



APPEAL # 3

ST. TAMMANY PARISH

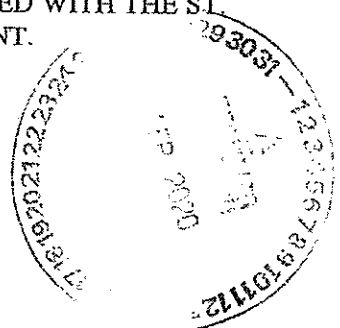
MICHAEL B. COOPER
PARISH PRESIDENT

ZC APPROVED: 9/1/2020

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: Sept 1 2020



~~1928 ZC~~ - drainage traffic consistent w/ area
1929 ZC →

2020-1928-ZC

Existing Zoning: A-1 (Suburban District), A-1A (Suburban District), A-2 (Suburban District) & I-1 (Industrial District)
Proposed Zoning: A-3 (Suburban District)
Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.
Acres: 83.51 acres
Petitioner: Jones Fussell, LLP - Jeff Schoen
Owner: Markle Interests, LLC, Poitevent Interests, LLC, PF Monroe Properties, LLC, & St. Tammany Land Company, LLC
Council District: 5

2020-1929-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: A-3 (Suburban District) & PUD (Planned Unit Development Overlay)
Location: Parcel located on the south side of Dove Park Road, west of the Tammany Trace and LA Highway 59, Mandeville, S25, T7S, R11E, Ward 4, District 5.
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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.

Joycelyn Lowe
(SIGNATURE)

PRINT NAME: Joycelyn Lowe

ADDRESS: 150 Glendale

PHONE #: 985-373-6507



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT



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APPEAL REQUEST

DATE: 9-4-20

2020-1928-ZC

Existing Zoning: A-1 (Suburban District), A-1A (Suburban District), A-2 (Suburban District) & I-1 (Industrial District)
Proposed Zoning: A-3 (Suburban District)
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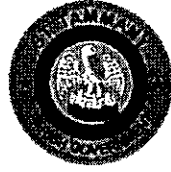
Martha S. Maxwell

(SIGNATURE)

PRINT NAME: Martha S. Maxwell

ADDRESS: 117 Rucker Rd Mand LA 70471

PHONE #: 985-264-0813



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT



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APPEAL REQUEST

DATE: 09/08/20

2020-1928-ZC

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Sincerely,

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

Eric Gay

(SIGNATURE)

PRINT NAME: Eric Gay

ADDRESS: 401 Sparrow St. Covington LA 70433

PHONE #: 321-298-4471



ST. TAMMANY PARISH

MICHAEL B. COOPER
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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 9/5/20

2020-1928-ZC

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Sincerely,

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

E.C. Southerland
(SIGNATURE)

PRINT NAME: E.C. SOUTHERLAND

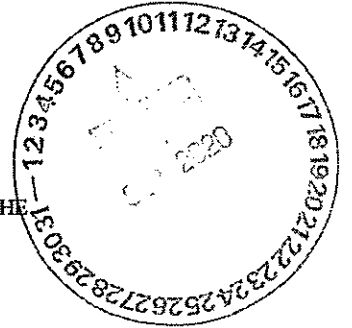
ADDRESS: 309 STONEHAVEN DR

PHONE #: 985-674-0226 or (4) 504-452-2268



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT



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APPEAL REQUEST

DATE: 9/5/2020

2020-1928-ZC

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Sincerely,

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

John R. Tarbell
(SIGNATURE)

PRINT NAME: John R. Tarbell

ADDRESS: 1460 Woodmere Dr Mandeville, LA 70471

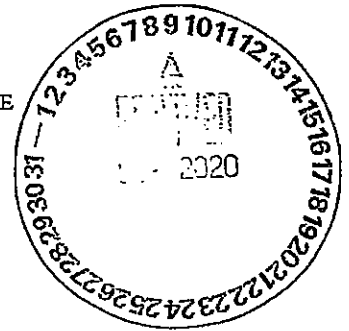
PHONE #: 985-727-4086



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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APPEAL REQUEST

DATE: 9-9-2020

2020-1928-ZC

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Sincerely,

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

Sonya Stricklin
(SIGNATURE)

PRINT NAME: SONYA STRICKLIN

ADDRESS: 310 Sparrow Street, Covington, LA. 70433

PHONE #: 251-423-1072



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THIS DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 9/4/2020

~~200-1242-C~~

Existing Zoning:

A-1 (Suburban District), A-1A (Suburban District), A-1J (Suburban District) & I-1 (Industrial District)

Proposed Zoning:

A-1J (Suburban District)

Location:

Parcel located on the south side of Deer Park Road, west of the Tammany Trace and LA Highway 39, Mandeville, 325 725, 3412, West A, District C

Acres:

13.31 acres

Facilitator:

James Powell, LLP - Jeff Johnson

Owner:

Marlin Immers, LLC; Palmetto Immers, LLC; Palmetto Properties, LLC & St. Tammany Land Company, LLC

Council District:

1

~~200-1242-C~~

Existing Zoning:

A-1 (Suburban District)

Proposed Zoning:

A-1 (Suburban District) & PUD (Planned Unit Development Overlay)

Location:

Parcel located on the north side of Deer Park Road, west of the Tammany Trace and LA Highway 39, Mandeville, 325 725, 3412, West A, District C

Acres:

13.31 acres

Facilitator:

James Powell, LLP - Jeff Johnson

Owner:

Marlin Immers, LLC; Palmetto Immers, LLC; Palmetto Properties, LLC & St. Tammany Land Company, LLC

Council District:

1

We are hereby appealing to the St. Tammany Parish Council at its next regular meeting scheduled meeting on the above referenced parcel at its address located at the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to give the above referenced parcel to the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME AND TITLE IN THE SPACE PROVIDED TO THE RIGHT OF THIS ADDRESS AND PHONE NUMBER.

[Signature]
James Powell, LLP
Jeff Johnson



ST. TAMMANY PARISH

PLAQUEMINES, LOUISIANA

THE PETITIONER OR ANY AGENT OF HIS OR HER, IN REQUESTING THE REVIEW OF A DECISION OF THE ZONING COMMISSION OF ST. TAMMANY PARISH, UNDER THE PROVISIONS OF THE ZONING ACT OF ST. TAMMANY PARISH, LOUISIANA, IS HEREBY ADVISED THAT A COPY OF THE APPEAL PROCEDURE IS AVAILABLE AT THE OFFICE OF THE ZONING COMMISSION.

APPEAL PROCEDURE

DATE Sept 4, 2016

PROPERTY

Block/Map

Map/Zone

Lot

Area

Value

Owner

Comments

ADJUDICATE

Request/Case

Request/Case

Request/Case

Area

Value

Owner

Comments

When the appeal is heard, the appeal board shall have the authority to affirm, modify, or reverse the decision of the zoning commission.

For more information, please contact the Zoning Commission at (504) 833-1234.

ST. TAMMANY PARISH ZONING COMMISSION

PLAQUEMINES, LOUISIANA

[Handwritten Signature]

(SIGNATURE)

PRINT NAME: [Handwritten Name]

ADDRESS: [Handwritten Address]

PHONE: [Handwritten Phone Number]



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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APPEAL REQUEST

DATE: 9-9-20

2020-1928-ZC

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Acres: 83.51 acres
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Alexx P. Colomes
(SIGNATURE)

PRINT NAME: GHEEN Colomes

ADDRESS: 102 HEATHRESTONE LANE 70433

PHONE #: 985-231-8934

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 25, 2020
Case No.: 2020-1928-ZC
Posted: August 19, 2020

Meeting Date: September 1, 2020
Determination: Approved
Prior Action: August 4, 2020 - Postponed

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLC – Jeff Schoen
OWNER: Markle Interests, LLC; Poitevent Interests, LLC; PF Monroe Properties, LLC; and St. Tammany Land Company, LLC
REQUESTED CHANGE: From A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District
LOCATION: Parcel located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville
SIZE: 83.51 acres

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	Residential and Undeveloped	A-2 Suburban District, A-3 Suburban District, I-1 Industrial District, PUD Planned Unit Development Overlay
South	Undeveloped (Proposed Cotton Creek PUD)	A-1 Suburban District, A-4 Single-Family Residential District, PUD Planned Unit Development Overlay
East	Undeveloped and Commercial	PBC-1 Planned Business Campus, Tammany Trace Planned Corridor District
West	Undeveloped and Residential	A-1 Suburban District, A-3 Suburban 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.

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 classification from A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District. The subject property is located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses and a focus on conservation and contiguity among adjacent developments.

The petitioned property was the subject of a previous zoning request to accommodate the proposed Dove Park Ridge Planned Unit Development (2019-1751-ZC and 2019-1752-ZC). The applicant has since revised the initial request to a less dense A-3 Suburban District designation, which would allow for a density of two dwelling units per acre.

ADMINISTRATIVE COMMENT

Case No.: 2020-1928-ZC

Staff has determined that the requested density within the proposed development may be appropriate for the area based on the following conclusions:

1. A water quality impact model shows that the development should have minimal impact on the Ponchitolawa Creek or the lower Tchefuncte River. Staff recommends the applicant perform additional analysis to ensure the proposed discharge into Little Creek can accommodate the additional volume of stormwater at the tentative or preliminary stage.
2. Based on the Trip Generation Manual, 10th Edition Supplement, staff has determined the proposed density will create around 1,500 additional trips per day for the area. While there are known existing traffic concerns along Highway 59 and Dove Park Road, the proposed development provides two accessways along Dove Park Road and shows temporary turn arounds that could enable connectivity to adjacent roadways in the future. Staff recommends the applicant work with the Department of Planning and Development at the tentative or preliminary stage to ensure additional stress on current traffic situations is mitigated.
3. While Tammany Utilities currently does not have capacity for additional sewer connections, the applicant is showing a proposed waste water treatment plant within the current PUD plan. This plant is anticipated to provide treatment for the proposed development until Tammany Utilities is able to expand to accommodate new growth.

Staff is not opposed to the request for the A-3 zoning designation as a large amount of the petitioned property is currently already zoned A-3. The zoning change request will allow the development site to maintain one cohesive zoning designation. Additionally, the requested A-3 district will downzone a large portion of the property that currently permits industrial uses to accommodate more appropriate residential uses west of the Tammany Trace and along Louisiana Highway 59. Staff has determined that the allowable net density may be appropriate for the residential corridor. Note that a concurrent request has been submitted for a Planned Unit Development Overlay (2020-1928-ZC).

Case No.: 2020-1928-ZC

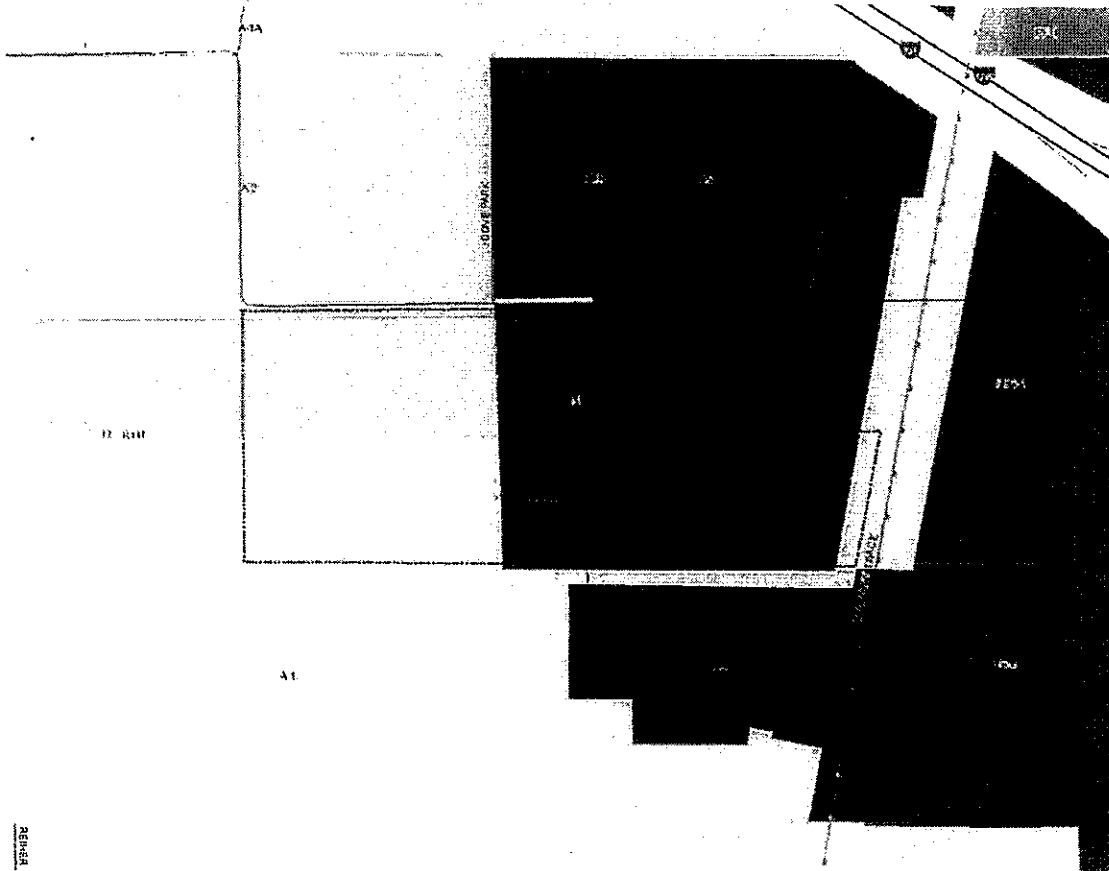
PETITIONER: Jones Fussell, LLC – Jeff Schoen

OWNER: Markle Interests, LLC; Poitevent Interests, LLC; PF Monroe Properties, LLC; and St. Tammany Land Company, LLC

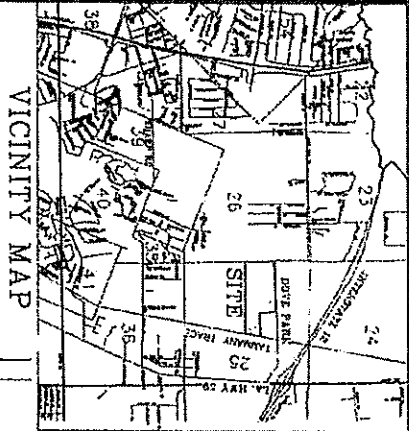
REQUESTED CHANGE: From A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District

LOCATION: Parcel located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville

SIZE: 83.51 acres



2020-1928-ZC



SECTION 26
N 00°25'12" W 1306.08'

SECTION 25

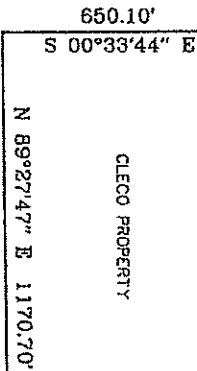
1/4 CORNER
AND P.O.B.

N 89°45'00" W 3208.23'

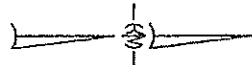
83.51 ACRES

N 89°27'11" E 2173.57'

DOVE PARK RD.



Legal Description
A certain parcel of land situated in Section 25, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:
Commence at the Quarter Section Corner common to Sections 25 & 26, Township 7 South, Range 11 East, as the POINT OF BEGINNING
From the Point Of Beginning measure North 00 degrees 25 minutes 12 seconds West a distance of 1,306.08 feet to a point; Thence North 89 degree 27 minutes 11 seconds East a distance of 2,173.57 feet to a point; Thence South 00 degrees 33 minutes 44 seconds East a distance of 650.10 feet to a point; Thence North 89 degrees 27 minutes 47 seconds East a distance of 1,170.70 feet to a point; Thence South 10 degrees 42 minutes 38 seconds West a distance of 714.14 feet to a point; Thence North 89 degrees 27 minutes 47 seconds East a distance of 1,170.70 feet to a point; Thence South 00 degrees 33 minutes 44 seconds West a distance of 650.10 feet to a point; Thence North 89 degrees 27 minutes 11 seconds West a distance of 2,173.57 feet to a point containing 83.5105 acre(s) of land, more or less.



SKETCH OF PROPERTY

PREPARED FOR: DOVE PARK RIDGE LLC

83.51 ACRES IN SECT 25, T-7-S, R-11-E
G.L.D., ST. TAMMANY PARISH, LOUISIANA

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 400'	DATE:	DRJ
DRAWN:	DRJ	JOB NO.:	19-164-ZONING
REVISED:			

