

APPEAL # 4

ZC DENIED: 10/19/21



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: 10/27/2021



2021-2270-ZC

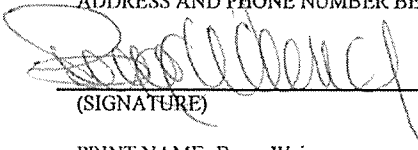
Existing Zoning: A-6 (Multiple Family Residential District)
Proposed Zoning: PBC-1 (Planned Business Campus)
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
Acres: 14.87 acres
Petitioner: All State Financial Company
Owner: All State Financial Company
Council District: 1

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: Bruce Wainer

ADDRESS: 321 Veterans Blvd., Suite 201, Metairie, LA, 70005

PHONE #: 504-834-5511

Existing Zoning	Total Allowable Density	Max Lot Coverage	Max Height	Permitted Uses	Purpose
A-6	One unit per 4,000 sq. ft. of property (161 units)	Not to exceed 50% of the total area of the lot	35 ft.	Multiple Family Dwellings; Townhouses and Condos; Nursing Homes	To provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. This district is to be served by central utility systems, be convenient to commercial and employment centers, and have easy access to thoroughfares and collector streets. To protect the intentions of the district, permitted activities are limited to residential uses, both private and public, and utility uses. All strictly commercial uses are prohibited in the A-6(D) district.

Requested Zoning	Max Floor Area Ratio	Max Density/Lot Coverage	Max Height	Permitted Uses	Purpose
PBC-1	FAR = 3* 971,605 sq. ft. of all principal and accessory buildings	Max Density: N/A Max Lot Coverage: Not to exceed 50% of the total area of the lot	75 ft.	Mid-rise office and residential buildings; Hotels, motels, and convention centers; College, universities, and research centers; Public utility facilities; Parking lots and decks; Freestanding Restaurants; Mixed use centers	The purpose of the PBC-1 district is to provide for Class A office space with supporting uses in a campus-type setting. This district is located particularly near the intersection of major arterials or a major and a minor arterial. The PBC-1 district is intended to provide flexibility in meeting the needs of both the public and private sectors for large-scale office development. The site must be large enough to accommodate internal traffic flows, parking, buffer and landscape, and a variety of uses and building types. In no case shall the PBC-1 district be less than ten acres in area.

*Floor area ratio is the ratio of a buildings total floor area (gross floor area) to the size of the piece of land upon which it is built. Written as a formula, FAR = gross floor area/buildable area of the lot

Case No.: 2021-2270-ZC

PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From A-6 Multiple Family Residential District to PBC-1 Planned Business Campus

LOCATION: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1

SIZE: 14.87 acres





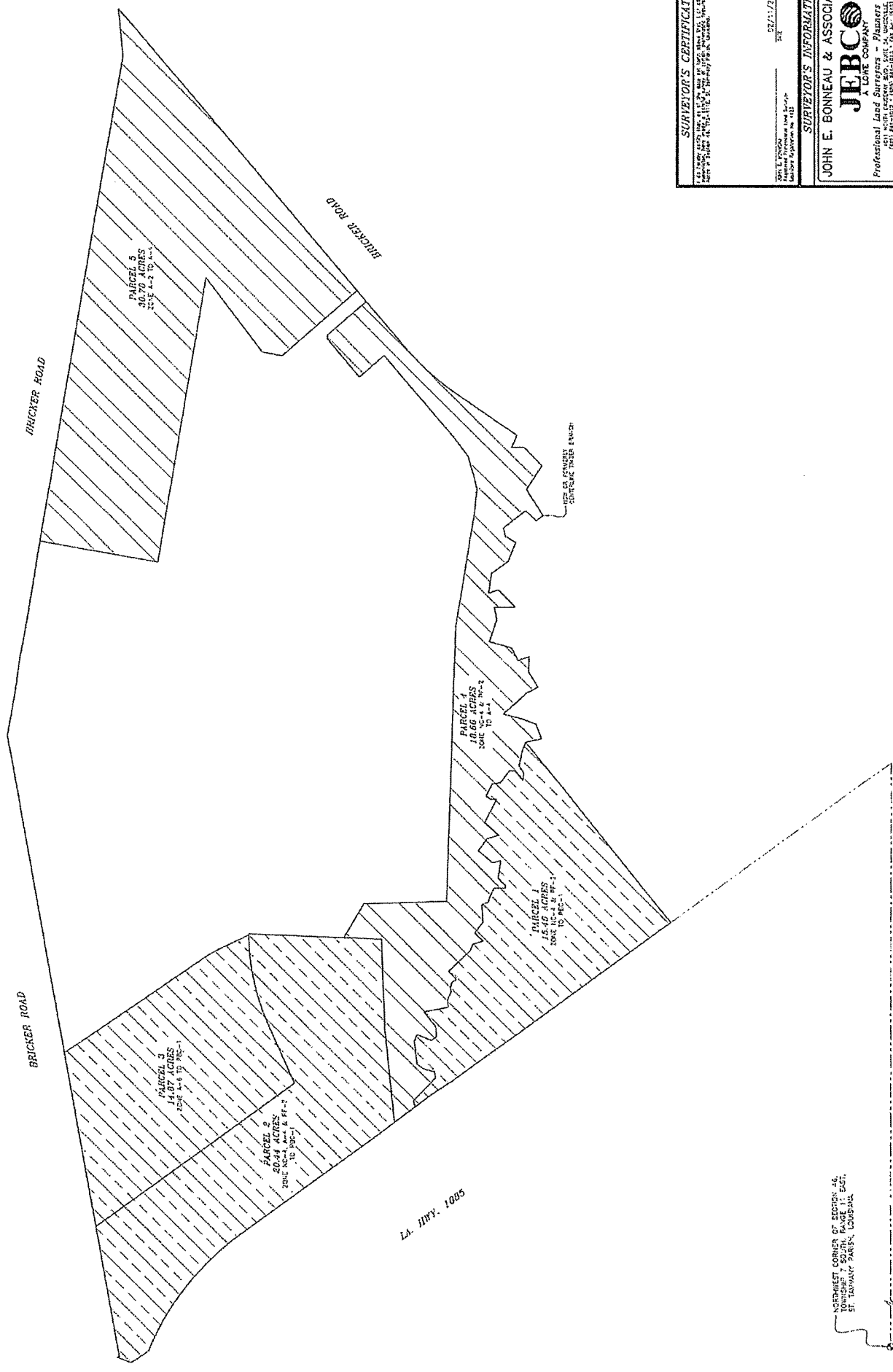
THE ABOVE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

DESIGN BY	SPN
DATE	02/11/21
REVISION	DATE
CHECKED	JED
SCALE	1" = 200'
SUPPLY	8 1/2" X 11" INDEXED

ALL STATE FINANCIAL
 A REZONING MAP OF 196.37 ACRES
 SITUATED IN SECTION 46, T75-R11E,
 ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER
 1 OF 1

2021-2270-ZC



LA. HWY. 1005

SURVEYOR'S CERTIFICATION
 I, JOHN E. BONNEAU, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Louisiana, and that I am the author of the above and foregoing Survey, and that the same is a true and correct copy of the original Survey as the same appears in my files.

DATE: 02/11/21
 JOHN E. BONNEAU, Professional Engineer No. 113,347
 1000 Poydras Street, Suite 1000, New Orleans, Louisiana 70112

SURVEYOR'S INFORMATION
JOHN E. BONNEAU & ASSOCIATES, INC.
JEBCO
 ENGINEERS - ARCHITECTS - PLANNERS - CONSULTANTS
 PROFESSIONAL LAND SURVEYORS - PLANNERS - CONSULTANTS
 (504) 581-1000 (TOLL FREE) 1-800-368-6272
 1000 Poydras Street, Suite 1000, New Orleans, Louisiana 70112

NORTHWEST CORNER OF SECTION 46,
 T75-R11E, ST. TAMMANY PARISH, LOUISIANA, 501'



2021-2270-ZC

LAURA

OWL PEN

CHRISTEN POINT

PUD

E-4

ARLINGTON

BRICKER

A-4

2021-2270-ZC

A-3

A-6

PUD

NC-4

HIGHLAND

46

T7-R11E

WESTON

HWY 1085

PF-2

NC-4

NC-4

MD-2

PUD

CBF-1

PF-1