

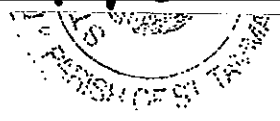
# APPEAL # 3

ZC Approved :  
9/6/16



RECEIVED  
SEP 07 2016  
Per LK Davis

ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
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: 9/7/16

Case Number:

- 5. 2016-330-ZC
  - Existing Zoning: A-2 Suburban District
  - Proposed Zoning: PF-1 Public Facilities District
  - Acres: 7.08 acres
  - Petitioner: Jeffrey Schoen
  - Owner: Lambert Investments, Inc - Donald G. Lambert
  - Location: Parcel located on the north side of Harrison Avenue, west of Flowers Drive, S2, T7S, R11E, Ward 3, District 2
  - Council District: 2

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.

Linda D. Ray  
(SIGNATURE)

PRINT NAME: Linda D. Ray

ADDRESS: 105 Wild Azalea Dr. Covington, LA 70433

PHONE #: (985) 809-0944

**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 8/29/2016  
Case No.: 2016-330-ZC  
Posted: 8/19/2016

Meeting Date: 9/6/2016  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Jeffrey Schoen

**OWNER:** Lambert Investments, Inc - Donald G. Lambert

**REQUESTED CHANGE:** From A-2 Suburban District to PF-1 Public Facilities District

**LOCATION:** Parcel located on the north side of Harrison Avenue, west of Flowers Drive; S2, T7S, R11E; Ward 3, District 2

**SIZE:** 7.08 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 2 Lane  
asphalt

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District
South	Residential	A-4A Single Family Residential District
East	Undeveloped	A-2 Suburban District
West	Undeveloped	PUD Planned Unit Development Overlay

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives -- such means will be considered in subsequent phases of the New Directions 2025 planning process.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-2 Suburban District to PF-1 Public Facilities District. This site is located on the north side of Harrison Avenue, west of Flowers Drive. The 2025 future land use plan calls for the site to be developed as a conservation area and with uses that would include the preservation of the natural environment. The requested zoning change does not meet the objectives of the 2025 future land use plan. However, staff does not have any objection to the request, considering the location of the site, along a major arterial, and the purpose of the PF-1 zoning, which is to provide for the location of governmental and institutional uses to the public.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a PF-1 Public Facilities District designation be approved.

**Exhibit "A"**

**2016-330 -ZC**

**LEGAL DESCRIPTION  
OF  
7.08 ACRES ON HARRISON AVENUE**

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 2, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Quarter Corner common to Sections 2 and 11, Township 7 South, Range 11 East, go South 89 degrees 30 minutes West 544.6 feet to an iron; thence continue along the northerly boundary of Harrison Avenue South 89 degrees 43 minutes West 400 feet to a point, being the Point of Beginning.

From the Point of Beginning, thence go along the northerly boundary of Harrison Avenue South 89 degrees 43 minutes West 398.5 feet; thence go North 775 feet to a point; thence go North 89 degrees 43 minutes East 398.5 feet to a point; thence go South 775 feet to the Point of Beginning heretofore set.

Case No.: 2016-330-ZC

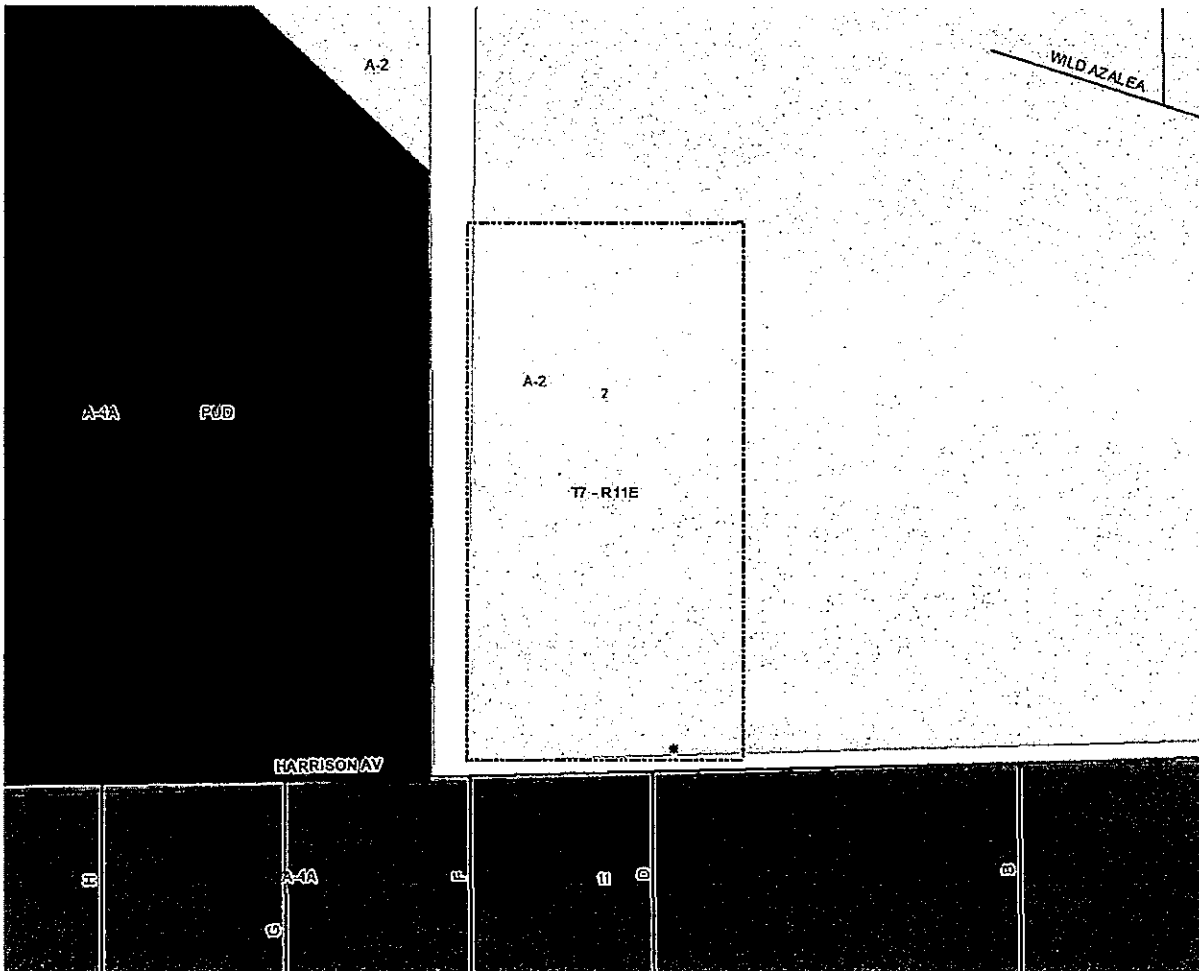
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2014-330-ZC

# ST. TAMMANY PARISH, LA.

PIPE N 89° 41' E PIPE  
498.5 ROD 300 ROD

NORTH  
2623.0

30.018 ACRES

2623.0

15.065 ACRES

2623.0  
SOUTH

398.5±

775±

7.08±  
ACRES

398.5±

PIPE

498.5

300

PIPE

S 89° 30' W, 544.6 FROM  
THE W COR. BETWEEN SECS.  
2 & 175 RIVE, ST. TAMMANY  
PARISH, LA.

S 89° 43' W

## HARRISON

## AVE.

JUNE 1, 1973

LA.

SURVEY MADE AT THE REQUEST OF PATRICK CARR FOR THE ACCT. OF DONALD  
LAMBERT CONST. INC.

2016-330-ZC

2

A-2

PUD

T7-R1E

HARRISON

A-4A

11

B

0 300 Feet

