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Per UK Davis



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

ZC Approved :

2/7/17

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: 2-7-17

Case Number:

- 1. 2016-399-ZC
 Existing Zoning: A-3(Suburban District), I-1(Industrial District) & I-2 (Industrial District)
 Proposed Zoning: I-2(Industrial District)
 Acres: 15 acres
 Petitioner: Chris Fernandez
 Owner: Charles Ruffino
 Representative: Warren Campagna
 Location: Parcel located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive , S32, T8S, R14E, Ward 9, District 11
 Council District: 11

POSTPONED FROM THE 12/06/2016 MEETING

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.

Tara C Crow
(SIGNATURE)

PRINT NAME: TARA C CROW

ADDRESS: 35820 Fleetwood Dr. Apt A, Slidell, LA 70460

PHONE #: 985-630-1779

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 01/31/17
Case No.: 2016-399-ZC
Prior Action: Postponed (12/06/17)
Posted: 01/17/17

Meeting Date: 2/7/2017
Determination: Approved as Amended to rezone 12.8 acres

GENERAL INFORMATION

PETITIONER: Chris Fernandez

OWNER: Cabiran Road, LLC - Charles Ruffino

REQUESTED CHANGE: From A-3 Suburban District, I-1 Industrial District & I-2 Industrial District to I-2 Industrial District

LOCATION: Parcel located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive; S32, T8S, R14E; Ward 9, District 11

SIZE: 15 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	A-3 Suburban District	Undeveloped
South	I-2 Industrial District	Industrial
East	I-1 Industrial District	Undeveloped
West	I-2 Industrial District	Undeveloped

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.

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, I-1 Industrial District & I-2 Industrial District to I-2 Industrial District. This site is located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses including conservation areas. Staff has no objection to the request, considering that the site is surrounded by Industrial zoning districts on the south, east and west sides. However, the size of the parcel requested to be rezoned, should be reduced to create a buffer along the north side, where abutting single family residences.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 Industrial District designation be approved.

Case No.: 2016-399-ZC

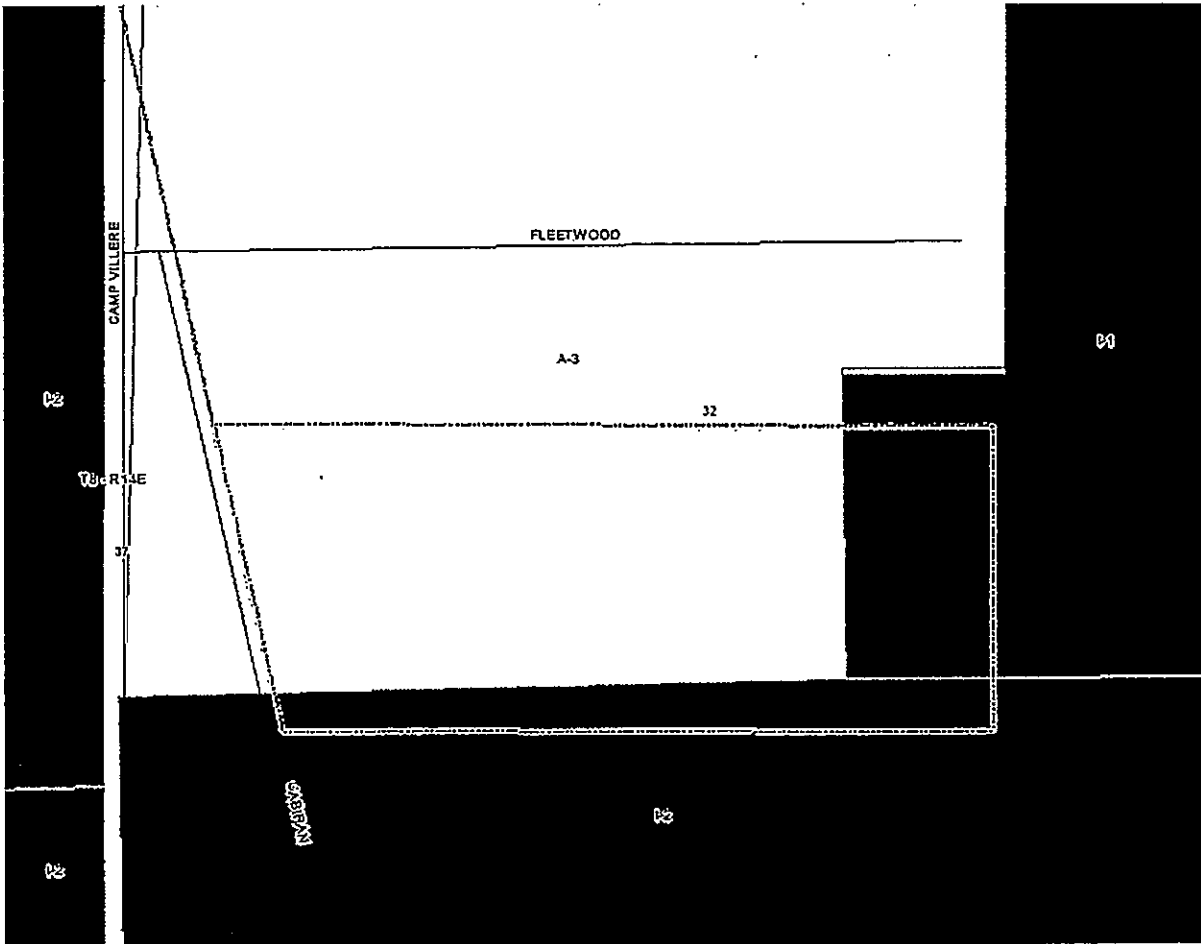
PETITIONER: Chris Fernandez

OWNER: Cabiran Road, LLC - Charles Ruffino

REQUESTED CHANGE: From A-3 Suburban District, I-1 Industrial District, I-2 Industrial District to I-2 Industrial District

LOCATION: Parcel located on the east side of Cabiran Drive, east of Camp Villere Road, south of Fleetwood Drive; S32, T8S, R14E; Ward 9, District 11

SIZE: 12.8 acres



2016-399-ZC

BAYOU METAL SUPPLY, LLC



15 January 2017

ST. Tammany Parish
Department of Planning & Zoning
PO Box 628
Covington, LA 70434

Re: 2016-399-ZC

Dear Mrs. Lambert,

This letter is a request to modify the previously submitted Case (2016-399-ZC) to rezone the proposed property from A-3 to I-2.

The description of the 15 acre piece of property in question, in fact three (3) parcels of land, the southern parcel (5.0559 Acres), the middle parcel (4.9947 acres) and the northern parcel (5.0058 acres).

We are formally requesting to modify proposal as follows; please see the attached drawing , enclosure 1.

- 1) We request to leave a 100ft buffer in the northern parcel. This equates roughly to a 2.77 acre buffer that will remain as A-3.
- 2) We request to rezone the remaining roughly 12.8 acres to the I-2 designation.

We believe this will exceed the parishes request for the establishment of a "buffer zone" and falls in line with the 2025 future land use plan, as referenced by the Zoning Staff Report from 12/06/2016.

Additionally, we request to change the representative from Warren Campagna to Jon Gage.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Gage". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

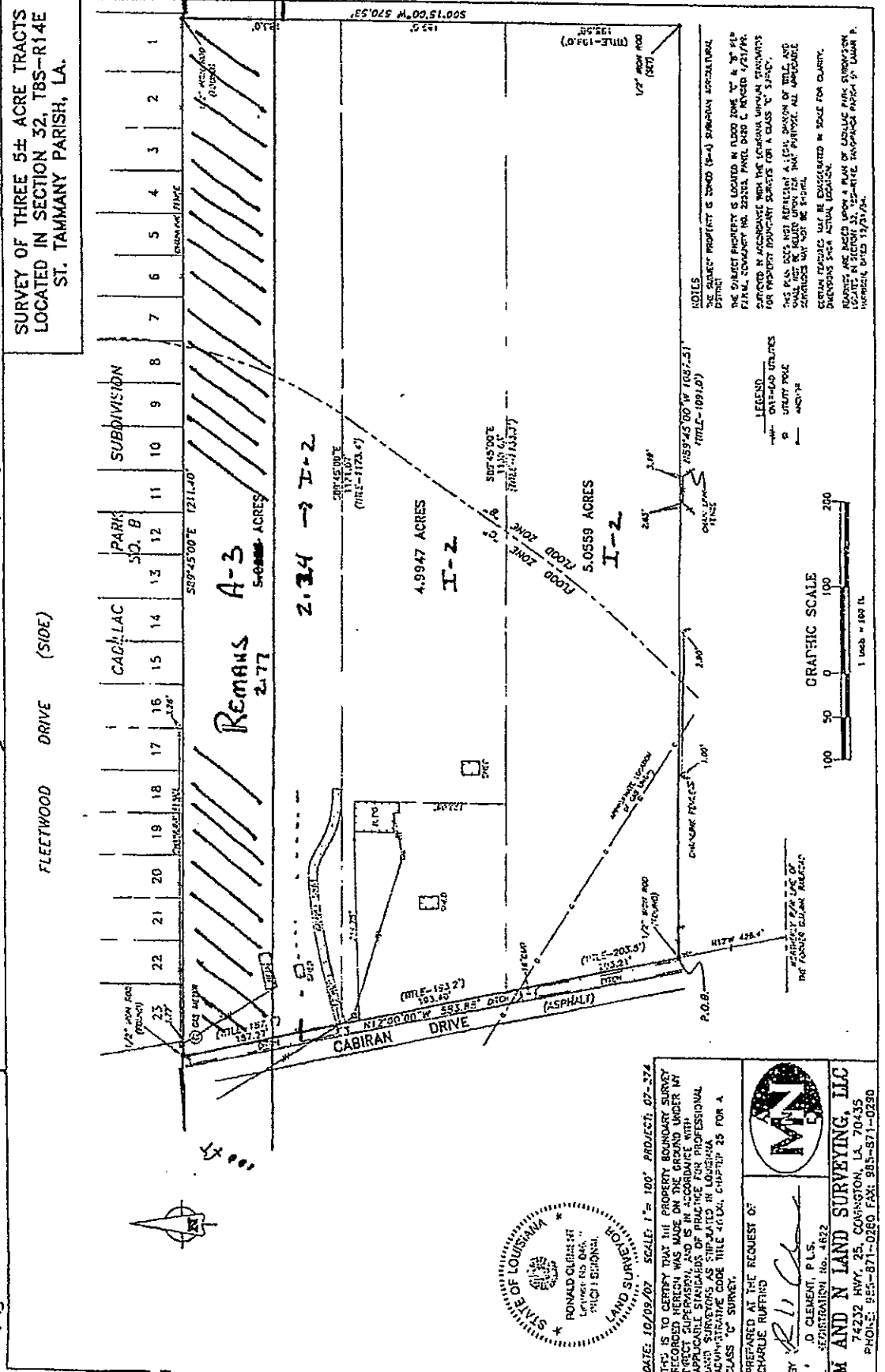
Jon Gage
Operations Manager, Bayou Metal Supply

Enclosures:

- (1) Modified survey showing the proposed buffer zone

2016-374-ZC

* REVISION #
 MODIFY REQUEST TO INCLUDE A 100 FT BUFFER TO REMAIN A-3 AS CURRENT
 PROPERTY IS ZONED (2.77 ACRES). THE REMAINS (12.8 ACRES) TO BE REMOVED REZONED I-2



DATE: 10/09/07 SCALE: 1" = 100' PROJECT: 07-274
 THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY
 RECORDED HEREON WAS MADE ON THE GROUND UNDER MY
 DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH
 APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL
 LAND SURVEYING AS ESTABLISHED IN LOUISIANA
 LA. REV. STATUTE TITLE 48:151, CHAPTER 25 FOR A
 CLASS 'C' SURVEY.

PREPARED AT THE REQUEST OF:
 CHARLIE RUFFINO

BY: *R. Clément*
 R. CLEMENT, P.L.S.
 REGISTRATION NO. 4822

M AND N LAND SURVEYING, LLC
 75232 HWY 25, CONSTANTIN, LA 70145
 PHONE: 504-871-0289 FAX: 504-871-0280

2016-399-ZC

A-1A

HC-2

ROSE

A-3
FLEETWOOD

32

T3-R14E

2016-399-ZC

CAMPVILLE

37

CAMPVILLE

I-2

SOUTH

TAMMANY TRACE

TAMMANY TRACE

A-2

NC-4

CORNER

0 400 Feet

