



# St. Tammany Parish Government

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## APPEAL # 1

Pat Brister  
Parish President

ZC Recommended Denial :

01/05/16

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

### APPEAL REQUEST

DATE: 1-6-16

Case Number: 8, 2015-91-ZC

2015-91-ZC

Existing Zoning: A-1A (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Acres: 2 acres  
Petitioner: Victor H. Abel  
Owner: Victor H. Abel  
Location: Parcel located on the west side of Hwy 59, north of Oswald Road, S24, T6S, R11E, Ward 10, 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, *Victor H. Abel*

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

*Victor H. Abel*  
(SIGNATURE)

PRINT NAME: Victor H. Abel

ADDRESS: 21445 Oswald Rd.

PHONE # 985-892-2517



RECEIVED

JAN 07 2016

Per *R. Jodder*

A signed hard copy of the Appeal Request submitted to our office. They cannot faxed or emailed.

## ZONING STAFF REPORT

Date: 12/28/2015  
Case No.: 2015-91-ZC  
Posted: 12/15/2015

Meeting Date: 1/5/2016  
Determination: Denied

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### GENERAL INFORMATION

**PETITIONER:** Victor H. Abel

**OWNER:** Victor H. Abel

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

**LOCATION:** Parcel located on the west side of LA Highway 59, north of Oswald Road ; S24, T6S, R11E; Ward 10, District 2

**SIZE:** 2 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** State

**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-1A Suburban District
South	Undeveloped/Vacant/Residential	A-1A Suburban District
East	Vacant/Residential	A-1A Suburban District
West	Undeveloped/Residential	A-1A Suburban District

#### 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 an 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 from A-1A Suburban District to A-2 Suburban District. This site is located on the west side of LA Highway 59, north of Oswald Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. Staff feels that there is no compelling reason to recommend approval considering that the site is surrounded by residential uses and undeveloped parcels of land zoned A-1A.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be denied.

**Case No.:** 2015-91-ZC

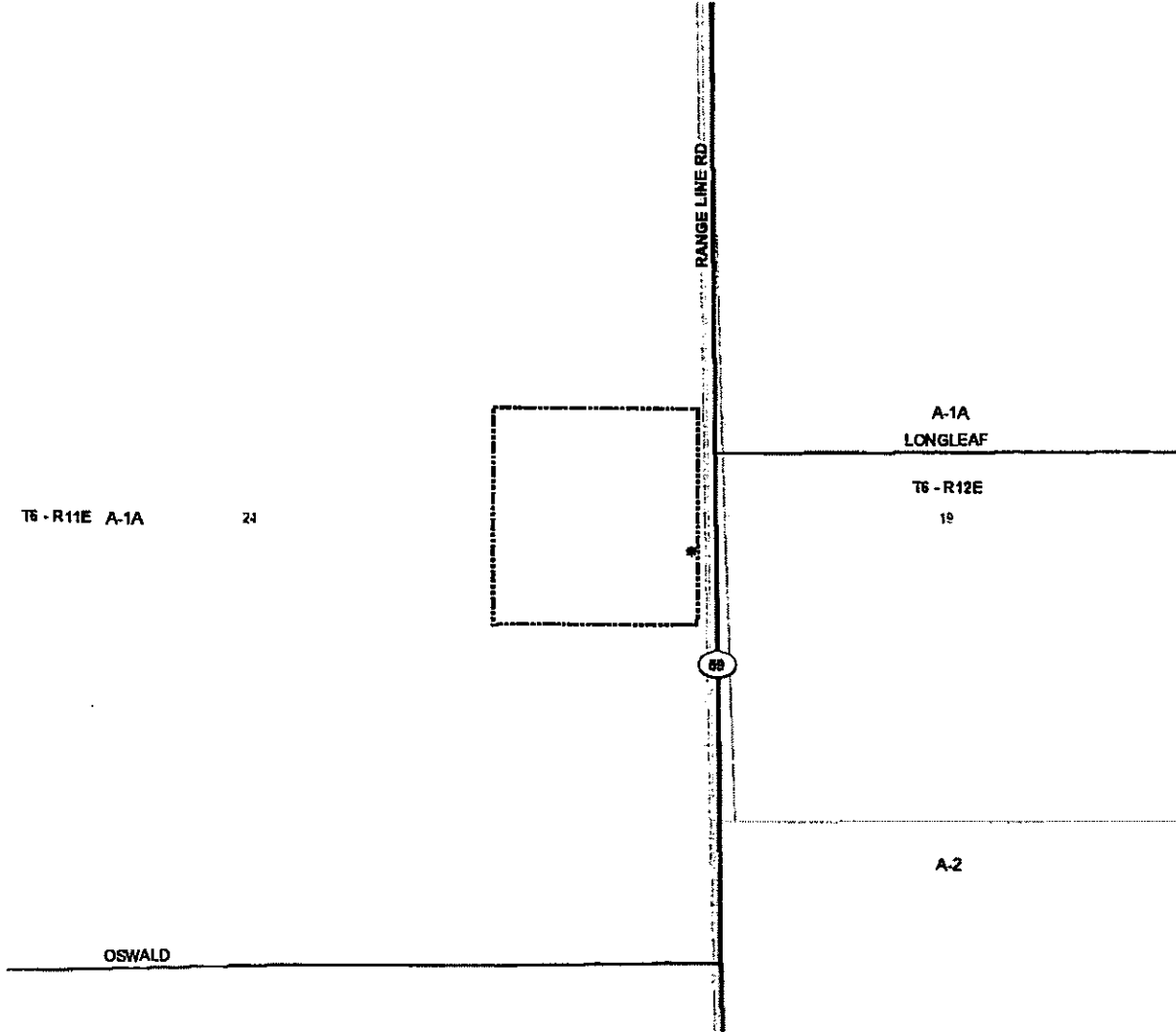
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2015-91-ZC

18

18

RANGE LINE RD

LONGLEAF

T6 - R12E

D-R1E

A-1A

24

18

21142

74521

OSWALD

A-2

0 410 Feet

N

