



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

APPEAL # 1

ZC Approved:

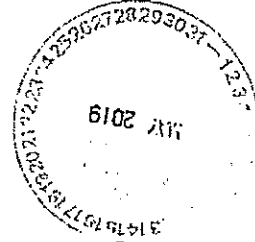
5/7/19

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: 5-15-19

Case Number:



2. **2019-1383-ZC**
 Existing Zoning: A-1 (Suburban District)
 Proposed Zoning: A-4 (Single-Family Residential District)
 Acres: 28.9 acres
 Petitioner: Jones Fussell - Paul J. Mayronne
 Owner: De Val, Inc - Albert J. Vallon
 Location: Parcel located on the west side of LA Highway 59, S25, T7S, R11E, Ward 4, District 5.
 Council District: 5
 POSTPONED 4/2/2019 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.

(SIGNATURE)

PRINT NAME: Robert J. Trancoso - Pres. Lochmere Estates Subd.

ADDRESS: 530 Lochmere Dr. Man. LA. 70471

PHONE #: 504-400-6235

EXHIBIT "A"

2019-1383-ZC

A CERTAIN PARTIAL PIECE OF LAND LOCATED ON A 63.3 ACRE TRACT AND A 168.7 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY No. 59 AND THE NORTHERLY RIGHT OF WAY LINE OF THE PROPOSED COTION CREEK DRIVE; THENCE PROCEED NORTH 88°48'23" WEST, A DISTANCE OF 369.74' TO A POINT ON THE ARC OF A CURVE LEADING TO THE RIGHT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 555.00', AN ARC LENGTH OF 530.45' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°25'32" WEST, 510.49' TO A POINT OF TANGENCY; THENCE PROCEED NORTH 34°02'42" WEST, A DISTANCE OF 611.15' TO A POINT ON THE ARC OF A CURVE TO THE LEFT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 645.00', AN ARC LENGTH OF 570.26' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°22'23" WEST, 551.86'; THENCE NORTH 11°00'35" EAST, 307.71'; THENCE NORTH 89°23'19" WEST, 203.34'; THENCE SOUTH 11°02'32" WEST, 101.98'; THENCE NORTH 89°17'43" WEST, 1487.43' TO THE POINT OF BEGINNING; THENCE NORTH 89°17'43" WEST, 374.84'; THENCE NORTH 00°53'23" EAST, 100.00'; THENCE NORTH 89°17'43" WEST, 885.64'; THENCE SOUTH 00°42'17" WEST, 145.68' TO A POINT ON THE ARC OF A CURVE LEADING TO THE LEFT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 51.42', AN ARC LENGTH OF 51.48' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°33'53" WEST, 49.36'; THENCE NORTH 89°17'43" WEST, 33.65'; THENCE SOUTH 00°42'17" WEST, 120.00'; THENCE NORTH 89°17'43" WEST, 205.02'; THENCE SOUTH 00°04'30" EAST, 36.50'; THENCE NORTH 89°55'30" EAST, 120.00'; THENCE SOUTH 00°04'30" EAST, 914.79'; THENCE SOUTH 89°16'15" EAST, 290.03'; THENCE NORTH 00°04'30" WEST, 653.16'; THENCE NORTH 89°55'30" EAST, 208.47'; THENCE SOUTH 76°17'19" EAST, 83.95'; THENCE SOUTH 00°04'30" EAST, 314.31'; THENCE SOUTH 80°54'23" EAST, 226.04'; THENCE SOUTH 89°16'15" EAST, 604.47'; THENCE NORTH 00°05'29" EAST, 270.19'; THENCE NORTH 89°17'43" WEST, 35.34'; THENCE NORTH 00°43'45" EAST, 605.03 BACK TO THE POINT OF BEGINNING.

SAID PIECE OF LAND CONTAINING 28.925 ACRES OR 1,259,986 SQUARE FEET, MORE OR LESS

Case No.: 2019-1383-ZC

PETITIONER: Jones Fussell - Paul J. Mayronne

OWNER: De Val, Inc - Albert J. Vallon

REQUESTED CHANGE: From A-1 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the west side of LA Highway 59; S25, T7S, R11E; Ward 4, District 5

SIZE: 28.9 acres





2019-1383-ZC

DOVE PARK
A-1A 24

KOOP

PF-1

19
CBF-1

FUD

DOVE PARK

59

I-1

FBC-1

HC-8

30

25

T7-R1E
A-4

CAMPBELL

T7-R12

HC-2

ED-2

ED-1

HC-1

MAPLEWOOD

A-3

HIGHLAND

RIDGEWOOD

DEVAL

WOODVINE

31

36
LOCHMERE

RUCKER

SHARP

A-2

RINEVIEW

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2019
Case No.: 2019-1383-ZC
Prior Action: Postponed 4/2/2019
Posted: 04/17/19

Meeting Date: 5/7/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jones Fussell - Paul J. Mayronne

OWNER: De Val, Inc - Albert J. Vallon

REQUESTED CHANGE: From A-1 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the west side of LA Highway 59; S25, T7S, R11E; Ward 4, District 5

SIZE: 28.9 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 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-1 Suburban & Industrial Districts
South	Undeveloped	A-1 Suburban District
East	Undeveloped	PUD Planned Unit Development Overlay
West	Undeveloped	A-1 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-1 Suburban District to A-4 Single-Family Residential District. This site is located on the west side of LA Highway 59. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. The zoning change is being requested to establish the underlying zoning of a 28.9 acre addition to an approved residential subdivision (2018-1188-ZC). The 28.9 acre is proposed to be developed as a Planned Unit Development District (PUD) with an additional 85 single-family residential lots.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single Family Residential designation be approved.