

APPEAL # 6



ZC DENIED: 10/19/21

ST. TAMMANY P_{ARISH}

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



2021-2273-ZC

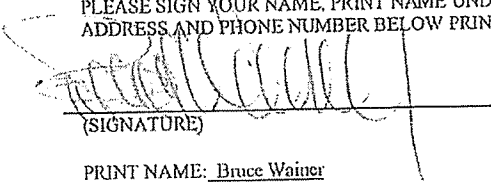
Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-4 (Single-Family Residential District)
Location: Parcel located on the east side of Highway 1085 and south and west of Bricker Road; Covington; S46, T7S, R11E; Ward 1, District 1
Acres: 30.78 acres
Petitioner: All State Financial Company
Owner: 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 Wainier

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

PHONE #: 504-834-5511

ZONING STAFF REPORT

Date: October 5, 2021
 Case No.: 2021-2273-ZC
 Posted: October 8, 2021

Meeting Date: October 19, 2021
 Prior Determination: Postponed – May 4, 2021
 Prior Determination: Postponed - June 1, 2021
 Prior Determination: Postponed - September 7, 2021 (Hurricane IDA)
 Determination: Denied

GENERAL INFORMATION

PETITIONER: All State Financial Company

OWNER: All State Financial Company

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

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: 30.78 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 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	E-4 Estate District
South	Undeveloped and Residential	A-3 Suburban District and A-4 Single-Family Residential District
East	Undeveloped and Residential	A-1 Suburban District and A-3 Suburban District
West	Undeveloped	A-4 Single-Family Residential District and PF-2 Public Facilities 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.

Mixed Use – Other – Conservation – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-4 Single-Family Residential District. The site is located on the east side of Highway 1085 and south and west of Bricker Road, Covington. The 2025 Future Land Use Plan designates the site to be developed as a Planned District which includes a mix of uses at varying densities and conservation areas.

The purpose of the existing A-2 Suburban District is to provide single-family residential dwellings on large, multi-acre lots. The purpose of the requested A-4 Single-Family Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The objective of the request is to establish the underlying zoning classification and density level for a PUD Planned Unit Development. A change in the site’s zoning classification will increase the gross allowable residential lots from 30 dwellings to 123 dwellings.

Zoning		Max Density	Max Lot Coverage	Min Lot Width	Total Allowable Home Sites
Existing	A-2 Suburban District	One unit per acre 1:1 = 30 units	Not to exceed 15% of the total area of the lot	150 ft.	30 units
Proposed	A-4 Single-Family Residential District	Four units per acre 4:1 = 123 units	Not to exceed 50% of the total area of the lot	90 ft.	120 units

Case No.: 2021-2273-ZC

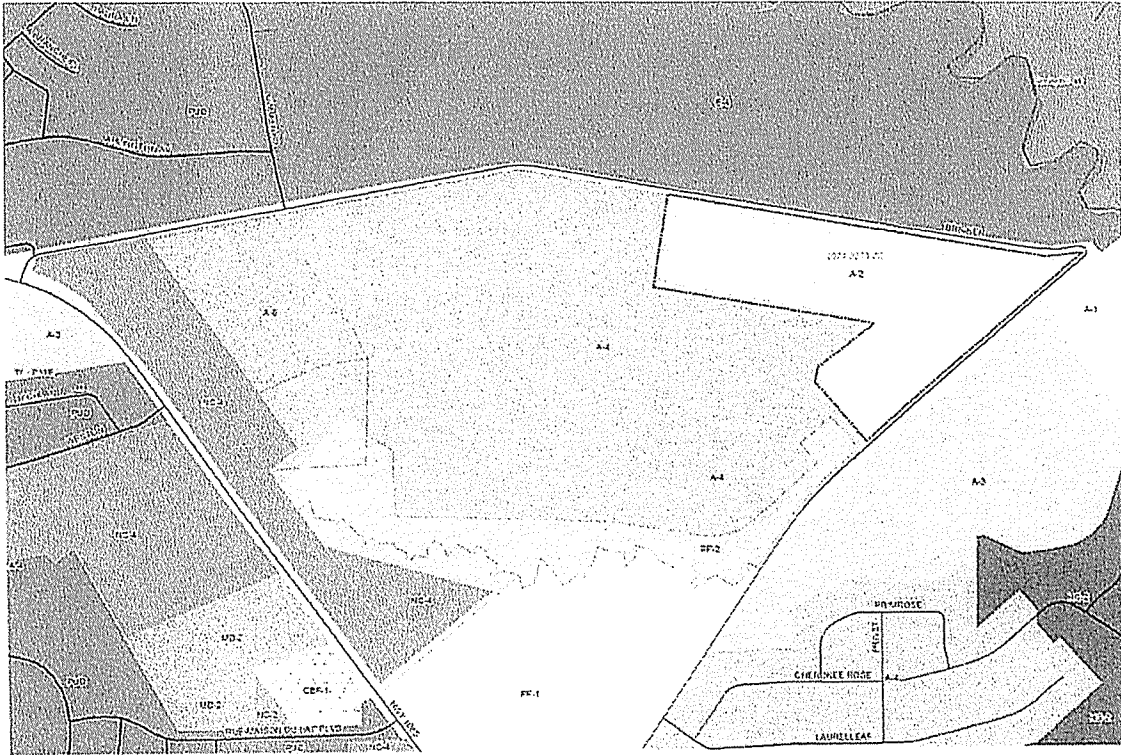
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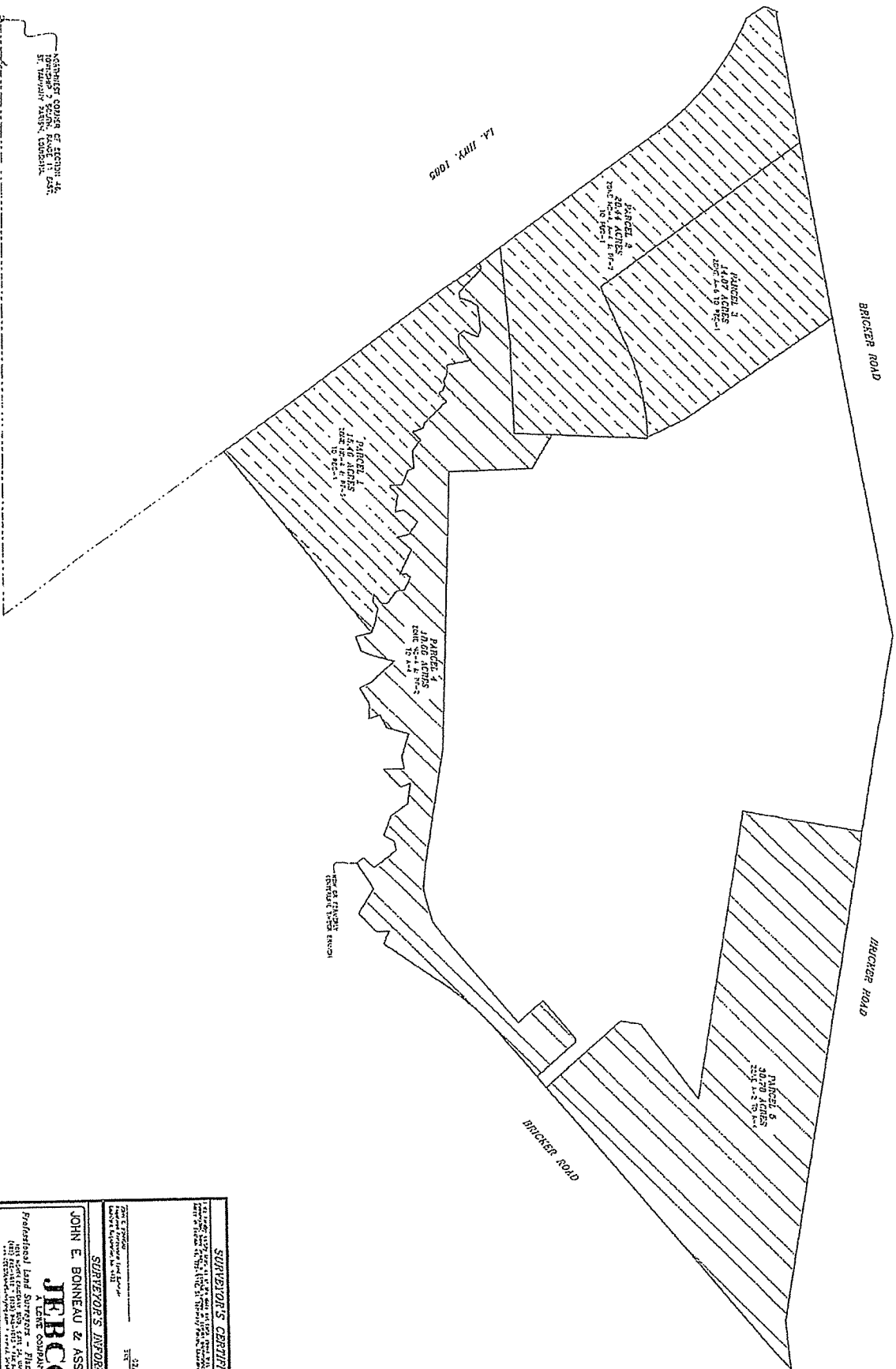
REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

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SIZE: 30.78 acres



2021-2273-ZC



VISITORS CENTER ET AL: 46
 SECTION 46, TOWNSHIP 11, EAST
 ST. TAMMANY PARISH, LOUISIANA

STATIONER'S CERTIFICATION
 I, JOHN E. BONNEAU, II, a duly Licensed Professional Land Surveyor in the State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same was made by me or under my direct supervision and control, and that I am a duly Licensed Professional Land Surveyor in the State of Louisiana.

DATE: 02/11/21
 SURVEY NO: 2021-2273

JOHN E. BONNEAU II & ASSOCIATES, INC.
 A TENE COMPANY
JEBCO
 Professional Land Surveyors - Planners - Geomatics
 1001 Poydras Street, Suite 1500
 New Orleans, Louisiana 70112
 Phone: (504) 581-1111
 Fax: (504) 581-1112
 Email: info@jebco.com

ALL STATE FINANCIAL

Project: A REZONING MAP OF 196.37 ACRES SITUATED IN SECTION 46, T7S-R11E, ST. TAMMANY PARISH, LOUISIANA.

Checked: JEB
 Scale: 1" = 200'
 Survey: 11-14-2021

Section: 46
 Date: 02/11/21
 Project: 2021-2273

1 OF 1

2021-2273-ZC

45

E-4

T7-R11E

46

2021-2273-ZC

A-1

A-4

A-4

BRICKER

A-3

PF-2

PF-1

PRIMROSE

HC-2

PRIVET

A-4

CHEROKEE ROSE

LAUREL LEAF

HC-2

STARBUCK

