



APPEAL # 4

ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

*Motion to Approve by
ZC failed 5-3
October 9, 2019*

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 10/11/19



2019-1530-ZC

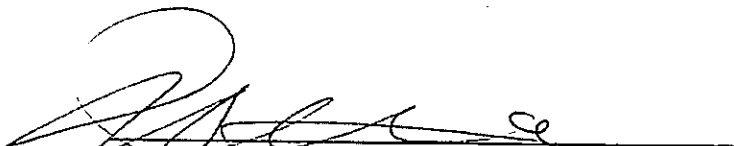
Existing Zoning:	PBC-2 (Planned Business Center)
Proposed Zoning:	AML (Advanced Manufacturing and Logistics District)
Acres:	90.31 acres
Petitioner:	Jones Fussell - Paul J. Mayronne
Owner:	All State Financial Company - Bruce Wainer
Location:	Parcel located on the south & west sides of Ochsner, west of LA Highway 21, Covington, S12, T7S, R10E, Ward 1, District 1.
Council District:	1

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: Paul J. Mayronne

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

PHONE #: 985-882-4801

ZONING STAFF REPORT

Date: 9/27/2019
Case No.: 2019-1530-ZC
Prior Action: 9/3/2019 - Postponed
Posted: 8/24/2019 and 9/23/2019

Meeting Date: 10/9/2019
Determination: Motion to Approve failed 5-3

GENERAL INFORMATION

PETITIONER: Jones Fussell - Paul J. Mayronne

OWNER: All State Financial Company - Bruce Wainer

REQUESTED CHANGE: From PBC-2 Planned Business Center to AML Advanced Manufacturing and Logistics District

LOCATION: Parcel located on the south & west sides of Ochsner Boulevard Extension, west of LA Highway 21, Covington; S12, T7S, R10E; Ward 1, District 1

SIZE: 90.31 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 and Residential	PBC-1 Planned Business Campus
South	Undeveloped and Residential	A-2 Suburban District
East	Undeveloped and Commercial	PBC-2 Planned Business Campus, MD-2 Medical District and A-4 Single-Family Residential
West	Undeveloped and Residential	NC-1 Neighborhood Commercial

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 classification from PBC-2 Planned Business Campus to AML Advanced Manufacturing and Logistics District. The site is located on the south and west sides of Ochsner Boulevard Extension, west of LA Highway 21, Covington. The 2025 future land use plan designates the site to be developed as a planned district with single-unit residential uses while preserving the natural environment. Staff does not have any objection to the request considering the petitioned AML zoning district allows uses that parallel the existing PBC-2 zoning district.

STAFF RECOMMENDATION:

Staff recommends that the request for the AML Advanced Manufacturing and Logistics District be approved.

Case No.: 2019-1530-ZC

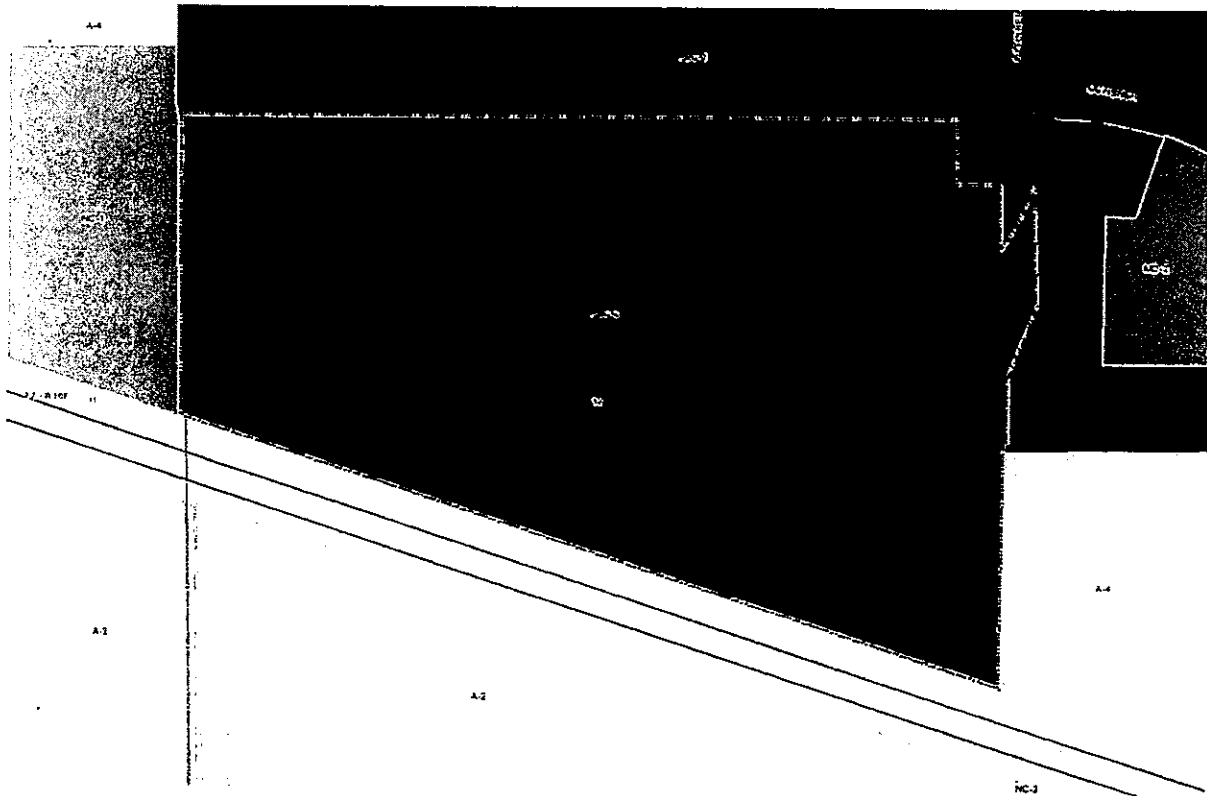
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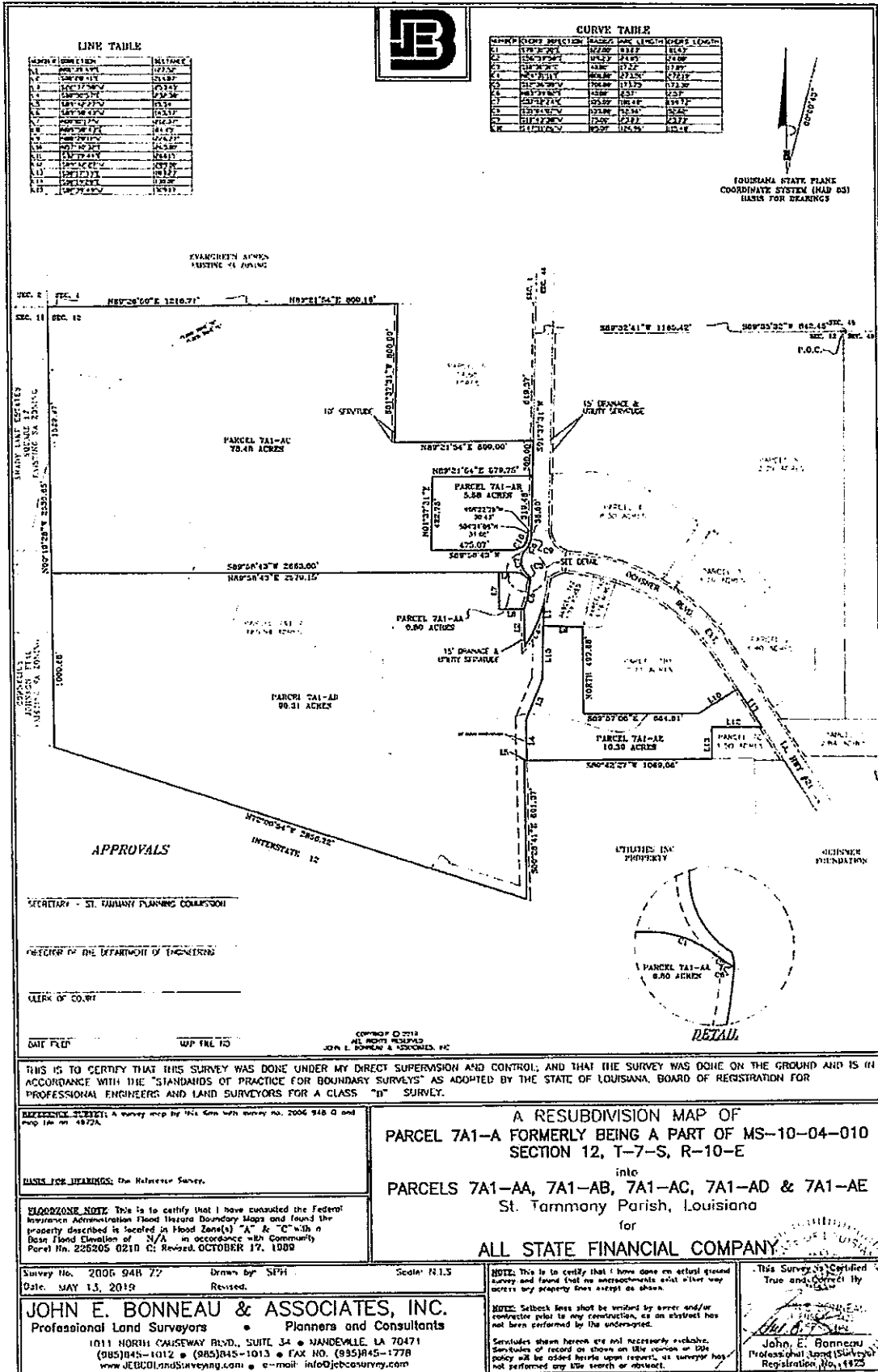
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2019-1530-ZC



SHADY LAKE
A-4
2019-1530-ZC

PALM

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CEDAR

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PBC-1
A-4A
PBC-1
A-4

PBC-1

NC-1

PBC-2
MD-2

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T/S-R10E

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A-4

A-2

NC-2



A-2

CBF-1

BREWSTER

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FAIR OAKS

A-2

A-3

A-4