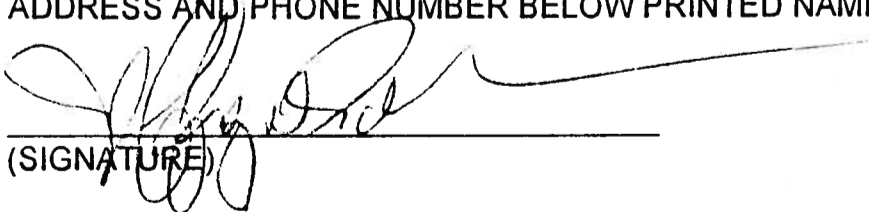
**(TABLED FROM ZC 6/5/12 MEETING)**

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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

  
\_\_\_\_\_  
(SIGNATURE)

**PRINT NAME:** Jeffrey D. Schoen, Attorney for Tallow Creek Shooting Grounds, LLC

**ADDRESS:** P.O. Box 1810, Covington, LA 70434

**PHONE #** 985-892-4801

## ZONING STAFF REPORT

**Date:** July 2, 2012

**Case No.:** ZC12-03-021

**Prior Action:** Tabled (06/05/12)

**Posted:** 06/15/12

**Meeting Date:** July 3, 2012

**Determination:** Denied

### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Tallow Creek Shooting Grounds, LLC  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-3 (Suburban District)  
**LOCATION:** Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, south of US Highway 190; S33 & 34, T6S, R10E; Ward 1, District 3  
**SIZE:** 83.3 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** State **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 & Residential	A-1 & A-2 Suburban Districts
South	Undeveloped, Residential & Shooting Range	A-2 Suburban District & Planned Unit Overlay
East	Undeveloped	A-2 Suburban District
West	Undeveloped & Residential	A-1 & A-2 Suburban Districts

#### 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 amend the original request, to reduce the acreage of land to be rezoned from A-2 (Suburban District) to A-3 (Suburban District), from 186.39 acres to 83.30 acres (see attached map, showing area to be rezoned). The 2025 future land use plan calls for the site to be developed as a planned districts, with single family residences, including the preservation of the natural environment of the site.

The subject site is surrounded, on the north, east and west sides, by undeveloped land and single family residences on large lots, and by a shooting range on the south side. Considering the low density of the surrounding area, staff feels that there is no compelling reason to recommend approval of the request.

Note that a single family residential subdivision is proposed to be developed on the site. A request for a PUD Overlay (ZC12-06-053) has also been submitted.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 (Suburban District) designation be denied.

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