



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

ZC RECOMMENDED DENIAL: 6/7/11

Kevin Davis
 Parish President

APPEAL # 6

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 REQUEST

DATE: 6-9-11

ZC11-06-055

Existing Zoning: A-2 (Suburban District)
 Proposed Zoning: NC-6 (Public, Cultural and Recreational District)
 Acres: 19.972 acres
 Petitioner: Michael Hopman
 Owner: Tina Thomas
 Location: Parcel located on Moonshadow Lane, east of Jack Lloyd Road, being 75368 Moonshadow Lane, Abita Springs, S13,T6S,R12E, Ward 10, District 6
 Council District: 6

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

[Signature]
 (SIGNATURE)

Michael Hopman
75368 Moonshadow Lane
Abita Springs - LA. 70420
 PHONE #: 985-773-2459

RECEIVED
JUN 09 2011
PLANNING
DEPT.

ZONING STAFF REPORT

Date: May 31, 2011

Case No.: ZC11-06-055

Posted: 05/09/11

Meeting Date: June 7, 2011

Determination: Denied

GENERAL INFORMATION

PETITIONER: Michael Hopman
OWNER: Tina Thomas
REQUESTED CHANGE: From A-2 (Suburban District) to NC-6 (Public, Cultural and Recreational District)
LOCATION: Parcel located on Moonshadow Lane, east of Jack Lloyd Road, being 75368 Moonshadow Lane, Abita Springs; S13, T6S, R12E; Ward 10, District 6
SIZE: 19.972 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-2 (Suburban District)
South	Undeveloped & Residential	A-2 (Suburban District)
East	Undeveloped	A-2 (Suburban District)
West	Residential	A-2 (Suburban District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

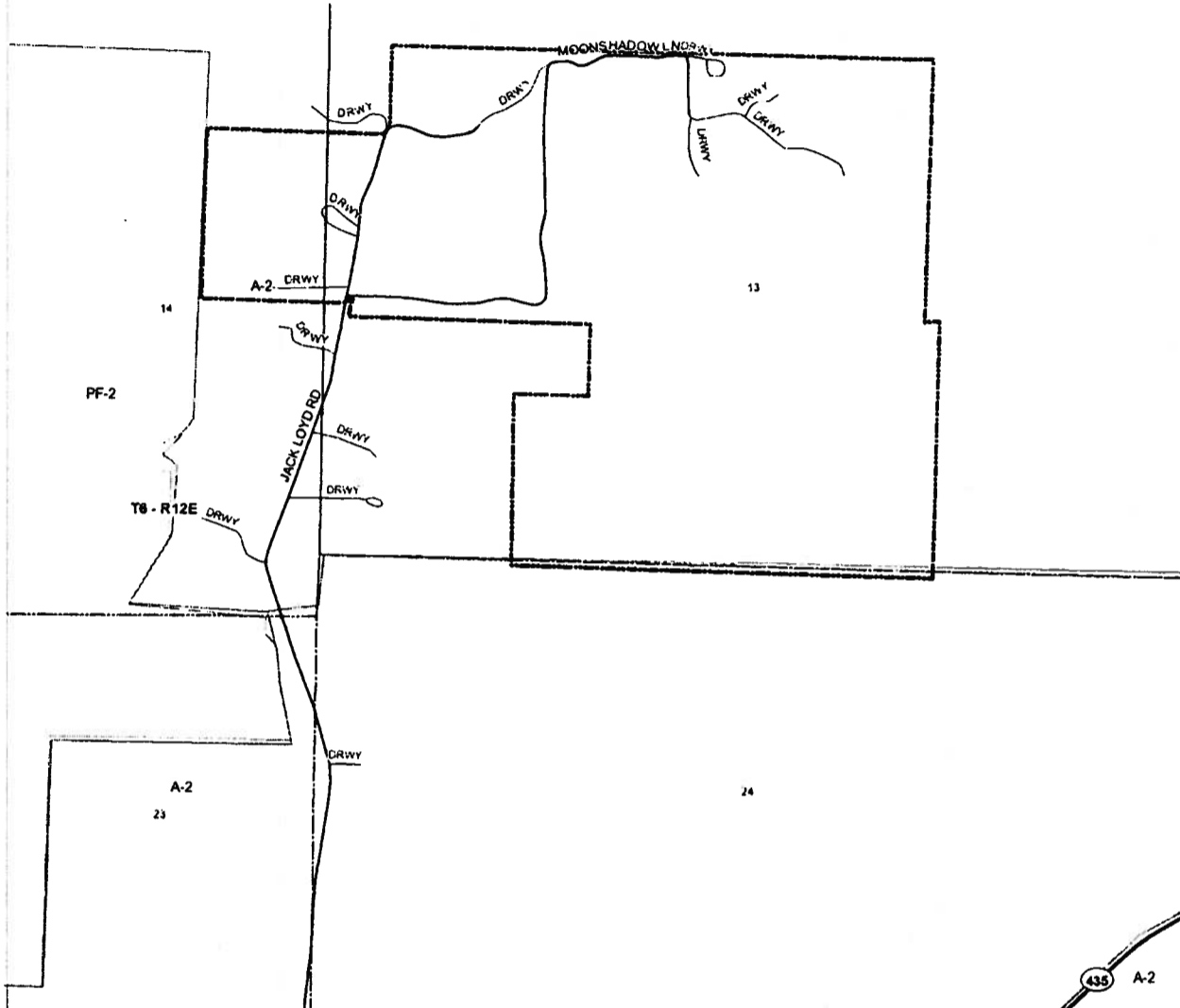
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to NC-6 (Public, Cultural and Recreational District). The site is located on Moonshadow Lane, east of Jack Lloyd Road, being 75368 Moonshadow Lane, Abita Springs. The 2025 future land use plan designates the site to be developed with residential, agricultural and recreational uses that would allow the preservation of the natural environment. The site is currently developed with a single family residence and cottages available for rental. Considering that the site is surrounded by single family residences and undeveloped land, staff feels that there is no compelling reason to increase the intensity of the zoning in the area.

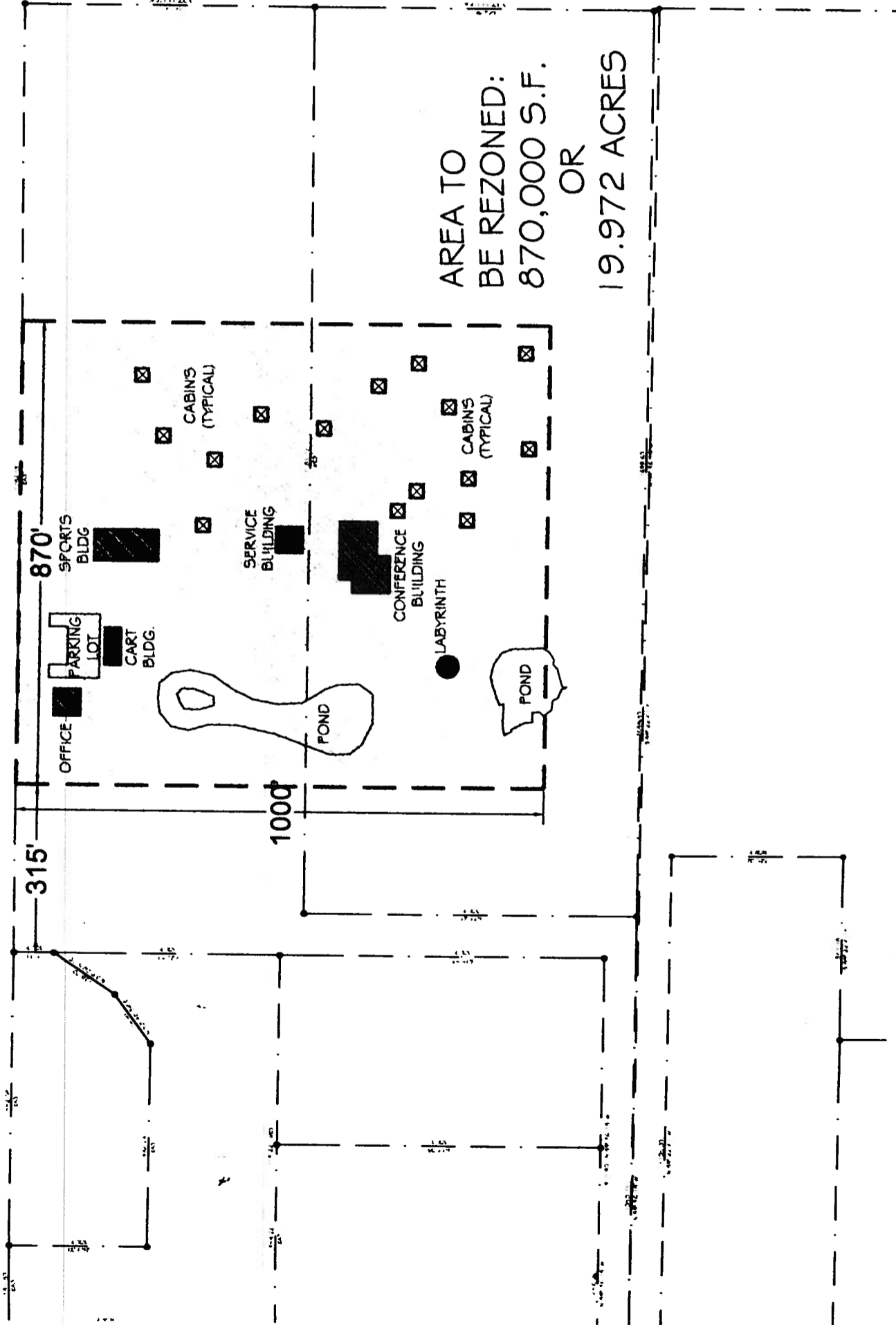
STAFF RECOMMENDATION:

The staff recommends that the request for a NC-6 (Public, Cultural and Recreational District) designation be denied.

CASE NO.: ZC11-06-055
PETITIONER: Michael Hopman
OWNER: Tina Thomas
REQUESTED CHANGE: From A-2 (Suburban District) to NC-6 (Public, Cultural and Recreational District)
LOCATION: Parcel located on Moonshadow Lane, east of Jack Lloyd Road, being 75368 Moonshadow Lane, Abita Springs; S13,T6S,R12E; Ward 10, District 6
SIZE: 19.972 acres



ZC 11-06-055



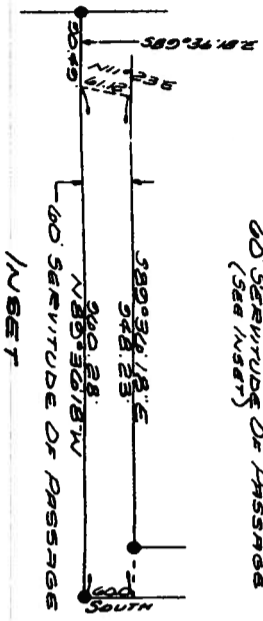
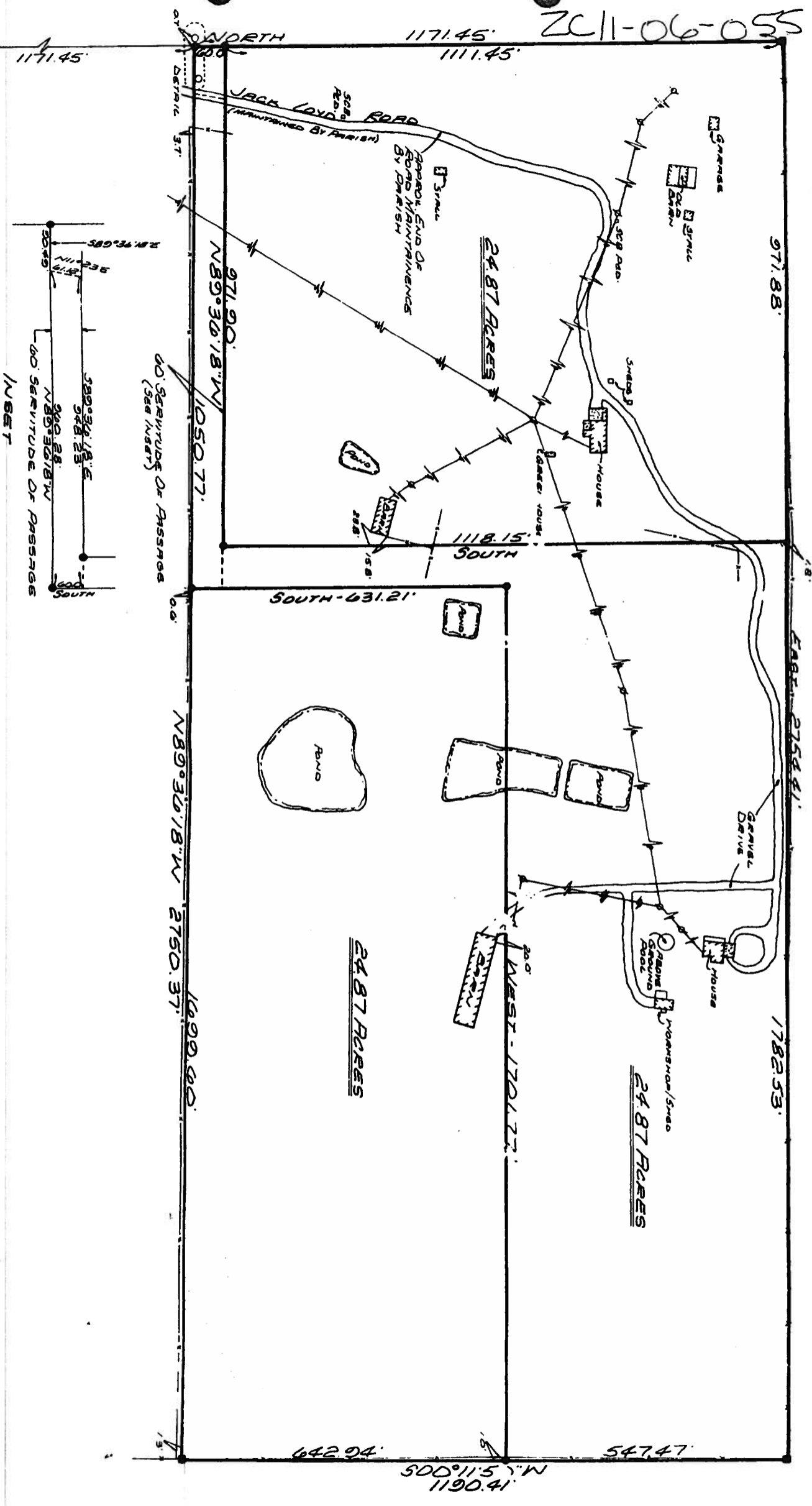
AREA TO
BE REZONED:
870,000 S.F.
OR
19.972 ACRES

1. SITE PLAN - SCHEME "D"

SCALE: 1" = 250'

ZC11-06-055

Sec. 13



INSERT

NORTH 1171.45' 1111.45'
 JACK LOYD ROAD (MAINTAINED BY PARISH)
 24.87 ACRES
 971.88'
 971.90'
 N89°30'18"W
 1050.77'
 1118.15' SOUTH
 SOUTH-631.21'
 EAST-2754.41'
 1782.53'
 24.87 ACRES
 24.87 ACRES
 WEST-1701.77'
 642.94'
 547.47'
 500°11.5'W
 1190.41'