Pat Brister Parish President

# St. Tammany Parish Government

Department of Planning

P. O. Box 628 Covington, LA 70434 Phone: (985) 898-2529 Fax: (985) 898-3003

Fax: (985) 898-3003 e-mail: planning@stpgov.org

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 # 🔔

APPEAL REQUEST

DATE:

6-13-12

ZC APPROVED: 65

ZC12-06-050

Existing Zoning:

A-3 (Suburban District) & TND-1 (Traditional Neighborhood District)

Proposed Zoning:

A-4 (Single Family Residential District), A-8 (Multi Family Residential

District) & HC-1 (Highway Commercial District)

Acres:

85.311 acres

Petitioner:

Paul J. Mayronne

Owner:

Rousseau Group, LLC

Location:

Parcel located on the north of LA Highway 1085, west of Rousseau

Road, S37, T6S, R10E & S45, T7S, R10E, Ward 1, District 3

Council District:

3

We are hereby appealing to the St. Taminany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Taminany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

(SIGNATURE) /

PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Punt name here: WILLIAM TALLTIT

71205 WHISKEY ONKS IN

CONINCTUAL CA 70433

PHONE # 985-892-5441 (CELL -504723-7411)

## **ZONING STAFF REPORT**

Date: May 29, 2012

Meeting Date: June 5, 2012

Potential of 050

Case No.: ZC12-06-050 Determination: Approved

Posted: 05/10/12

GENERAL INFORMATION

**PETITIONER:** Paul J. Mayronne

OWNER: Rousseau Group, LLC
REQUESTED CHANGE: From A-3 & TND-1 (Traditional Neighborhood District) to A-4 (Single

Family Residential District), A-8 (Multi Family Residential District) &

HC-1 (Highway Commercial District)

LOCATION: Parcel located on the north of LA Highway 1085, west of Rousseau

Road; S37, T6S, R10E & S45, T7S, R10E; Ward 1, District 3

**SIZE:** 85.311 acres

#### SITE ASSESSMENT

#### **ACCESS ROAD INFORMATION**

Type: State & Parish Road Surface: 2 lane asphalt Condition: Good

# LAND USE CONSIDERATIONS

# SURROUNDING LAND USE AND ZONING:

DirectionLand UseZoningNorthUndeveloped & ResidentialA-1 Suburban II

North Undeveloped & Residential A-1 Suburban District
South Undeveloped HC-1 Highway Commercial District & NC-3

Lodging District

East Undeveloped PUD Planned Unit Development Overlay

West Commercial, Residential & CB-1 Community Based Facilities District,

Undeveloped PUD Planned Unit Development Overlay &

A-3 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 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-3 (Suburban District) & TND-1 (Traditional Neighborhood District) to A-4 (Single Family Residential District), A-8 (Multi Family Residential District) & HC-1 (Highway Commercial District). The site is located on the north of LA Highway 1085, west of Rousseau Road. The 2025 future land use plan designates the site to be developed as a Planned Districts, which would include Single Family Residential uses & Conservation area. Note that a request for a PUD Overlay (ZC04-10-083) has also been submitted for the site. Staff does not have any objection to the request considering that it meets the objectives of the 2025 future land use plan (see attached map showing the requested zoning).

# STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 (Single Family Residential District), A-8 (Multi Family Residential District) & HC-1 (Highway Commercial District) designation be approved.

**CASE NO.:** 

ZC12-06-050

**PETITIONER:** 

Paul J. Mayronne

**OWNER:** 

Rousseau Group, LLC

**REQUESTED CHANGE:** 

From A-3 & TND-1 (Traditional Neighborhood District) to A-4 (Single

Family Residential District), A-8 (Multi Family Residential District) &

HC-1 (Highway Commercial District)

LOCATION:

Parcel located on the north of LA Highway 1085, west of Rousseau

Road; S37, T6S, R10E & S45, T7S, R10E; Ward 1, District 3

SIZE:

85.311 acres



