



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

APPEAL # 5

ZC Recommended Denial :

5/1/18

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. VIA EMAIL & HAND DELIVERY

APPEAL REQUEST

DATE: May 11, 2018



2018-919-ZC

Existing Zoning: I-2 (Industrial District)
Proposed Zoning: A-7 (Multiple Family Residential District)
Acres: 13.6 acres
Petitioner: Black Oak Holdings, LLC c/o Jeffrey D. Schoen
Owner: Estate of John Christakis, Nektarios Christakis, Maria C. Stokes
c/o Jeffrey D. Schoen
Location: Parcel located on the north side of Strain Road, east of LA Highway 59,
S19, T7S, R12E, Ward 4, District 5.
Council District: 5

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.

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

BLACK OAK HOLDINGS, LLC

BY:

(SIGNATURE)

JEFFREY D. SCHOEN, Attorney & Individually

PRINT NAME:

JEFFREY D. SCHOEN

ADDRESS: P.O. Box 1810, Covington, LA 70434

PHONE #: 985-892-4801

ZONING STAFF REPORT

Date: 4/23/2018
Case No.: 2018-919-ZC
Prior Action: Postponed 04/03/18
Posted: 04/20/18

Meeting Date: 05/01/18
Determination: Denied

GENERAL INFORMATION

PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen
OWNER: Estate of John Christakis, Nektarios Christakis, Maria C. Stokes C/O Jeffrey D. Shoen
REQUESTED CHANGE: From I-2 Industrial District to A-7 Multiple Family Residential District
LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59; S19, T7S, R12E; Ward 4, District 5
SIZE: 13.6 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	Undeveloped	I-2 Industrial District
South	Undeveloped	HC-2 Highway Commercial District
East	Residential & Undeveloped	A-2 Suburban District
West	Undeveloped	HC-2 Highway Commercial 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.

Commercial – Industrial – Conservation – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. .

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 I-2 Industrial District to A-7 Multiple Family Residential District. This site is located on the north side of Strain Road, east of LA Highway 59. The 2025 future land use plan calls for the site to be developed as a planned district, with commercial & industrial uses for the western portion of the site and with residential uses for the eastern portion of the site, including conservation areas. Staff feels that there is no compelling reason to recommend approval of the request, considering that the A-7 would create a significant increase of the density in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 Multiple Family Residential District designation be denied.

Case No.: 2018-919-ZC

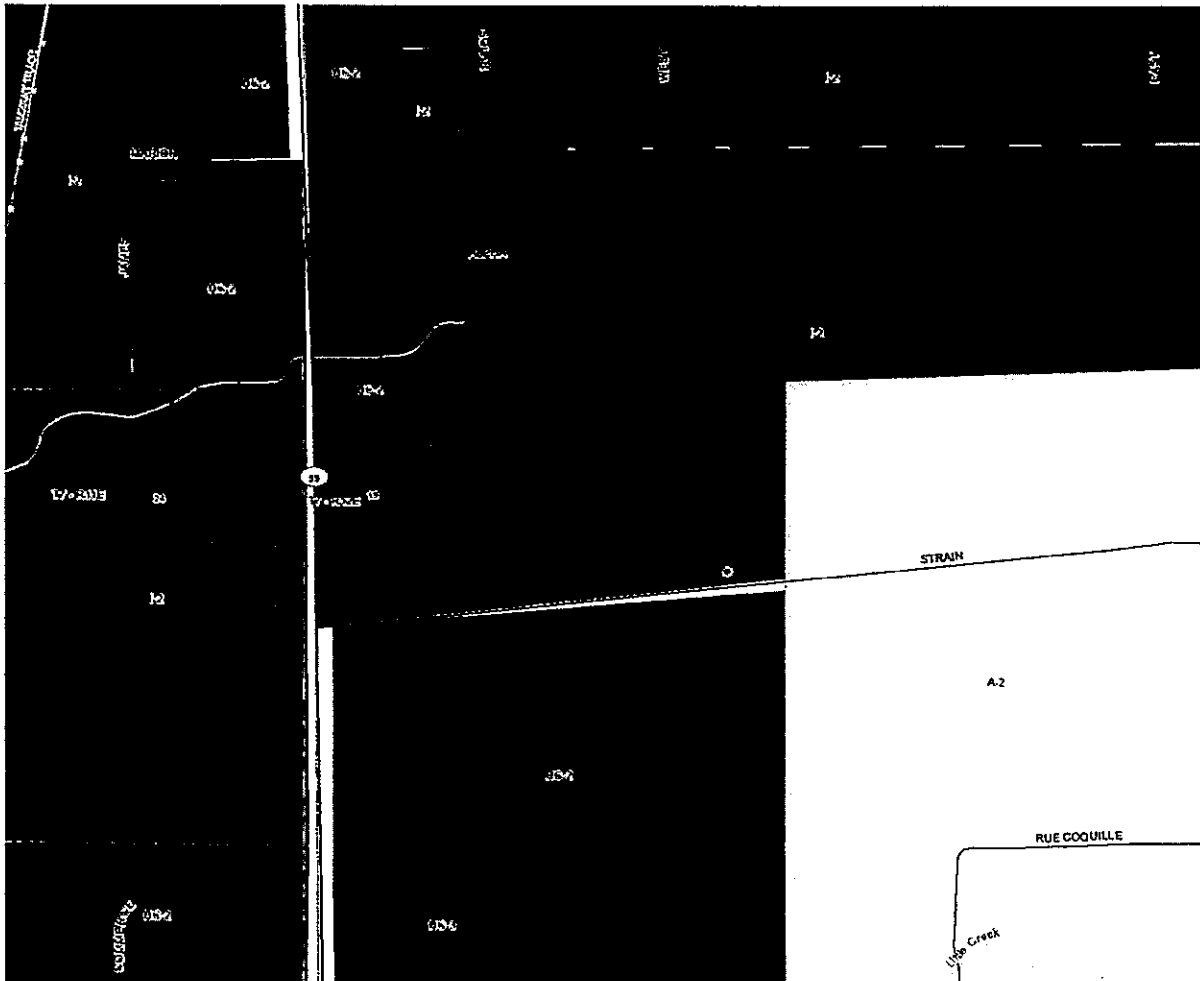
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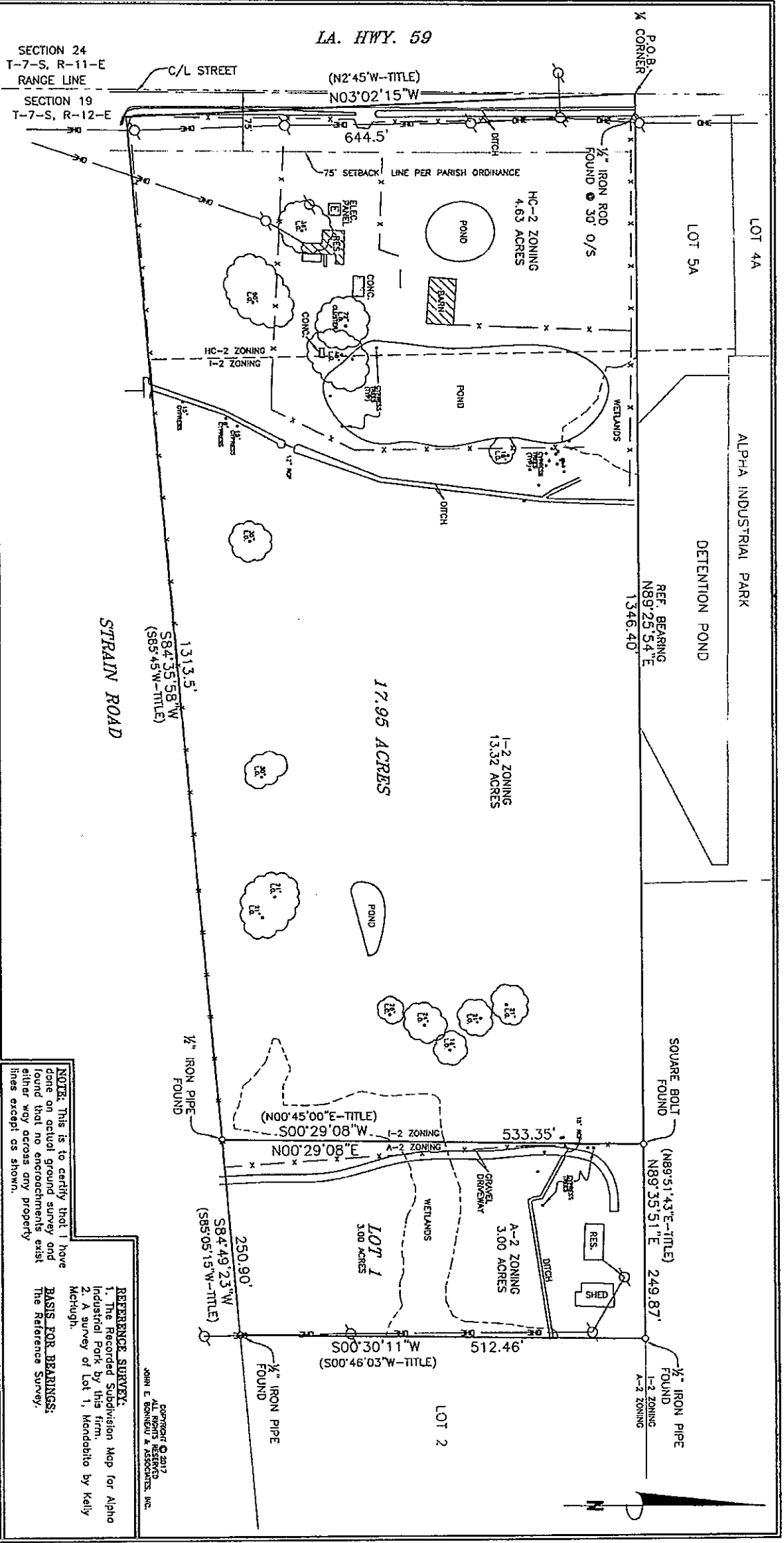
REQUESTED CHANGE: From I-2 Industrial District to A-7 Multiple Family Residential District

LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59; S19, T7S, R12E; Ward 4, District 5

SIZE: 13.6 acres



2018-919-2C



**SURVEY MAP OF
A 17.95 ACRE PARCEL OF LAND
AND LOT 1, MANDABITA SUBDIVISION**

SECTION 19, T-7-S, R-12-E
situated in
St. Tammany Parish, Louisiana
for
BLACK OAK HOLDINGS

BOUNDARY NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone (A) "C" with a Base Flood Elevation of N/A. In accordance with Community Panel No. 252205 0245 C. Revised: OCTOBER 17, 1989

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A-2 ZONING.

NOTE: This is to certify that I have come on actual ground survey and found that no encroachments exist either way across any property lines except as shown.

REFERENCE SURVEY:
1. The Recorded Subdivision Map for Alpha Industrial Park by this firm.
2. A survey of Lot 1, Mandabita by Kelly Metchum.

BASIS FOR BEARINGS:
The Reference Survey.

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John E. Bonneau & Associates, Inc.

Survey No. 2018 030
Date: JANUARY 26, 2018
Drawn by: SPH
Reviewed:
Scale: 1" = 120'

JOHN E. BONNEAU & ASSOCIATES, INC.
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NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an obstruct has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct By
John E. Bonneau
Professional Land Surveyor
Registration No. 4423